

AGENDA
TOWN OF JUNO BEACH, FLORIDA
PLANNING AND ZONING BOARD MEETING

July 21, 2014 5:30 pm
 Council Chambers
 340 Ocean Drive

NOTICE: If any person decides to appeal any decision of the Planning and Zoning Board at this meeting, he will need a record of the proceedings and for that purpose, he may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact Vanessa Dunham, Town Clerk, at least 48 hours in advance to request such accommodations.*

- ~ CALL TO ORDER
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

1. PUBLIC COMMENTS

2. MINUTES

Staff recommendation: Consider a motion to approve the Planning and Zoning Meeting minutes of June 16, 2014

3. SPECIAL EXCEPTION/SITE PLAN APPLICATION - Supplemental Off-site Parking (Beach Plaza and adjacent vacant lot)

4. DISCUSS THE UPDATE OF CHAPER 34, ARTICLE 1 – (ZONING CODE)

5. COMMENTS FROM STAFF

6. COMMENTS FROM THE BOARD

7. ADJOURNMENT

JULY 21, 2014	PLANNING & ZONING MEETING	5:30 PM
JULY 23, 2014	TOWN COUNCIL MEETING	5:30 PM
AUGUST 4, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
AUGUST 13, 2014	TOWN COUNCIL MEETING	5:30 PM
AUGUST 18, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
AUGUST 27, 2014	TOWN COUNCIL MEETING	5:30 PM
SEPTEMBER 1, 2014	LABOR DAY – TOWN CENTER CLOSED	
SEPTEMBER 10, 2014	TOWN COUNCIL MEETING	5:30 PM
SEPTEMBER 15, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
SEPTEMBER 24, 2014	ROSH HASHANAH – BEGINS AT SUNDOWN	

MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

June 16, 2014
Council Chambers
340 Ocean Drive

PRESENT: SYDNEY VICKERS, CHAIR
WARREN TURNER, VICE CHAIR
DON FELICELLA, BOARDMEMBER
MICHAEL STERN, BOARDMEMBER
JACK KNEUER, BOARDMEMBER
BOB HAMILTON, ALTERNATIVE BOARDMEMBER

ALSO PRESENT: RUBEN CRUZ, DIRECTOR OF PLANNING & ZONING
LEONARD RUBIN, TOWN ATTORNEY
ADA OLIVER, ADMINISTRATIVE SECRETARY

Chair Vickers called the Planning and Zoning Board Meeting to order at 5:30 pm.

Audience: 1

- ~ CALL TO ORDER
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – None

1. PUBLIC COMMENTS- None

2. MINUTES/MOTION

MOTION: Felicella/Stern *made motion to approve the March 24, 2014 minutes.*

ACTION: *The motion passed unanimously.*

3. SWEARING IN OF NEWLY APPOINTED BOARD MEMBER

Town Attorney Rubin swore in all of the Planning and Zoning Board Members.

4. **DESIGNATE CHAIR/VICE CHAIR/**

Chair Vickers welcomed newly appointed Planning & Zoning Alternate Boardmember, Bob Hamilton.

Town Attorney Rubin opened nominations for the position of Chair and Vice Chair.

Nomination: Boardmember Stern made the nomination to designate Sydney Vickers as Chair. There being no further nominations, Sydney Vickers was appointed Chair.

Nomination: Boardmember Stern made a nomination to designate Warren Turner as Vice Chair. There being no further nominations, Warren Turner was appointed Vice Chair.

5. **DISCUSS THE UPDATE OF CHAPTER 34 – (ZONING CODE)**

Director of Planning & Zoning Cruz stated the Board would be reviewing Chapter 34 of the Town Code (Zoning) as requested by the Town Council during the Council's April 2014 Workshop.

Director of Planning & Zoning Cruz indicated the Board will be analyzing any items that may need to be updated, revised or modified to current standards.

Director of Planning & Zoning Cruz indicated Chapter 34 would be reviewed by sections. Mr. Cruz stated the first element would be reviewed at the next Planning & Zoning meeting and that there would be 2 running copies: one for grammatical errors and one for substantive revisions to the Code.

Director of Planning & Zoning Cruz opened up the meeting for discussion by the Board and/or any questions or concerns.

Board Member consensus indicated agreement to 2 running copies.

Board Members also indicated that amendments should also be made for language as well as grammatical errors.

Director of Planning & Zoning Cruz indicated once the revisions are complete, he would bring back the entire Chapter 34 for review.

Chair Vickers asked if there were any additional questions.

5. **COMMENTS FROM STAFF**

Director of Planning & Zoning Cruz stated the next Planning & Zoning meeting will take place on July 21st. Mr. Cruz stated the Board will be addressing Chapter 34, Article #1 and Article #2.

Director of Planning & Zoning Cruz stated a possible incoming special exception application for temporary parking at the Beach Plaza may be received and therefore would also be discussed at the July 21st Planning & Zoning meeting.

Chair Vickers indicated if the special exception application is to be reviewed at the next meeting, the Board should limit its Zoning Code review to Article # 1.

Director of Planning & Zoning Cruz agreed.

Director of Planning & Zoning Cruz indicated the Board will also be reviewing the Comprehensive Plan. Mr. Cruz stated a grant application was submitted to the Department of Economic Opportunity to help with funding.

Director of Planning & Zoning Cruz stated that the entire revised Comprehensive Plan will be brought back to the Board for final review.

6. **COMMENTS FROM THE BOARD- None**

7. **ADJOURNMENT** 6:06pm

Chair Vickers adjourned the meeting at 6:06pm

Chair Sydney Vickers

Ada Oliver, Administrative Secretary

Memorandum

From the Town of Juno Beach Planning and Zoning Department

To: Planning & Zoning Board
From: Ruben Cruz, Director of Planning & Zoning 
Date: July 17, 2014
Subject: Request for Special Exception / Site Plan of Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza

Background

The subject property is formerly known as Jake's restaurant and is a vacant parcel that is currently owned by the owner of immediately adjacent Beach Plaza. The site is approximately 1.05 acres with existing deteriorated asphalt. The applicant is seeking to convert the existing asphalt area into temporary supplemental off-site parking for Beach Plaza.

The subject property is located in between Ocean Drive and U.S. Highway One. To the north is the Palm Beach County Fire Station; to the south is Beach Plaza and the Fran Murphy building; on the west across U.S. Highway One is the Villas of Juno Beach; and to the east across from Ocean Drive is Seminole Golf Course.

The applicant is proposing to convert the existing vacant parcel, currently comprised of deteriorated asphalt, into a temporary supplemental off-site parking for Beach Plaza utilizing the existing asphalt area and landscape open space. Off-site parking and loading is a special exception use within the Commercial General (CG) Zoning District. Therefore, the applicant is seeking both Special Exception and Site Plan Review approval.

The Development Review Committee (DRC) reviewed this project two separate times. The applicant made a few modifications to the project based on the DRC's comments. The DRC ultimately determined that the application met all technical requirements; however, Town Staff still has concerns regarding the "temporary" nature of the project and believes that the approval should be limited as reflected in the conditions below.

Discussion

The applicant is requesting that they be able to use the vacant parcel for temporary supplemental off-site parking for Beach Plaza until the parcel is developed, at which time the parking needs for Beach Plaza will be re-evaluated.

With respect to the Site Plan, the proposed parking area generally meets the parking and landscape requirements of the CG Zoning District:

- ✓ The project will update the existing asphalt parking area to provide a uniform appearance to the overall parking area;
- ✓ The project meets the minimum landscape requirement for parking;
- ✓ The project will provide 10'x19' typical parking spaces and provide ADA accessibility to the existing Beach Plaza; and
- ✓ The project will provide 56 additional parking spaces for Beach Plaza.

A restaurant that was previously located in the center of the property. Consequently, there is an open area in the center of the parcel where the structure was located that will be sodded and outlined with hedge material. There will be egress and ingress to the proposed parking area from both Ocean Drive and U.S. Highway. While the applicant has provided a circulation plan that accommodates fire rescue service vehicles, and received State approval (attachment #1) and County approval (attachment #2) with conditions, Staff recommends that the application adhere to those conditions of approval as well as those referenced in the approval letter by the Town Engineer (attachment #3).

As previously stated, supplemental off-site parking may only occur within the CG Zoning District by way of Special Exception. Special Exception Uses are not permitted uses and prior to recommending approval of such use, the Planning and Zoning Board must determine whether the proposed use is appropriate at the particular location and if so, subject to what conditions. The procedures and standards applicable to Special Exception Uses are set forth in Section 34-93 of the Town Code, which provides as follows:

The town council may hear and decide only such special exceptions as the town council is specifically authorized to pass on by the terms of this chapter; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter, or to deny special exceptions when not in harmony with the purpose and intent of this chapter. . . . A special exception shall not be granted by the town council unless and until:

- (1) A written application for a special exception is submitted indicating the section of this chapter under which the special exception is sought and stating the grounds on which it is requested. The planning and zoning board shall consider the application and conduct a public hearing following the requirements of subsections (3) and (4) of this section on the request. The planning and zoning board shall recommend to the town council either approval, approval with modification, or disapproval of the special exception.
- (2) After receiving the planning and zoning board's recommendation, the town council shall hold a public hearing following the requirements of

subsections (3) and (4) of this section.

