

Applicant's Name: Pulte Home Company LLC
FLUM From: COM To: MODR
Application Number: _____
(Check One) Large Scale: Small Scale: Text:

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

Application for an
Amendment to the Town of Juno Beach Comprehensive Plan

1. Name of Property Owner(s): Juno Square LLP
2. Mailing Address of Applicant: 3350 Peachtree Road NE. Suite 1500, Atlanta 30326
3. Phone of Applicant: 561.268.5821
4. Name of Agent/Contact: Coteleur & Hearing Phone: 561.747.6336
5. Mailing Address of Agent/Contact: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458
6. Parcel Number(s): 28434128100070111
7. Location of Parcel/Directions to Parcel (Describe and provide 8.5" x 11" map): The subject parcel is located at the southwest corner of the intersection at Donald Ross Road and US Highway One in Juno Beach, Florida.
8. Area of parcel (acres): 4.70
9. Current Future Land Use Classification: Commercial (COM)
10. Proposed Future Land Use Classification: Moderate Density Residential (MODR)
11. Current Zoning: Commercial (CG)
12. Provide a statement of intent describing why you are requesting the amendment.

13. Provide a map of the parcel that indicates generalized existing land uses, including: low density residential (0-5 units/acre); medium density residential (not to exceed 10 units/acre); moderate density residential (not to exceed units/acre); high density (not to exceed 22 units/acre); commercial; recreation; conservation; public buildings and grounds including educational facilities; historic resources; and vacant and undeveloped land. The map must also indicate the generalized existing land uses of all adjacent land.
14. Indicate, in tabular form, the approximate acreage and the general range of density of use (units per acre) or intensity of use of each existing land use.
15. Provide a map of the parcel that indicates generalized existing natural resources, including: beaches and shores, estuarine systems; rivers, floodplains, harbors, and wetlands.
16. Indicate, in tabular form, the acreage of each type of existing natural resources.
17. Provide a map that indicates the proposed future land uses including: Low Density Residential; Medium Density Residential; Moderate Density Residential; High Density Residential; Transient/Residential; Commercial; Public Buildings and Grounds; Other Public Facilities; Recreation/Open Space; Conservation; or any new future land use classifications not currently depicted on the town's Future Land Use Map. The map must also indicate the future land uses of all adjacent land.
18. Indicate whether proposed classifications would require text modifications (amendments) to existing classifications, or whether new future land use classifications are requested. If a text amendment or new classification is proposed, specify the proposed modification or classification. See Future Land Use Plan, Town of Juno Beach Comprehensive Development Plan for definitions of currently adopted future land use classifications.
19. Indicate in tabular form, the approximate acreage and the general range of density or intensity of each proposed future land use.
20. Describe how the proposed future land use is compatible with adjacent future land use classifications, the effect the amendment will have on the current distribution of residential and commercial future land uses, and if the proposed future land use is compatible with existing land uses, including those within and adjacent to the subject property.
21. In addition to policies that may be affected by #'s 17 and 18 above, indicate any other goals, objectives or policies in the Future Land Use Element of the Town of Juno Beach Comprehensive Plan that may require modification (amendment) as a result of the proposed amendment. Indicate the specific modifications requested, and the justification (including appropriate revisions to supporting data and analyses) for each modification. Also indicate any

additional modifications required, and the justification for that modification, to other portions of the Future Land Use map series of the Comprehensive Plan. The Future Land Use map series includes: the *Town of Juno Beach Future Land Use Map*, *Generalized Soils Distribution*, *Natural Resources*, and *Surface Water Bodies and Flood Plains*.

22. Indicate all goals, objectives or policies in other portions of the Town of Juno Beach Comprehensive Development Plan that may require modification (amendment) as a result of the proposed amendment. Indicate the specific modifications requested, and the justification (including appropriate revisions to supporting data and analyses) for each modification. Other portions of the adopted Town of Juno Beach Comprehensive Development Plan that could be affected include: *Traffic Circulation Element*, including the *Future Traffic Circulation Map*, functional classifications of roadways, number of lanes; *Housing Element*; *Infrastructure Element*, including *Sanitary Sewer*, *Solid Waste*, *Drainage*, *Potable Water*, and *Natural Groundwater Aquifer Recharge*; *Conservation Element*; *Recreation and Open Space Element*; *Coastal Management Element*; *Intergovernmental Coordination Element*; *Capital Improvements Element*; *Five-Year Schedule of Capital Improvements*; *Population Projections and Definitions*.

23. Describe how the proposed amendment is consistent with and furthers the Town of Juno Beach Comprehensive Development Plan. Indicate specific goals, objectives and polices that the proposed amendment furthers or with which the proposed amendment is consistent.

24. Analyze the impact of the proposed amendment on any existing blighted areas.

25. Analyze the character of the developed and undeveloped land included in the amendment, including: the ability to be served by existing or proposed public water, sewer, transportation, and drainage facilities; the types of soils and the ability to support the proposed amendment; topography; the impact of the proposed amendment on existing natural resources, including flood prone areas, wetlands, uplands, native vegetation and protected plant and animal species; and the impact of the proposed amendment on existing historic resources.

26. Indicate how water and sewer will be provided. If from a public supply system, describe how an existing system will be expanded to provide service to the subject property. If from an expanded or from a new system, describe any facilities (including new treatment plants) that will be constructed to provide service, an approximation of the cost and the funding source(s).

27. Describe the existing drainage pattern of the subject property. Describe the impacts the proposed amendment will have on the quality and quantity of stormwater runoff, and the anticipated general approach to be taken regarding stormwater management.

28. Demonstrate that levels of service for public facilities and services can be met by

development permissible because of the proposed amendment. Public facilities and services for which levels of service are established include transportation (roads), solid waste, recreation, public supply water, public supply sewer, and drainage.

With regard to transportation impacts, indicate the Maximum number of net new trips that could be generated by the amendment if development occurred at the maximum density or intensity allowed by the requested future land use classification. Specifically state and justify any extenuating circumstances that would result in the number of new net trips being less than that otherwise permissible by the maximum density or intensity allowed. Demonstrate the impact this will have on existing and projected transportation levels of service for all impacted roadways. The analysis and methodology must be included. Existing and projected transportation level of service information is included in the attached worksheet.

If construction of roadway improvements will be required to support the amendment of the development, indicate what the improvements are, the approximate cost and the funding source(s).

29. Provide copies of any permits, correspondence or other documentation you have received from other local, regional, state, or federal entities concerning development of the subject property.

30. Provide any information and drawings that you have developed as a concept plan for the property, such as the type and size of project, proposed roads and roadway improvements, location and types of public facilities, conceptual drainage information, or a development schedule. Also provide any other information, drawings, statements or materials that are relevant to, or provide justification for, the proposed amendment.

31. Describe how the proposed amendment is consistent with state and regional goals (*Treasure Coast Comprehensive Regional Policy Plan* and the *State Comprehensive Plan*).

32. Provide a copy of the property identification card(s) from the Palm Beach County Property Appraiser for all parcels included in the amendment.

33. Submit your completed application, along with your application fee (\$2,500.00) to the Town of Juno Beach, 340 Ocean Drive, Juno Beach, FL 33408.