

TOWN OF JUNO BEACH
RECEIVED

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

2024 MAR 22 P 2:01

Application for Development and Site Plan Review

Applicant: 700 Ocean Drive Subdivision, Stephen Montgomery,
Project: 714 & 716 Ocean Drive President

Location: 714 Ocean Drive & 716 Ocean drive

Owner(s): _____

Signature(s): Applicant: Stephen Montgomery, President

Owner(s): Natasha & Boris Ivanov

Agent (if other than Applicant/Owner): _____

Mailing Address

Applicant: 700 Ocean Drive, Juno Beach Phone: _____

Owner(s): 714 Ocean Drive, Juno Bch, FL Phone: 561-339-4741

Agent: _____ Phone: _____

Architect: McCarron & Associates Phone: 561-997-0579

Engineer: Casey Najjar Phone: 561-362-0237

Planner: _____ Phone: _____

Landscape Architect: Parker & Yvette Phone: 561-747-5069

(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 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.

March 21, 2024
Date

Stephen Montgomery Pres.
Signature of Applicant

THE APPLICANT (OR REPRESENTATIVE) MUST SCHEDULE A MEETING WITH THE PLANNING & ZONING DIRECTOR TO SUBMIT THE MATERIALS NECESSARY FOR EACH APPLCIATION. 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 measurement 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 uses areas on adjacent areas.
- ___ (e) Location of property line, right-of-way, proposed/existing easements, water sources, 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, bike paths, 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 aisled, 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 reserves 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 of less (exempt)

___ greater than ½ acre (requires permit though 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 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:

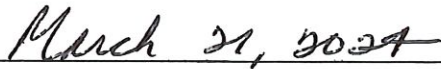
- 1. 8 ½" x 11" location map showing site and uses adjacent to and across from site.
- 2. Front, side and rear elevations of all buildings.
- 3. Typical floor plans.
- 4. Graphic survey of existing vegetation, delineating all viable native vegetation and all trees greater than four (4) inches in diameter (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 the 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 Environmental 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 sufficient 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 P7Z 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



Cover Letter

Date: August 14, 2024

To: Town of Juno Beach Planning and Zoning Department

From: ET Thomas Construction, Inc. on behalf of Natasha Ivanov of 714 Ocean Drive, Juno Beach, FL 33408

Re: 714 & 716 Ocean Drive

Please find a revised set of plans with a list of changes to plans:

- Footprint Changes:
 - o Front door wall moved out 4'6".
 - o South Side yard: Cabana bath, storage and outdoor shower moved to the rear (East) of the property to be more accessible from the pool area.
 - o Front gate/Front door entry: added columns at front door covered entry to make look more mediterranean/coastal and inclusive, but removed the tiny roof over the gate that looked a bit heavy.
- Page E:
 - o Changed the shading colors to differentiate between new and old better.
 - o Site plan on page E updated with actual hardscape.
 - o Updated tables for square footages and percentages on page E based on the minor structure changes listed above footprint changes.
 - o Overall square footage went up by 73sqft.
 - o Footprint went up from 125sqft.
- Window and Doors updated to be bronze frame color, and dividers removed to notate actual sizes possible from window and door manufacturer.
- Page CV, G and H:
 - o Landscaping update on the renderings (Cover Page, and Page G and H) to the actual landscape plan, as close as possible with limitations of the computer programming. The heights and palm leave spreads are not entirely accurate, and selection of shrubs, but it shows a closer representation to the general idea.
 - o Renderings on page G show actual photos from the neighboring homes to show more accurately, as well as an overhead that shows the new to the old very well.
- Landscape/Hardscape plan:
 - o Reworked the front entry area to accommodate the new architectural front entry with steps and planters.
 - o Adjusted some minor landscaping plantings, keeping the 50% native requirement.