- (3) Unless otherwise required by state statutes, notice of each public hearing required hereunder shall be published at least 15 days in advance of the public hearing. The owner of the property for which special exception is sought or his agent shall be notified of the public hearing by mail at least 15 days in advance of the public hearing. Notice of each such hearing shall also be posted on the property for which a special exception is sought, and at the town center, at least 15 days prior to the public hearing.
- (4) At the public hearing, the applicant may appear in person, or by appropriately designated agent or attorney. Before taking action on any special exception request the town council shall make written findings of fact addressing the issues of whether the requirements of the section of the chapter described in the application have been met, and whether satisfactory provision and arrangement has been made that the special exception use will, where applicable:
 - a. Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;
 - b. Provide for parking and loading areas, refuse and service areas, with particular attention to subsection (4)a of this section and to their effects on surrounding property;
 - c. Provide for screening and buffering with respect to type, dimensions and location;
 - d. Provide for signs, if any, and proposed lighting;
 - e. Provide for required yards and other open space;
 - f. Not adversely affect the public interest;
 - g. Comply with specific requirements governing the special exception requested;
 - h. With conditions and safeguards attached, be generally compatible with adjacent properties and or property within the district;
 - i. Not generate excessive noise or traffic;
 - j. Not tend to create fire, disease or other equally or greater dangerous hazard;

- k. Be in harmony and compatible with the present and/or future developments of the area concerned;
 - l. Conserve the value of buildings and encourage the most appropriate use of the land and water;
 - m. Provide adequate light and air;
 - n. Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including but not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;
 - o. Conform to the character of the district and its peculiar suitability for particular uses;
 - p. Be consistent with the needs of the town for land areas for specific purposes to serve the population and economic activities;
 - q. Protect the tax base; and not create a financial burden on the town; and
 - r. Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare.
- (5) Among other conditions and safeguards, the town council may prescribe reasonable time limits within which actions shall commence, be completed, or both.

Should the Planning and Zoning Board determine that the proposed petition meets each of the criteria necessary for Special Exception and Site Plan approval, Town Staff requests that any recommendation to the Town Council be subject to each of the following conditions developed during review by the DRC and Town Staff:

1. The applicant shall adhere to the attached conditions of approval provided by the State of Florida Department of Transportation (attachment #1), Palm Beach County Land Development Division (attachment #2), and the Town Engineer's approval letter (attachment #3);
2. Town approval shall be contingent upon approvals from both agencies (Palm Beach County Land Development Division, and State of Florida Department of Transportation), and because the FDOT permit is only temporary, the Special Exception approval will expire when the FDOT permit expires.

3. The proposed signage shall conform to Sign Code;
4. Final civil engineering and utility/water management plans shall be reviewed and approved by the Town Engineer and the appropriate Utilities prior to any land clearing or grading. Further, surface water management and water use permits shall be subject to approval of the South Florida Water Management District; and appropriate NPDES permits through the Town. Easement creations shall be created subject to the requirements of said district;
5. Developer agreements to the extent not in existence must be completed with the appropriate Utilities to reserve water and wastewater service capacity, respectively, prior to application for building permits;
6. The Town's Community Appearance Standards shall be adhered to, according to Section 34-1302 thru 34-1907, Zoning Code. If any part of these treatments cannot be accomplished as a result of unavailable infrastructure improvements, the applicant shall be required to supply the Town with the appropriate funds to incorporate such treatments. This amount must be reviewed and approved by the Town Engineer/Landscape Architect. All areas of landscape open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with this project shall be perpetually and appropriately maintained at all times by the applicant and its successor(s), such language shall be incorporated into the association documents, to be reviewed and approved by the Town Attorney prior to any Certificate of Occupancy;
7. The applicant shall provide the required deposit for Site Plan and project review/approval (\$2,000), in accordance with Town policy;
8. Appropriate parking / handicap parking, signs / directional signs, and other site accessory design details shall be incorporated into the site plan and comply with Town Community Appearance / Parking Standards;
9. Screening of all utility/mechanical equipment features shall be adhered to, as indicated in Section 34-908, Town of Juno Beach Comprehensive Zoning Ordinance;
10. Off-site lighting impacts shall be created so as to minimally impact adjacent properties to the west, east, south and north; and shall be created in accordance with the Town's adopted Turtle Protection Ordinance;
11. Specified in Section 34-119, Expiration of Site Plan and Appearance Approval, Town of Juno Beach Code of Ordinances, this "Site Plan and Appearance Approval shall be valid for two years from the date of such approval. If commencement of development has not begun prior to the date of two years following the approval date, said Site Plan and Appearance Approval shall

become null and void. Commencement of development shall consist of receipt of a validly issued building permit and first building inspection approval for a minimum of one principal structure or completion of 25 percent of the total cost of the infrastructure (water, sewer, roads, and drainage) on the site. Infrastructure costs for the project shall be reviewed and approved by the Town Engineer prior to Final Engineering Plan approval;

12. Perimeter screening of the construction site shall be completed first, in order to maintain acceptable visual impacts during construction, as well as OSHA or other determined minimum safety requirements of the project;
13. In granting this approval, the Town Council relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Town Council for review under Article II of the Town's Code of Ordinances; and
14. The applicant shall provide all approved plans in digital form prior to Building Permit submission.

Staff Recommendation

Town Staff recommends that the Board consider whether the applicant's requests for approval of a Special Exception for supplemental off-site parking for Beach Plaza and Site Plan approval meet the criteria of the Town Code, and provide a recommendation to the Town Council with appropriate conditions.



**BEACH PLAZA
TEMPORARY PARKING**

**PROJECT NARRATIVE
March 31, 2014**

Background

As highlighted in red on the attached aerial photograph, Beach Plaza is an existing commercial building located between US-1 and Ocean Drive in the Town of Juno Beach. The current tenant mix of the approximately 12,000 sq. ft. building includes a barber shop/salon, animal hospital, travel agency, insurance agency and the Reef Grill. The project was originally approved with 59 on-site parking spaces, which represents a ratio of approximately 1 space per 200 sq. ft. of leasable area.

Due to the success and popularity of the Reef Grill, additional overflow spaces (25 to 30 spaces) have been made available in the past by way of a parking agreement with the owner of the adjacent office building to the south. This arrangement is limited to after office hours when the offices are closed and the restaurant use is at its peak.

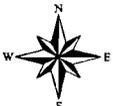
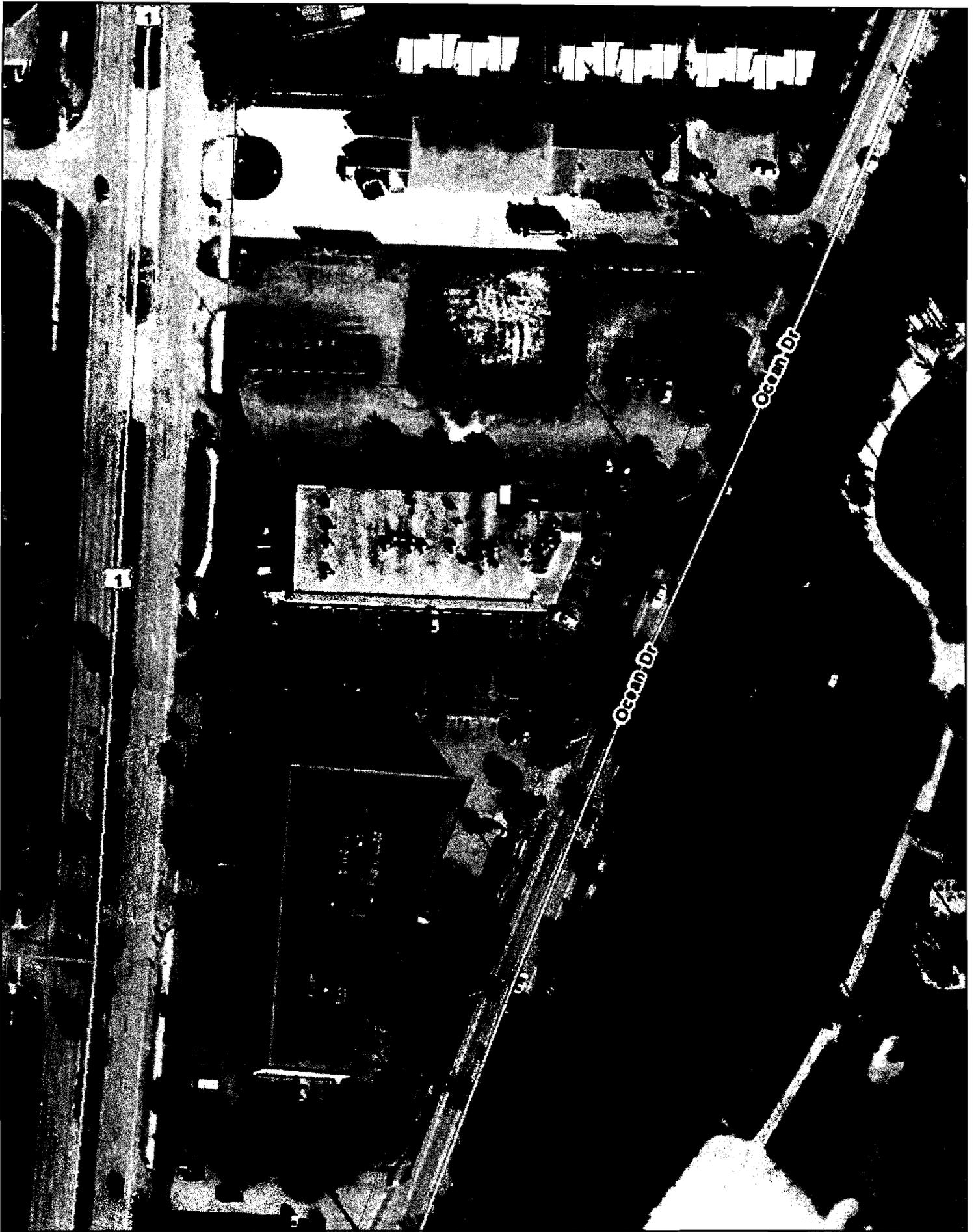
The owner of Beach Plaza, i.e. Juno Beach LLC, also owns the adjacent property to the north. This property was previously developed. All structures and buildings were demolished but remnant paved parking areas still exist on the property.

