

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: Juno Plaza LLC Contact Phone #: 908 616-0655
Address of Applicant: 2 Commerce Street Branchburg NJ 08876

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

*Name of Agent: Robert A. Burson Contact Phone #: 772 286-1616
*Address of Agent: 900 SE Ocean Blvd, Suite C-120, Stuart, FL 34994

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

Street Location: 12860 US Highway One, Juno Beach, FL 33408

Name of Subdivision: _____

Block: _____ Lot: _____

Regarding the Special Exception Petition:

Please describe the special exception being requested: continue using parking lot for overflow parking from Beach Plaza

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: All of this has been completed. It was a requirement of the initial approval.

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: N/A only used for parking

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

Applicant Response: Fencing completed between parking area and Beach Plaza to south

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

Applicant Response: all completed with original approval

5. Provide for required yards and other open space;

Applicant Response: N/A

6. Not adversely affect the public interest;

Applicant Response: does not affect the public interest

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

Applicant Response: Yes

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

Applicant Response: Yes

9. Not generate excessive noise or traffic;

Applicant Response: does not

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

Applicant Response: does not

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

Applicant Response: Yes

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

Applicant Response: Yes

13. Provide adequate light and air;

Applicant Response: Yes

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 be not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;

Applicant Response: N/A

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

Applicant Response: Yes

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

Applicant Response: Yes

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

Applicant Response: does not

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: does not

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.

Antonio Jr

Applicant's Signature

Antonio Ferrelra
Print Name

9-23-24

Date

Anita Ferrelra
Witness' Signature

Anita Ferrelra
Print Name

9-23-24

Date

Special Exception Land Use Power of Attorney

Name of Property Owner(s): N/A
Mailing Address: _____
Property Address: _____
Property Control Number: _____
Name of Applicant: _____
Contact Phone Number: _____

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 _____ day of _____ 19__.

Witness

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 _____ day of _____ 19__.

Notary Public

SEAL