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5 6 1 . 6 0 3 . 0 2 3 2



- Turf area at driveway adjusted to a square.
- The rear isolated patio between palms was brought into the deck area and the deck on the north side was made smaller, also allowing the walkway to the beach to be included and smaller.
- South side yard adjusted due to the architectural changes (cabana bath, storage, etc.).
- Project Narrative Changes:
 - The square footages and data tables have been updated
 - The exterior finishes have been updated (Roof, window frame color, fire bowl specs, proposed rear turtle lights, front elevation lighting, etc.)

The following is a list of documents being submitted (10 copies needed):

Large Plans:

- Plans
- Landscape/Hardscape plans
- Drainage Plan
- Survey- Existing and proposed new
- Replat combining the 2 lots
- Proposed new Master Site Plan for 700 Ocean Subdivision

Letter Sized Paper:

- 700 Ocean HOA Amendment
- Warranty Deed 714 Ocean Drive
- Warranty Deed 716 Ocean Drive
- Letter stating that both properties are being put into the same LLC Name
- ET Thomas Construction Representing Ivanov Letter Signed
- Subdivision Overview
- Project Narrative

Not included (not sure if this is needed):

- Application signed by the President of the HOA

Please contact me with any questions, concerns or additional requests.

Thank you,

Leslie Thomas

561.603.0232

Leslie@ETThomasConstruction.com

18683 SE ST. AUGUSTINE WAY, TEQUESTA FL 33469
561.603.0232

To: Town of Juno Beach Planning and Zoning Department

**Re: Request to Amend the Site Plan for 700 Ocean Drive Subdivision
714 & 716 Ocean Drive**

Discussion:

The owner of 714 and 716 Ocean Drive would like to combine the two lots, changing the 700 Ocean Drive subdivision from 10 single family homes sites to 9 single family home sites. After which, the owner would like to demolish both homes and construct one new home on both properties within the same zero lot line standards, having the home abutting the North lot line with a 10' easement on the south side.

Attachments to submittal:

1. Application for Development and Site Plan Review
2. Architectural plans with Site plan, elevations and renderings
3. Landscape/Hardscape plans
4. Drainage Plan
5. Survey with existing homes and separate lots, and proposed home with combined lot.

Site Plan Criteria

1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use.
 - a. Yes, the new plan complies with the comprehensive plan.
2. Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets.
 - a. Yes, there are no changes and the new plan keeps the existing pedestrian and vehicular traffic system in the same means.
3. Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection.
 - a. Yes, there are no changes to this, so it does not apply.
4. Complies with provisions of Chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities.
 - a. Yes, the drainage is outlined in the attached drainage plan. The sanitary sewer and potable water will remain in the existing location for 714 and will service the one residence and remove 716 utilities.
5. Is planned in accordance with natural characteristics of the land, including but not limited to, slope, elevation, drainage pavers (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features.
 - a. Yes, we are planning on keeping the existing elevations. The elevations, drainage and landscaping can be found on the survey, drainage plan and landscape/hardscape plan.
6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance.
 - a. Yes, please see the landscape/hardscape plan. Nothing east of the existing retaining wall is being touched (old CCCL), and will remain as is and protected during construction.
7. Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection.

- a. Does not apply.
- 8. Complies with all sections of this chapter.
 - a. Yes.

Old CCL:

Per Section 34-1123 the code states that “all reference to the Coastal Construction Control Line (CCCL) refer to that line which was established in 1979 and do not pertain to the revised line, established in August 1997.” The proposed residence does not change and/or disturb anything east of the original CCCL. Everything proposed is west of the original CCCL.

The only structures within the 50’ setback west of the CCCL currently are the pool and fireplace. The proposed new residence will also have a pool, and fireplace, as well as two firebowls and a fire pit, within the 50’ setback of the CCCL.