Proposed Request

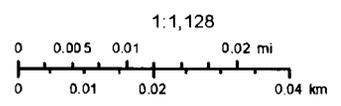
The purpose of this application is to renovate and improve the remnant parking areas on the north parcel as shown on the proposed Temporary Parking Site and Landscape Plan. The site plan provides significant landscape and irrigation improvements, and safe and convenient, lighted sidewalk connections to the existing Beach Plaza building. The project includes removing approximately 2,209 sq. ft. of pavement to be landscaped and adding 1,978 sq. ft. of pavement to improve traffic circulation and restore a total of 57 parking spaces. The additional parking spaces will be available to the patrons of Beach Plaza.

Prior to construction of the proposed improvements, the applicant will address all engineering comments and submit final engineering and construction plans including applicable permits and/or authorization from FDOT and Palm Beach County regarding the continued use of the existing driveway connections.

The temporary parking is intended to remain in place until the vacant parcel is developed at which time the parking needs for Beach Plaza will be re-evaluated.



28434133000020050



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

**Application for
Special Exception Petitions**

A *Special Exception* is a use which may be allowed within a zoning district subject to the provisions of the Town of Juno Beach Comprehensive Zoning Ordinance (Ordinance 207 and subsequent amendments).

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date the application under Section III. If appropriate, complete the power of attorney form on page 6 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) in order to clarify your petition/application.
4. A filing fee of \$1,500.00 (other than single family), \$250.00 (single family) must accompany each application upon submittal.

Section II

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: See below Contact Phone #: _____
Address of Applicant: _____

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: Thomas J. Baird Contact Phone #: 650-8232
*Address of Agent: 801 Maplewood Dr., Suite 22-A, Jupiter, FL 33458

Regarding the Subject Location (where the special exception is being requested):

Street Location: _____

Name of Subdivision: _____

Block: _____ Lot: _____

Regarding the Special Exception Petition:

Please describe the special exception being requested: ACCESSORY PARKING

Section III

Please address (in written form) the criteria listed below:

Before taking action on any special exception request, the Planning & Zoning Board/Town Council shall make written findings of fact addressing the issues of whether the requirements of the section of the ordinance described (herein) have been met, and whether, satisfactory provision and arrangement has been made that the special exception use will, where applicable:

1. Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;

Applicant Response: The property has access from US 1 & AIA.

2. Provide for parking and loading areas, refuse and service areas, with particular attention to item (1) above and to effects on surrounding property;

Applicant Response: The plans are only for the depiction of PARKING for the existing JUNO PLAZA, located immediately south of THE SUBJECT PROPERTY.

3. Provide for screening and buffering-type, dimensions and location;

Applicant Response: See landscaping plan.

4. Provide for signs, if any, and proposed lighting;

Applicant Response: Signs will be directional signs. All signs AND lighting shown on the site plan.

5. Provide for required yards and other open space;

Applicant Response: N/A

6. Not adversely affect the public interest;

Applicant Response: The use will further the public interest by providing sufficient parking for the existing Juno PLAZA. The PLAZA will be connected to the parking by a sidewalk.

7. Comply with specific requirements governing the special exception requested;

Applicant Response: The application meets all of the specific requirements for the special exception use requested.

8. With conditions and safeguards attached, would be generally compatible with adjacent properties and or property within the district;

Applicant Response: The use will be generally compatible with the shopping center to the south and will provide parking for Juno PLAZA. It is generally compatible with the fire station to the north.

9. Not generate excessive noise or traffic;

Applicant Response: No noise or traffic increases are expected as a result of that use. It simply redistributes parking from the south to the north.

10. Not tend to create fire, disease or other equally or greater dangerous hazard;

Applicant Response: will not create any of the above.

11. Be in harmony and compatible with the present and/or future developments of the area concerned; Compatible with uses in Juno PLAZA

Applicant Response: _____

12. Conserve the value of buildings and encourage the most appropriate use of the land and water;

Applicant Response: Property is currently a vacant lot. The lot will be temporarily used for parking, but eventually re-developed for commercial uses.

13. Provide adequate light and air;

Applicant Response: Lighting for the open air parking lot will be provided.

14. Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including but not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;

Applicant Response: Parking is to be provided for the existing Juno Plaza

15. Conform to the character of the district and its peculiar suitability for particular uses;

Applicant Response: The character is generally commercial AND accessory parking is a special exception use within the CG zoning district.

16. Be consistent with the needs of the Town for land areas for specific purposes to serve population and economic activities;

Applicant Response: The property meets the town's needs as it will serve as temporary parking pending the re-development of the lot for commercial uses.

17. Protect the tax base; and not create a financial burden on the Town; and

Applicant Response: The re-development will eventually enhance the tax base.

18. Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort,

convenience, order, appearance, prosperity or general welfare;

Applicant Response: The use of the property as Accessory parking is consistent with the character of the adjacent commercial uses.

According to Ordinance 207, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming with the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.

Among other conditions and safeguards, the Town Council may prescribe reasonable time limits within which actions shall commence, be completed, or both.


Applicant's Signature
Thomas J. Baird
Print Name

12/18/2013
Date

Witness' Signature

Print Name

Date

Special Exception Land Use Power of Attorney

Name of Property Owner(s): Juno Plaza, LLC
Mailing Address: P.O. BOX 659, Lebanon, N.J. 08833
Property Address: 12860 U.S. Hwy 1, Juno Beach, Fl. 33408
Property Control Number: _____
Name of Applicant: Thomas J. Baird, Esquire
Contact Phone Number: 561-650-8232

The Undersigned being the record title owner(s) of the real property described above does (do) hereby grant unto the Applicant stated above the full right and power of attorney to make application to the Town of Juno Beach to change the land use of said property. This land use change may include rezoning of the property, granting of special exceptions, variances or appeals of decisions of the Planning & Zoning Department. It is understood that conditions, limitations and restrictions may be placed upon the use of operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception and/or a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written statement of such termination effective upon receipt by the Planning & Zoning Department.

In witness whereof the undersigned have set their hands and seals this 26th day of

Nov. 2013
Denita Ferreira

Witness

Antonio Ferrer 11-26-13

Owner

Witness

Owner

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the owners of the real property described above and that they executed the power of attorney for the purposes stated therein, sworn and subscribed this

26th day of November 2013.

Therese Stasak

THERESE STASAK
Notary Public # 2408057
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/2/2016

SEAL

2013 DEC 19 PM 4: 28

Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

Application for Development and Site Plan Review

Applicant: _____

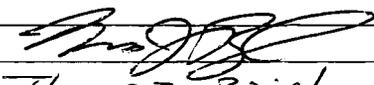
Project: Juno PLAZA

Location: _____

Owner(s): Juno PLAZA, LLC

Signature(s): Applicant: _____

Owner(s): _____

Agent (if other than Applicant/Owner): 

Thomas J. Baird

Mailing Address

Applicant: 801 Maplewood Drive, S. 22-A Phone Jupiter, Fl. 33458

& Contact Phone Owner(s): _____ Phone _____

Agent: Thomas J. Baird Phone 561-650-8232

Architect: _____ Phone _____

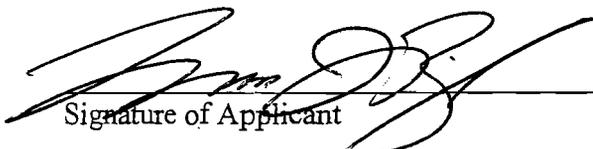
Engineer: _____ Phone _____

Planner: Morris Crady, Lucido & Associates Phone 772-220-2100

Landscape Architect: Thomas Lucido, Lucido & Associates Phone " " "

(I) (We) affirm and certify that (I) (We) understand and will comply with the provisions and regulations of the Town of Juno Beach Zoning Code. (I) (We) further certify that the above statements and the statements of showing made in any paper or plans submitted herewith are true to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the Official Records of the Planning Department and are not returnable.

12/18/2013
Date


Signature of Applicant

THE APPLICANT (OR A REPRESENTATIVE) MUST SCHEDULE A MEETING WITH THE PLANNING & ZONING DIRECTOR TO SUBMIT THE MATERIALS NECESSARY FOR EACH APPLICATION. ALL SITE PLANS SUBMITTED MUST BE BOUND AND ROLLED.

Site Plan and Appearance Approval Checklist

The following checklist is designed to assist applicants in preparing required materials for review. The applicant should check off each item to insure that it is included. Items omitted will delay review procedures. All plans must be bound and rolled; letters must be submitted separately and collated in complete sets.

Eight (8) 24" X 36" sets of detailed plans drawn to scale. An engineering scale with adequate resolution for verification of measurements should be used. The site plan shall include the following:

- ___ (a) Name of proposed project.
- ___ (b) Date, north arrow, and graphic scale.
- ___ (c) Vicinity map showing property in relation to adjacent area.
- ___ (d) Adjacent land uses, including footprints of any structures or vehicular use areas on adjacent areas.
- ___ (e) Location of property line, right-of-way, proposed/existing easements, water courses, dune crestline, vegetation line, Coastal Construction Control Line, and other essential features.
- ___ (f) Streets, bike lanes, sidewalks, driveways, intersections, curb cuts and turning lanes adjacent to and across from the subject property, and means of access to site.
- ___ (g) Location and dimensions of all perimeter treatment (sidewalks, bikepaths, fences, walls and berms).
- ___ (h) The footprints of all buildings showing their proposed uses, setbacks, dimensions, floor area, number of stories, height, points of access, and finished floor elevation in relation to **mean sea level (NGVD 1929)**.
- ___ (i) Location, height, colors, materials and dimensions of all signs, retaining walls and other accessory structures.
- ___ (j) Phasing Plan of the site, including any temporary facilities or treatments such as landscaping and accesses.

- ___ (k) Location and width of any proposed dedication of property for public or private road right-of-way and any other form of easement.
- ___ (l) Layout and location of all on-street and off-street parking, loading and other vehicular use areas, including where applicable, distance from the principle uses.
- ___ (m) Location and dimensions of all parking and handicap spaces, bicycle parking facilities, driveways and aisles, dumpsters, and loading zones.
- ___ (n) Loading Demand Statement for all non-residential uses, detailing the land use's projected normal demands for loading and unloading.
- ___ (o) Statement of estimated need for bicycle parking facilities for all uses.
- ___ (p) Location, height and detail of all outdoor illuminations.
- ___ (q) Location of existing and proposed fire hydrants (or operational equivalents) on and near site.
- ___ (r) Location, percentage, and size of acres to be conveyed, dedicated or reserved as open space, public parks, recreational, and similar uses.
- ___ (s) Location and screening of all garbage/trash features including recycling bins, mechanical equipment, satellite dishes, and other accessory structures.
- ___ (t) Supply a site data table which indicates the following:
 1. Existing/proposed land use and zoning.
 2. Total acres of project.
 3. Intensity, total gross building square footage.
 4. Gross building footprint square footage.
 5. Percent of open space/landscaping, lot coverage and impermeable surface.
 6. Acres and percent of water bodies.
 7. Density, number of dwelling units (residential), and total living area per unit.
 8. Parking computations (parking required, parking provided, parking ratio, & handicap spaces provided).
 9. Building Height – to correspond with data from survey and proposed finished floor elevation.
 10. Loading spacing required & provided.

_____ (u) **NPDES permit**, if required (required when subject property has an area of 1 acre or greater). For projects/sites requiring such permit, the applicant must also include a binding letter from the developer/applicant, which will provide that the storm drain system shall be monitored and maintained (and produce a corresponding report) on an annual basis, according to the standards identified in the NPDES permit. Such annual reports shall be made available upon completion to the Town of Juno Beach Public Works Director.

_____ ½ acre or less (exempt)

_____ greater than ½ acre (requires permit through Department of Environmental Protection)

_____ (v) Landscape plan, including the following:

- 1) Location and number of all proposed landscaping and location of landscape buffers;
- 2) A separate list of both the species and common name of the proposed landscaping;
- 3) Native and Non-Native plant designation, and percentage of native plant material utilized for each type of plant, including trees, shrubs, and groundcover;
- 4) Size, as appropriate, of all proposed landscaping;
- 5) Total square feet of landscaping and pervious surface;
- 6) Percentage of landscaping and pervious surface of the total site area.;
- 7) Statement that all landscape areas will be provided with permanent, automatic irrigation where needed; and
- 8) Calculations for provision of landscaping for vehicular parking and circulation areas.

_____ (w) Engineering plans, including water and sewer, drainage, paving, and grading. High and low points must be shown on drainage, paving, and grading plans. Cross sections are required at all perimeter conditions. Coordination with the Landscape plans is required.

_____ (x) Survey; signed and sealed by a Professional Land Surveyor registered in the State of Florida.

_____ (y) Preliminary Plat, if re-plat or subdivision is required.

_____ (z) School Concurrency application, analysis and School District approval.

Eight (8) copies of the following items must also be submitted:

- _____ 1. 8 1/2" x 11" location map showing site and uses adjacent to and across from site.
- _____ 2. Front, side and rear elevations of all buildings.
- _____ 3. Typical floor plans.
- _____ 4. Graphic survey of existing vegetation, delineating all viable native vegetation and all trees greater than four (4) inches in diameter (caliper) at 4 feet above ground, on site. (An individual single family dwelling or duplex on less than four (4) acres are exempt from this requirement).

- _____ 5. Traffic Impact Study:
 - a) A Traffic Impact Study is required that is in compliance with the Palm Beach Countywide Traffic Performance Standards Ordinance;
 - b) The Palm Beach County Department of Engineering and Public Works shall have completed a review of the traffic study for the proposed project, pursuant to the Countywide traffic performance standards and the minimum review thresholds established therein, prior to submission of the application to the Town. Appropriate written verification of the completion of the review by that department shall be submitted with the application.

- _____ 6. Market Study may be required by the Director of Planning & Zoning.
- _____ 7. Letter from applicant stating that following:
 - a) General description of request.
 - b) General Background information on project and site.
 - c) Justification (special reasons or basis for the request).

- _____ 8. Written confirmation of the provision of all necessary facilities and systems for water supply, sewage treatment, storm drainage, garbage collection, and Fire Rescue and the ability of these services to be delivered with the proposed site plan.
- _____ 9. Warranty deed, copy of purchase contract or written consent of owner.
- _____ 10. Letter authorizing agent to represent developer/owner.
- _____ 11. Environmental Impact Study, if required by the Town's Environmentally Sensitive Lands Ordinance.
- _____ 12. Adequate Facilities Determination must be made by Planning & Zoning Director.
- _____ 13. Color and material samples will be required by the Director of Planning & Zoning.
- _____ 14. Written responses to the Town's Zoning Code sections dealing with Site Plan criteria, appearance, etc.
- _____ 15. A school concurrency application and study, accordingly, if any portion of the project involves residential use. This item shall also be the applicant's responsibility to obtain a sufficiency determination from the Director of Planning & Zoning.

NOTE: Site plan review fee and any other applicable fees must accompany submission. The submission will be considered incomplete until all items outlined on this application have been received and determined complete by Staff. At any time, the Director of Planning & Zoning may determine that the applicant's submission packet is incomplete based on missing or improperly prepared material, which will result in the applicant having to submit/resubmit the incomplete or improperly prepared material. This may also result in the application/petition being postponed to the next P&Z Board/Town Council Meeting.

GUIDELINES

1. A state registered Architect, Engineer and Landscape Architect seal is required on all corresponding plans submitted with the applications for review by the Planning and Zoning Board, other than plans submitted for single family or duplex construction.
2. All application deadlines are **strictly** enforced. Any applications submitted to the Town of Juno Beach Planning & Zoning Department must be in no later than **12:00 p.m.** on the day of the deadline. In order to be accepted, the application must contain all pertinent items and information described in the application attachments. Partial applications **will not be accepted** for placement on the Planning and Zoning Board agenda until all such materials are submitted.
3. The **correct number** of required plans must be submitted.
4. If revised plans, documents, etc, are submitted during the review process, it is **the applicant's responsibility** to insert revised documents into the previously submitted plans. Non-adherence to this policy **will cause a delay in processing.**

Applicant Signature

Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION PERMIT
FOR ALL CATEGORIES

2014A-496-0027

PART 1: PERMIT INFORMATION

Application Number: _____

Permit Category: I (Temp) Access Classification: _____

Project: Beach Plaza Over Flow Parking

Permittee: Tony Ferreira, Juno Plaza, LLC

Section/Mile Post: 93040 3.248 State Road: SR 5

Section/Mile Post: _____ State Road: _____

PART 2: PERMITTEE INFORMATION

Permittee Name: Tony Ferreira - Juno Plaza, LLC

Permittee Mailing Address: P.O. Box 659

City, State, Zip: Lebanon, NJ 08833

Telephone: 908-616-0655

Engineer/Consultant/or Project Manager: Bill Orazi, J & M Engineering

Engineer responsible for construction inspection: Sean Manson, P.E. 59410
NAME P.E. #

Mailing Address: 6526 S. Kanner Hwy., Suite 332

City, State, Zip: Stuart, FL 34997

Telephone: 772-370-5871 Mobile Phone: 772-370-5871

A copy of this permit and plans will be on the job site at all times during the construction of this facility

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 14-A-496-0027-93040
Department of Transportation

Signature: [Signature] Title: Permits Coordinator

Department Representative's Name: EUGENE KISSNER

Temporary Permit: YES NO (If temporary, this permit is only valid for 6 months)

Special provisions attached: YES NO

Date of Issuance: 5/27/14

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specific in 14-96.007(6).

See following pages for General and Special Provisions

14-A-496-0027-93040

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION PERMIT
FOR ALL CATEGORIES

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
Phone: 561-432-4966, Attention: B.T. Drouin
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection of construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY/CONNECTION PERMIT
 FOR ALL CATEGORIES**

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: YES NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

SEE ATTACHMENT "A"

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57(1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
 Department of Transportation
 Haydon Burns Building
 605 Suwannee Street, M.S. 58
 Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.





CFN 20130439414
 OR BK 26371 PG 0929
 RECORDED 10/07/2013 11:16:55
 Palm Beach County, Florida
 AMT 1,400,000.00
 Doc Stamp 9,800.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0929 - 930; (2pgs)

Prepared by and return to:
 Richard B. Warren
 Attorney at Law
 Warren & Grant, PA
 4440 PGA Blvd. Suite 200
 Palm Beach Gardens, FL
 561-681-9494
 File Number: 2173.0013
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of October, 2013 between D&M Juno Beach, Inc., a Florida corporation whose post office address is 19141 SE Reach Island Lane, Jupiter, FL 33458, grantor, and Juno Plaza, LLC, a New Jersey limited liability company, whose post office address is PO Box 659, Lebanon, NJ 08833, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

All of the Plat of PALMS OF JUNO BEACH, according to the Plat thereof as recorded in Plat Book 111, Pages 39 and 40, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 28-43-41-33-27-000-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

D&M Juno Beach, Inc., a Florida corporation

By: Domenica Flora Pres.
Domenica Flora, President

B. Anthony McCarthy
Witness Name: B. Anthony McCarthy
Jennifer Sippel
Witness Name: Jennifer Sippel

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 1st day of October, 2013 by Domenica Flora, President of D&M Juno Beach, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Jennifer Sippel
Notary Public
Printed Name: Jennifer Sippel
My Commission Expires: 8/22/16

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES

2014A-496-0027

OFFICE USE ONLY

Application Number: _____	Received By: <u>R. Evert</u>
Category: <u>I (Temp)</u>	Date: <u>5/21/14</u> <small>FDOT STAFF (TYPE OR PRINT)</small>
Section/Mile Post: <u>93040 3.248</u>	State Road: <u>5</u>
Section/Mile Post: _____	State Road: _____

Instructions – To Applicant

- Contact the Department of Transportation to determine what plans and other documents you are required to submit with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the Department of Transportation.
- For help with this form contact your local Maintenance or District Office.
 - Or visit our website at <https://www3.dot.state.fl.us/OneStopPermitting/Home.aspx> for the contact person and phone number in your area.
 - You may also email – driveways@dot.state.fl.us
 - Or call your District or local Florida Department of Transportation Office and ask for Driveway Permits.

Please print or type

APPLICANT:

Check one:

- Owner Lessee Contract to Purchase

Name: Tony Ferreira

Responsible Officer or Person: Tony Ferreira

If the Applicant is a Company or Organization, Name: Juno Plaza, LLC

Address: 800 OCEAN DRIVE UNIT 3B P.O. Box 659

City, State: JUNO BEACH, FL 33408 Lebanon, NJ 08833

Zip: 33408 Phone: 908 616-0655 Fax: 908 534-5209

Email: aferreira@ferreiragroup.com

LAND OWNER: (If not applicant)

Name: _____

**A copy of this permit and
plans will be on the job site
at all times during the
construction of this facility**

If the Applicant is a Company or Organization, Name: _____

Address: _____

City, State: _____

Zip: _____ Phone: _____ Fax: _____

Email: _____

14-A-496-0027-93040

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY/CONNECTION APPLICATION
 FOR ALL CATEGORIES**

AUTHORIZED REPRESENTATIVE: If specified by Applicant to handle, represent, sign, and file the application –
NOTE: A notarized letter of authorization must be provided with the Application.

Name: _____

Company Name: _____

Address: _____

City, State: _____

Zip: _____ Phone: _____ Fax: _____

Email: _____

Address of property to be served by permit (if known):
 12846 U.S. 1
 Juno Beach, FL 33408

If address is not known, provide distance from nearest intersecting public street (such as, 500 feet south of Main St.)

Check here if you are requesting a

- new driveway temporary driveway modification to existing driveway safety upgrade

Does the property owner own or have any interests in any adjacent property?

- No Yes, if yes – please describe: Owns Beach Plaza and Adjacent North Parking Lot Parcel

Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

- No Yes, if yes – list them on our plans and indicate the proposed and existing access points.

Local Government Development Review or Approval Information:

Local Government Contact: Town of Juno beach

Name: Frank Davila

Government Agency: _____

Phone #: 561-626-1122

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRIVEWAY/CONNECTION APPLICATION
FOR ALL CATEGORIES

If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each. Use additional sheets if necessary.

Business (Name and Type)	Square Footage	Business (Name and Type)	Square Footage
1. Reef Grill Restaurant	110 seats	3.	
2.		4.	

If you are requesting a residential development access, what is the type (single family, apartment, townhouse) and number of units?

Type	Number of Units

Provide an estimate of the daily traffic volume anticipated for the entire property at build out. (An individual single family home, duplex, or quad-plex is not required to complete this section).

Daily Traffic Estimate = 315 (Use the latest Institute of Transportation Engineers (ITE) Trip Generation Report)

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

ITE Land Use Code	Independent Variable	ITE Report page number reference
931		

Check with the Florida DOT Office where you will return this form to determine which of the following documents are required to complete the review of your application.

- Plans should be 11" x 17" (scale 1" x 50')
 Note: No plans larger than 24" x 36" will be accepted
- a) Highway and driveway plan profile
 - b) Drainage plan showing impact to the highway right-of-way
 - c) Map and letters detailing utility locations before and after Development in and along the right of way
 - d) Subdivision, zoning, or development plans
 - e) Property map indicating other access, bordering roads and streets

- f) Proposed access design
- g) Parcel and ownership maps including easements (Boundary Survey)
- h) Signing and striping plans
- i) Traffic Control/Maintenance of Traffic plan
- j) Proof of liability insurance
- k) Traffic Impact Study
- l) Cross section of roadway every 100' if exclusive turn lanes are required

Important Notices to Applicant Before Signing Application

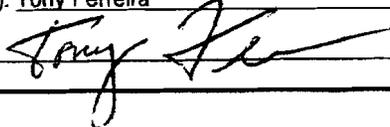
The Department Reserves The Right To Change Traffic Features And Devices In Right Of Way At Any Time
 Proposed traffic control features and devices in the right of way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features and devices in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features or devices shall not create any interest in the maintenance of such features or devices.

Significant Changes In Property Use Must Undergo Further Review
 If an access permit is issued to you it will state the terms and conditions for its use. Significant changes in the use as defined in Section 335.182(3), Florida Statutes, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

All Information I Give Is Accurate
 I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate.

Starting Work On The Driveway Connection After I Get My Permit Means I Accept All the Conditions In My Permit
 I will not begin work on the connection until I receive my Permit and I understand all the conditions of the Permit. When I begin work on the connection, I am accepting all conditions listed in my Permit.

Applicant Name (Printed): Tony Ferreira

Applicant's signature:  Date: 5-14-14

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE, BUSINESS GATEWAY SERVICES

CERTIFICATE OF FORMATION

JUNO PLAZA LLC
0400215859

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 02/06/2008 and was assigned identification number 0400215859. Following are the articles that constitute its original certificate.

1. **Name:**
JUNO PLAZA LLC
 2. **The Registered Agent:**
ANTONIO FERREIRA
 3. **The Registered Office:**
1 RAMSEY ROAD
LEBANON, NJ 08833
 4. **Business Purpose:**
Real Estate
 5. **Members/Managers:**
ANTONIO FERREIRA
1 RAMSEY ROAD

LEBANON, NJ 08833
NELSON FERREIRA
896 OLD CHESTER ROAD

FAR HILLS, NJ 07931
LOUIS MODUGNO
25 LYNNFIELD COURT

MORRISTOWN, NJ 07960
 6. **The Main Business Address:**
PO BOX 659
LEBANON, NJ 08833
- Signatures:**
ANTONIO FERREIRA
AUTHORIZED REPRESENTATIVE

Continued on next page ...



**BEACH PLAZA
TEMPORARY PARKING**

**PROJECT NARRATIVE
March 31, 2014**

Background

As highlighted in red on the attached aerial photograph, Beach Plaza is an existing commercial building located between US-1 and Ocean Drive in the Town of Juno Beach. The current tenant mix of the approximately 12,000 sq. ft. building includes a barber shop/salon, animal hospital, travel agency, insurance agency and the Reef Grill. The project was originally approved with 59 on-site parking spaces, which represents a ratio of approximately 1 space per 200 sq. ft. of leasable area.

Due to the success and popularity of the Reef Grill, additional overflow spaces (25 to 30 spaces) have been made available in the past by way of a parking agreement with the owner of the adjacent office building to the south. This arrangement is limited to after office hours when the offices are closed and the restaurant use is at its peak.

The owner of Beach Plaza, i.e. Juno Beach LLC, also owns the adjacent property to the north. This property was previously developed. All structures and buildings were demolished but remnant paved parking areas still exist on the property.

Proposed Request

The purpose of this application is to renovate and improve the remnant parking areas on the north parcel as shown on the proposed Temporary Parking Site and Landscape Plan. The site plan provides significant landscape and irrigation improvements, and safe and convenient, lighted sidewalk connections to the existing Beach Plaza building. The project includes removing approximately 2,209 sq. ft. of pavement to be landscaped and adding 1,978 sq. ft. of pavement to improve traffic circulation and restore a total of 57 parking spaces. The additional parking spaces will be available to the patrons of Beach Plaza.

Prior to construction of the proposed improvements, the applicant will address all engineering comments and submit final engineering and construction plans including applicable permits and/or authorization from FDOT and Palm Beach County regarding the continued use of the existing driveway connections.

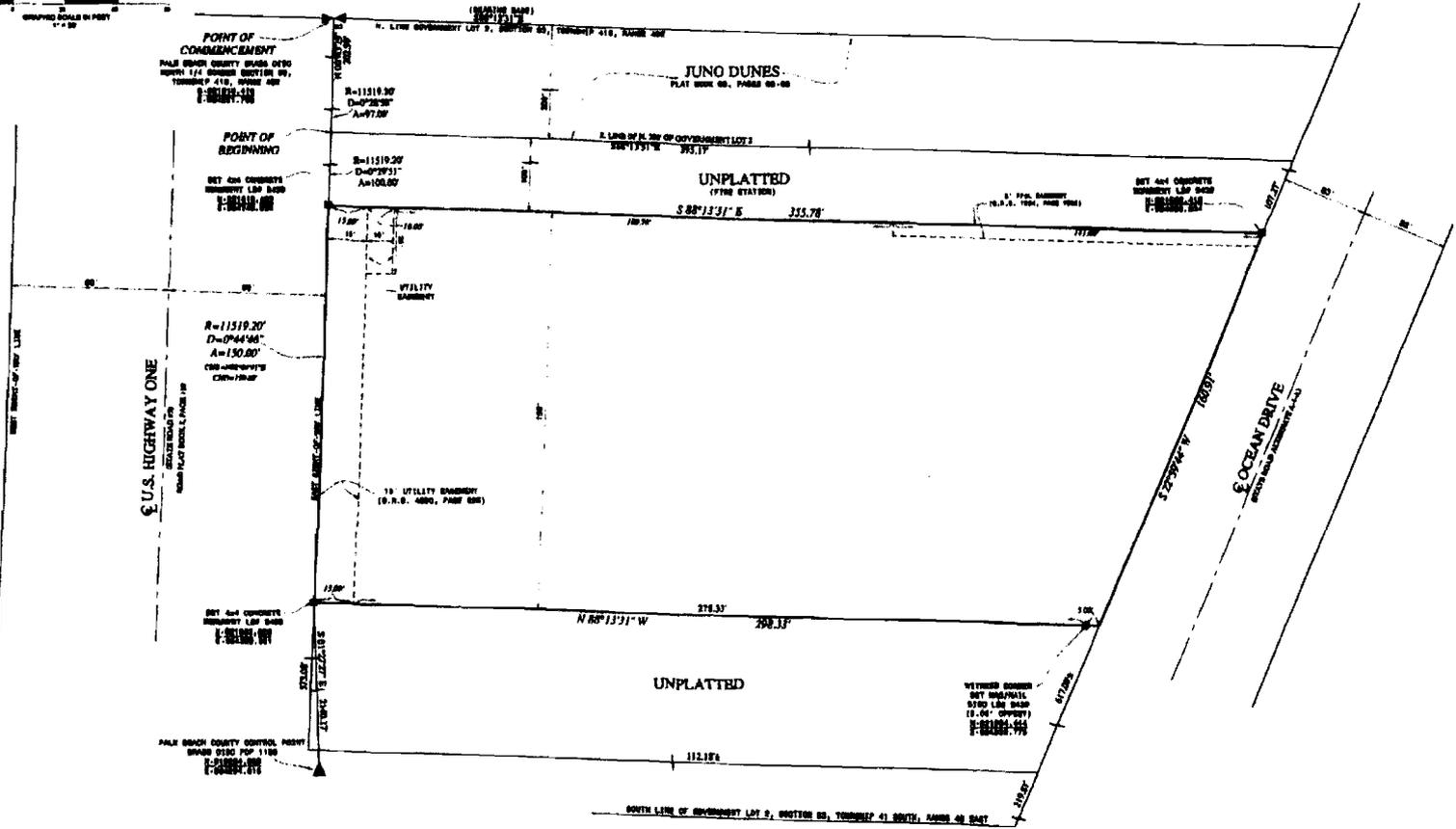
The temporary parking is intended to remain in place until the vacant parcel is developed at which time the parking needs for Beach Plaza will be re-evaluated.

PALMS OF JUNO BEACH

A PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
 JUNO BEACH, PALM BEACH COUNTY, FLORIDA
 JANUARY 2008

LEGEND

- B - BAYLINE
- D - DELTA JUNCT
- A - JOG LENGTH
- C - CENTERLINE
- CON - CONCRETE
- CON - CONCRETE
- PCP - PERMANENT CONTROL POINT



SHEET 2 OF 2

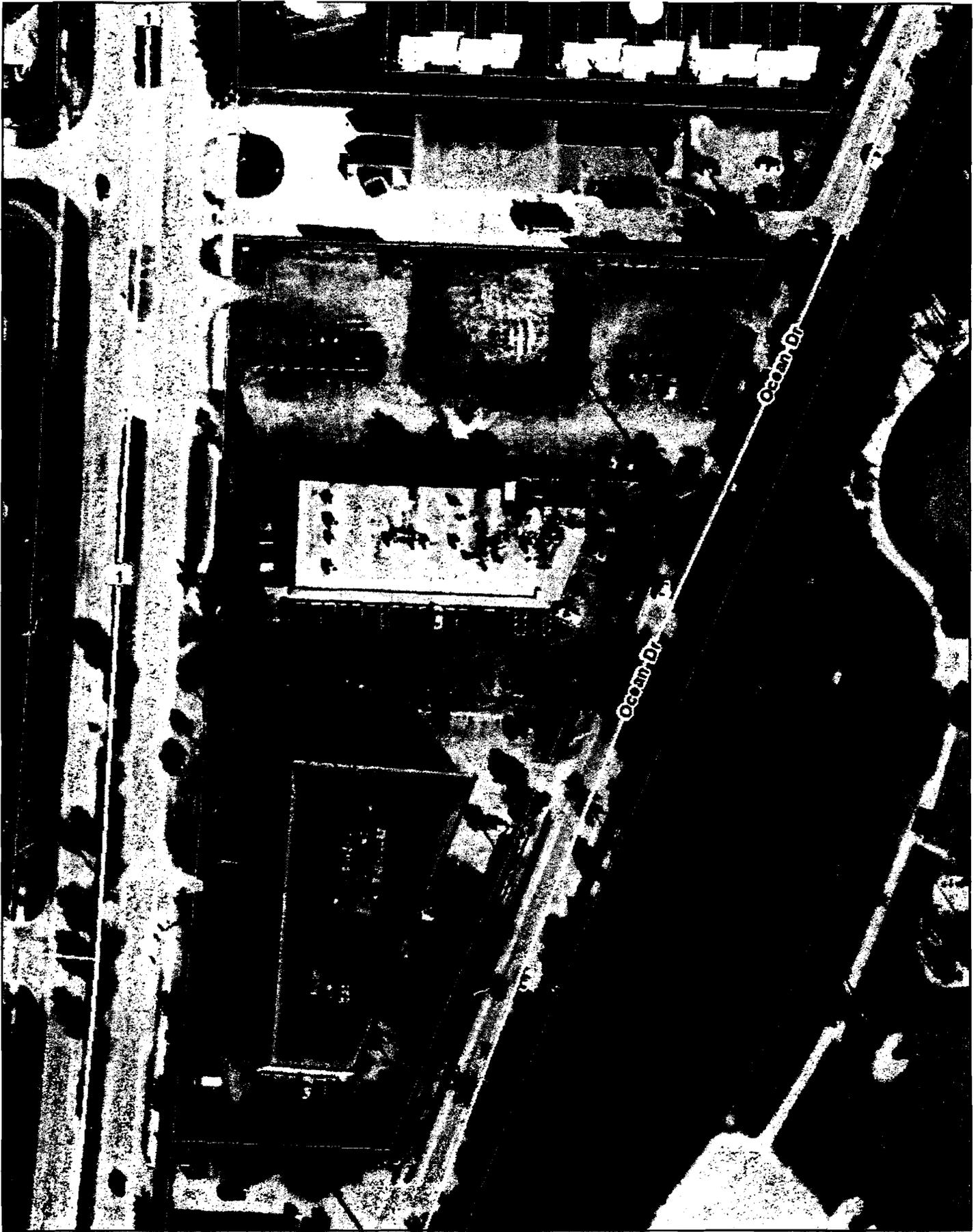
DAILEY AND ASSOCIATES, INC.
 Surveying and Mapping
 119 E. U.S. Highway 90-1
 Tequesta, FL 33480
 Phone: (888) 746-8488
 BUSINESS LICENSE: LW 8730

Beach Plaza Temp. Parking North Drive Signage

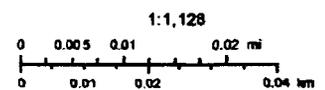


Beach Plaza Temp. Parking South Drive Signage





28434133000020050



**SPECIAL PROVISIONS/CONDITIONS
TEMPORARY ACCESS PERMITS
ATTACHMENT "A"**

The Temporary Access Connection Permit provides a temporary, time limited, use of the State Highway System. The permit is valid for a six (6) months. The Department may extend the period for increments of six (6) months upon written request and showing good cause AND A \$250 FEE. However, in no event may the period extend beyond twenty four (24) consecutive months.

Temporary access connections will be constructed in accordance with Indicies 106, 205, 415.

Permittee will provide a soil tracking prevention device, Type "A" (Index # 106) and have a tractor mounted power broom on site at all times. However, if necessary the permittee may be required to provide a pre/post water wash down area.

It is the Permittee's responsibility to obtain final acceptance of permitted work (completed) and the restoration of the Right of Way from the Department prior to usage.

Permittee shall use the current editions of the Department's Design Standards, Standard Specifications for Road and Bridge Construction and applicable manuals, policies and procedures.

All maintenance of traffic (MOT) will be in accordance with the Department's current edition of the Design Standards, (600 series). The Operations Engineer or his designee reserves the right to direct the removal/relocation/modification of any traffic device(s) at the Permittee's sole expense.

Restricted hours of operation will be from 9:00 am to 3:30 pm, (Monday thru Friday), unless otherwise approved by the Operations Engineer, or designee.

Permittee will restore the Right of Way as a minimum, to its original condition or better in accordance w/FDOT's Standard Specifications for Road & Bridge Construction or as directed by the Resident Operations Engineer.

**Permittee shall coordinate all work
with David Moore of Transfield Services
@ 954-317-8044 or email:
mooreda@transfieldservices.com**

PALM BEACH COUNTY LAND DEVELOPMENT DIVISION
RIGHT-OF-WAY CONSTRUCTION PERMIT

Permit not valid unless pink copy is signed
and returned within 15 days after pick up to:

PERMIT NUMBER RW32506-0614
ISSUANCE DATE 06/16/2014
EXPIRATION DATE 06/16/2015

Palm Beach County
Land Development Division
2300 N. Jog Road
West Palm Beach, FL 33411-2745

S 33 T 41 R 43

PERMITTEE Juno Plaza, LLC FEE **\$150.00**
P.O. Box 659 CONTACT William Orazi
Lebanon, NJ 08833 (772) 370 - 5871

PROJECT DESCRIPTION STOP SIGN/STOP BAR INSTALLATION BEACH PLAZA

LOCATION **OCEAN DR** - A VACANT PARCEL ADJACENT TO BEACH PLAZA IS LOCATED ON THE WEST SIDE OF OCEAN DRIVE, APPROX. 500 FEET NORTH OF JUNO ISLES BOULEVARD - THIS PARCEL WILL BE USED FOR ADDITIONAL BEACH PLAZA PARKING - THE VACANT PARCEL HAS TWO EXISTING DRIVEWAY CONNECTIONS TO OCEAN DRIVE - THE SOUTH DRIVE WILL BE ENTRY, THE NORTH DRIVE EXIT - A STOP SIGN AND STOP BAR WILL BE INSTALLED IN THE RIGHT-OF-WAY AT THE NORTH DRIVE.

REFERENCED PLANS SHEET 1 OF 1

Permit is hereby granted for the work within the right-of-way as shown on the referenced plans, subject to Conditions on back of this permit, and the following conditions:

1. The Permittee is required to coordinate with the property's applicable Drainage District for all work proposed or drainage discharge into that District's rights of way or easements.
2. Contact the Construction Coordination Division at (561) 684-4180, 48 hours before commencement of work. (See Condition Number 1 on the back of this permit.)
3. The Permittee is responsible to contact Palm Beach County Department of Environmental Resources Management (561) 233-2400 to obtain any approvals that office may require due to the work proposed by this permit.
4. The Permittee is responsible to submit a Traffic Control and/or Pedestrian plan to Ed McClane in the Palm Beach County Traffic Division (561) 684-4030. The plan shall be submitted a minimum of 2 weeks before start of construction, and the Permittee shall ensure the plan be approved prior to start of construction.
5. NOTIFY THE PBC LAND DEVELOPMENT DIVISION WHEN THE STOP SIGN AND STOP BAR AT THE NORTH DRIVE HAS BEEN INSTALLED.

This permit shall become void if the pink copy of the permit is not signed and returned to this office within 15 days after pickup; or, if returned, Condition Number 1 on the back of this permit is not complied with. Certification of Occupancy (if applicable) will be withheld until the Certification of Completion from the engineer of record (if applicable) and a satisfactory field review by the Palm Beach County Construction Coordination Division have been received by the Land Development Division.



PERMITTEE SIGNATURE (AUTHORIZED
SIGNATURE OR DULY AUTHORIZED AGENT)

COUNTY APPROVAL
Joanne M. Keller, P. E., Director
Land Development Division

SIGNATURE

Antonio Ferreira

PLEASE PRINT OR TYPE

Control Number N/A
PR No. N/A
Related Permit N/A

JMK JAMES PETERS

cc: Construction Coordination Division w/plans
Sean Mason - J and M Engineering
Permittee w/plans

PALM BEACH COUNTY LAND DEVELOPMENT DIVISION
RIGHT-OF-WAY CONSTRUCTION PERMIT

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Palm Beach County
Land Development Division
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PERMITTEE Juno Plaza, LLC FEE \$150.00
P O Box 659 CONTACT William Orazi
Lebanon NJ 08833 (772) 370 - 5871

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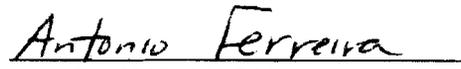
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3. The Permittee is responsible to contact Palm Beach County Department of Environmental Resources Management (561) 233-2406 to obtain any approvals that office may require due to the work proposed by this permit.
4. The Permittee is responsible to submit a Traffic Control and/or Pedestrian plan to Ed McClane in the Palm Beach County Traffic Division (561) 684-4830. The plan shall be submitted a minimum of 2 weeks before start of construction, and the Permittee shall ensure the plan be approved prior to start of construction.
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This permit shall become void if the pink copy of the permit is not signed and returned to this office within 15 days after pickup; or, if returned, Condition Number 1 on the back of this permit is not complied with. Certification of Occupancy (if applicable) will be withheld until the Certification of Completion from the engineer of record (if applicable) and a satisfactory field review by the Palm Beach County Construction Coordination Division have been received by the Land Development Division.

PERMITTEE SIGNATURE (AUTHORIZED SIGNATURE OR DULY AUTHORIZED AGENT)



SIGNATURE



PLEASE PRINT OR TYPE

COUNTY APPROVAL

Joanne M. Keller, P. E., Director
Land Development Division

Control Number N/A
PR No N/A
Related Permit N/A

JMK JAMES PETERS

cc Construction Coordination Division w/plans
Sean Mason - J and M Engineering
Permittee w/plans

CONDITIONS FOR RIGHT-OF-WAY CONSTRUCTION

1. The Construction Coordination Division shall be contacted 48 hours before commencement of work to establish the start date and establish a timeline when field review(s) of the work are required. Construction shall be done Monday through Friday. Weekend work shall be approved by Construction Coordination 48 hours before Saturday. Plans bearing the approval stamp of the County Engineer and the approved permit shall be at the work site. Work may proceed beyond the permit expiration date if a start date was established and work started prior to the permit expiration date. When work is complete and the engineer's certification of completion has been submitted to the Land Development Division, the permittee/representative/engineer (as applicable) shall schedule a final review with Construction Coordination Division. If a permitted project has been completed but does not require an engineer's certification, the permittee/representative (as applicable) shall submit a letter to the Land Development Division indicating the work is complete and ready for final field review. Land Development will notify the permittee/representative to schedule final field reviews with Construction Coordination.
2. The permittee understands and agrees that the rights and privileges herein set out are granted only to the extent of the County's right, title and interest in the land to be entered upon and used by the permittee. THE PERMITTEE WILL AT ALL TIMES ASSUME ALL RISK AND FURTHER WILL INDEMNIFY, DEFEND, AND SAVE HARMLESS PALM BEACH COUNTY FROM AND AGAINST ALL LOSS, DAMAGE, COST OR EXPENSE ARISING IN ANY MANNER (INCLUDING ALL LITIGATION COSTS AND ATTORNEY FEES), ON ACCOUNT OF THE EXERCISE OR ATTEMPTED EXERCISE BY SAID PERMITTEE OF THE AFORESAID RIGHTS AND PRIVILEGES REGARDLESS OF THE APPORTIONMENT OF NEGLIGENCE OF THE PARTIES INVOLVED. THE PERMIT HOLDER, THEREFORE, AGREES TO INDEMNIFY THE COUNTY FOR THE COUNTY'S OWN NEGLIGENCE. It is specifically understood that the limits of this indemnification are the COUNTY'S statutory liability limits under Section 768.28, Florida Statute, or any successor legislation in effect at the issuance of said permit. The existing statutory limits under 768.28, Florida Statute are hereby recognized as the Statute ("Construction Contracts") should that statute be deemed to apply.
- 2a. The following condition is applicable when the permittee is a governmental agency: That Agency shall indemnify, defend and hold County harmless against any actions, claims or damages arising out of Agency's negligence and Agency's exercise of the rights granted by this Agreement to the extent permitted by law. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes, nor shall the same be construed to constitute an agreement by Agency to indemnify County of County's negligence.
3. Permittee assumes full responsibility to maintain all areas under construction safe for the public and to properly route and direct traffic through the construction area. All traffic control operations shall be done in accordance with the current *Manual on Uniform Traffic Control Devices* (Part VI). Supplements to this manual are the Florida Department of Transportation's *Roadway and Traffic Design Standards* (Index 600) and *Standard Specifications for Road and Bridge Construction* (latest edition). No obstruction of the travel lanes between 7 a.m. to 9 a.m. and 3 p.m. to 6 p.m. Monday thru Friday, unless approved by the Palm Beach County Traffic Engineering Division. No time restrictions for local and subdivision roads, or for construction done Saturday or Sunday.
4. Florida Statute 336.048 – Temporary closing traveling lane of road: Whenever any road on the county road or city street system is repaired, reconstructed, or otherwise altered in a manner that necessitates the closing of one or more traveling lanes of the road for a period of time exceeding 2 hours, the party performing such work shall give notice to the appropriate local law enforcement agency within whose jurisdiction such road is located prior to commencing work on the project. However, when the closing of one or more lanes is required because of emergency conditions, such notice shall be waived.
5. Permittee hereby acknowledges the COUNTY'S right to inspect the area governed by this permit at any time prior to final acceptance by the COUNTY to assure compliance with all plans and specifications. All reviews, however, shall be performed at the COUNTY'S discretion and are strictly to assure compliance with project plans and specifications. PERMITTEE HEREBY ACKNOWLEDGES THAT THE COUNTY VIA SAID REVIEWS IS NOT THE EMPLOYER, SUPERVISOR, PRINCIPAL OR AGENT OF PERMITTEE. Permittee is at all times an independent contractor with full responsibility for all obligations and responsibilities imposed under this permit and imposed by law.
6. If a County maintained Thoroughfare Plan Road is open cut, the procedures in Land Development Division PPM EL-O-3605, including Form 3605.1 (Open Cut Restoration for Thoroughfare Plan Roads) shall be adhered to. If a Non-Thoroughfare Plan Road is open cut, Land Development Division PPM EL-O-3606, including Form 3606.1 (Open Cut Restoration for Non-Thoroughfare Plan Roads) shall be adhered to.
- 6a. If an asphalt driveway is cut and patched, the entire driveway shall be overlaid with a minimum one inch of asphalt, or entirely replaced. If a concrete driveway is cut, it shall be entirely replaced. Replacement area is from the intersecting road to the property line.
7. All areas in the right-of-way shall be left in a condition equal to or better than existed prior to construction. Shoulders disturbed within 8 feet of the edge of pavement shall be stabilized a minimum 50 PSI Florida Bearing Value, 6 inches in depth. Existing drainage shall not be impeded. Sidewalk areas disturbed during construction shall be maintained until repaved. Prior to or concurrent with final review, the permittee shall submit to the Construction Coordination Division copies of density reports done by an independent testing laboratory. If the construction should fail within one year from the date of final review by the Construction Coordination Division, the permittee is responsible for restoration.
8. The permittee certifies notification has or will be given at least 48 hours (excluding Saturday, Sundays and legal holidays) prior to starting excavation, to anyone having the right to bury gas pipe line within the public or private street, alley, right-of-way or gas utility easement for purposes of obtaining information concerning the possible location of gas pipe lines in the area of proposed excavation.
9. The permitted work shall be coordinated with any Utility or Cable TV facilities in the area of construction.
10. The permittee/developer shall provide and install pavement markings (thermoplastic, unless approved otherwise by the Palm Beach County Traffic Engineer), and reflective pavement markers in accordance with Palm Beach County Traffic Division's latest Typicals for Pavement Markings, Signing and Geometrics.
11. If traffic signalization equipment is in the area of construction, notify Palm Beach County Traffic Operations at (561)233-3900. Do not disturb any material within six feet of a traffic signal pole or a guy wire and anchor. If damage to the equipment occurs during construction, it shall be repaired by Traffic Operations at the permittee's expense.
12. When traffic attracted and/or generated by the property served by the turnouts permitted requires left or right turn lanes or other such additional pavements and/or traffic control devices related to such traffic, it will be the responsibility of the owners to provide same. Construction shall be in accordance with Palm Beach County Standards.
13. In the event of widening, repair, or reconstruction of the subject road(s), the Permittee, any successors, legal heirs or assigns, shall upon request and within 30 days after notice by the Office of the County Engineer, remove or relocate the item(s) permitted within the right-of-way of the subject road(s) at no expense to Palm Beach County.
14. If previously approved construction is underway in the same location as indicated on this permit, the permittee shall obtain permission to work from the contractor doing the underway construction. If not granted, the construction under this permit shall not be done until the underway construction is finalized by the Palm Beach County Construction Coordination Division.
15. When plastic pipe is permitted for boring, it shall meet the standards as set forth in the latest Florida Department of Transportation Design Standards.
16. Issuance of this permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
17. All applicable state or federal permits must be obtained before any development is commenced.

Fees pursuant to Section 42-62 Fees, of Article IV, Public Rights-of-Way Permit Requirement and Fee Schedule, Chapter 42, Code of Laws and Ordinances of Palm Beach County, Florida (Ordinance 2008-006).

The minimum fee for any application shall not be less than one hundred fifty dollars (\$150). The minimum fee shall be paid at time of application, and any balance due shall be paid prior to issuance of the permit.

PERMIT NO.: RW32506-0614

ROAD NAME: OCEAN DR

JOB NO.: 2014-042

<u>TYPE OF PERMIT</u>	<u>FEE</u>	<u>QUANTITY</u>	<u>AMOUNT DUE</u>
1 Minimum Fee Minimum Fee			
Minimum Fee	\$150.00	1.00	\$150.00
			\$150.00

pc: Permittee

Total Permit Fee	\$150.00
Less Fee Paid	\$150.00
Balance	\$0.00



**BEACH PLAZA
TEMPORARY PARKING**

**PROJECT NARRATIVE
March 31, 2014**

Background

As highlighted in red on the attached aerial photograph, Beach Plaza is an existing commercial building located between US-1 and Ocean Drive in the Town of Juno Beach. The current tenant mix of the approximately 12,000 sq. ft. building includes a barber shop/salon, animal hospital, travel agency, insurance agency and the Reef Grill. The project was originally approved with 59 on-site parking spaces, which represents a ratio of approximately 1 space per 200 sq. ft. of leasable area.

Due to the success and popularity of the Reef Grill, additional overflow spaces (25 to 30 spaces) have been made available in the past by way of a parking agreement with the owner of the adjacent office building to the south. This arrangement is limited to after office hours when the offices are closed and the restaurant use is at its peak.

The owner of Beach Plaza, i.e. Juno Beach LLC, also owns the adjacent property to the north. This property was previously developed. All structures and buildings were demolished but remnant paved parking areas still exist on the property.

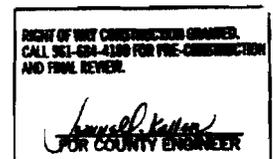
Proposed Request

The purpose of this application is to renovate and improve the remnant parking areas on the north parcel as shown on the proposed Temporary Parking Site and Landscape Plan. The site plan provides significant landscape and irrigation improvements, and safe and convenient, lighted sidewalk connections to the existing Beach Plaza building. The project includes removing approximately 2,209 sq. ft. of pavement to be landscaped and adding 1,978 sq. ft. of pavement to improve traffic circulation and restore a total of 57 parking spaces. The additional parking spaces will be available to the patrons of Beach Plaza.

Prior to construction of the proposed improvements, the applicant will address all engineering comments and submit final engineering and construction plans including applicable permits and/or authorization from FDOT and Palm Beach County regarding the continued use of the existing driveway connections.

The temporary parking is intended to remain in place until the vacant parcel is developed at which time the parking needs for Beach Plaza will be re-evaluated.

701 E. Ocean Blvd., Stuart, FL 34994 P (772) 220-2100 F (772) 223-0220
email: mcrady@lucidodesign.com





July 17, 2014

Town of Juno Beach
340 Ocean Drive
Juno Beach, Florida 33408

Attention: Mr. Ruben Cruz

Reference: Beach Plaza Temporary Parking lot
Town of Juno Beach, Florida

Dear Mr. Cruz:

Our office has received the FDOT temporary driveway permit, including engineering plans for the above referenced project dated June 2, 2014. Based on our (2nd) review of the submitted information, our office has the following comments:

- 1.) The existing driveways to US-1 do not meet FDOT Standards with regard to spacing/separation, radius, shoulder length, etc. It is recommended that the Town require FDOT Conceptual Driveway Approval for the driveways at this time so that future development for the site can fully contemplate what the FDOT will ultimately permit for access from US-1.

Satisfied. The FDOT Temporary Driveway Permit, issued 5/27/14, will satisfy the Town's requirement for approval from FDOT for the utilization of the driveways for the proposed use. Due to the FDOT permit being temporary, at the point in time when the FDOT permit expires, Town approval for the use of those driveways will also expire.

- 2.) Similarly, the two driveway connections to Ocean Drive do not meet Palm Beach County access management standards. Coordination with the County should be facilitated in an effort to bring the driveways to conformance before further development commences.

Please note that approval from PBC, owner of A1A, is also required for the use of the driveways based on the proposed plans. Town approval is contingent upon approvals from both agencies.

- 3.) There does not appear to be any traffic control measures i.e. stop signs, stop bars, etc. in place. It is recommended that these be added prior to the proposed use becoming operational.

Satisfied

- 4.) 90° corner parking is not favorable as one of the two cars could unknowingly block the other from exiting the space.

Not Satisfied

- 5.) Water Management Calculations will need to be provided demonstrating compliance with Town of Juno Beach, Palm Beach County and FDOT site drainage criteria.

Not Satisfied

- 6.) An engineering plan showing the limits of existing and proposed improvements, existing and proposed site grading, dimensions, cross-sections at the property lines, pavement specifications, etc. is required prior to final approval.

Not Satisfied

- 7.) Copies of FDOT and Palm Beach County permits are required prior to final engineering approval.

Not Satisfied

- 8.) There is an existing private lift station and gravity sanitary sewer located on the property. Please indicate on the engineering plans what will be done with these improvements to ensure they comply with DEP standards while not in use.

Not Satisfied

Mr. Ruben Cruz
July 18, 2014 – Page 3

Once the above referenced deficient items are addressed and found acceptable, an approval letter will be issued. If you have any questions or require any additional information please contact our office.

Sincerely,

SIMMONS & WHITE, INC.

A handwritten signature in black ink, appearing to read 'PAB', with a long horizontal flourish extending to the right.

Paul A. Buri, P.E.