Appearance Review Criteria

- 1. Style: The style of the proposed home is keeping with the Old Florida style that consists of the Key West Cracker Coastal and Mediterranean Vernacular. The subdivision is more of the Mediterranean style, as per the original construction in the 1990s. Within the last 10 years, homes have been updating in the neighborhood to transform the style into a mixture of both Mediterranean and Key West Cracker Coastal, such as 704 Ocean Drive (pictures below). This new construction at 714-716 Ocean Drive will mimic this style and combine Mediterranean and Key West Cracker Coastal. The construction of this home will be concrete masonry block and smooth stucco. The roof construction will be simple pitched roof trusses with a barrel pink-reddish concrete tile to match the roofs of the existing 700 Ocean Drive residences in the community. The body will be a similar light crème color as 704 Ocean Drive.

The elevations consist of some Florida Vernacular design elements such as the large lantern lights, large patio spaces, balconies, lush landscaping, and louvered/paneled garage doors just as 704 Ocean Drive did to update the home around 2017. The rear will feature an abundance of glass to capture the ocean view and feeling of outdoor living.

Please see picture to the right of 704 Ocean Drive, as the inspiration for the new home.



- 2. Harmony:

The proposed home to replace 714 & 716 Ocean Drive will relate directly to the other 8 homes in the 700 Ocean Drive subdivision. All homes maintain a 20' front setback with a 10' side setback. The existing building elevation from sea level will remain the same, exceeding the requirements of FEMA + 10" by about 10 feet. We will keep the properties, garages, and main finish floor level at the same height as the existing homes. This will also allow us to maintain the max height of the structure to relate to the other 8 homes in the community, not just in design, but also in how they are perceived from the street.

We have employed design elements in the building to make this double lot home harmonious with the single lot homes on either side. In the design process, we have decided to use the existing homes garages and courtyard layouts to make the perception of the house from the street as being two separate homes. In the proposed scheme, the new residence will have two separate 2-car garages (facing different directions), and two separate courtyard entrances, with slightly different design

elements to give the effect of two separate homes. One of the main elements of this redesign is to remain in harmony with the homes around it that sit on 0.4 acre lots compared to the new 0.8 acre lot of the proposed home. The proposed design of the front elevation to emphasize an imaginary demising wall and a division in the front elevation was a key factor in approval from the subdivision 700 Ocean Drive HOA. The new proposed home will still maintain a zero lot line application, in which the home is abutting the north lot line and maintains the 10' south easement, as the homes in the subdivision.

The materials of this home, as previously stated, will be similar to that of 704 Ocean Dr. in the 700 Ocean sub-division. The existing homes are more Mediterranean in style than the new residence which will make the switch to Florida Coastal "Cracker" style. Wood look front doors, garage doors, and courtyard gates will be utilized to soften the concrete and stucco construction. The lantern style coach lighting with ample outdoor patio space will also enhance the Florida Vernacular. Stucco window and door surrounds will also be employed to create meaningful detail to support the Florida Vernacular look and stay away from the common basic and clean line aspects of modern design.



The homes located at 700 Ocean Drive Subdivision all are on lots similar to the .4 acre size. The homes range from 4700sqft- 8000sqft, with a majority around 8,000 sqft. The new lot will be roughly .8 acres. In proportion to the lot size and homes currently, the home should be between 9,400- 16,000 square feet. The new proposed home is 14,738 sqft. Even though the home size is larger, if the 716 home were to remodeled to become an 8,000 sqft. home, the two lots would have about 16,000 sqft total (current proposed at 14,738 sqft.) Therefore, the proposed, 14,738 sqft home on the 38,328 sqft lot, is in proportion to the other homes. However, to keep the Bulk/Mass/Scale in visible proportion to the other homes in the neighborhood, the design of the new home is structured in a way to create the illusion of two separate homes, with two driveways, two entrance courtyards, two separate (different direction) garages. The idea is to keep the similar look from the street to maintain the appearance consistent to the current homes in relation to the size, scale and bulk of the home, which helps create the harmony within the community. In addition to this, the footprint of the under air and garages of the existing homes are 3,774 sqft (714 Ocean) and 3,378 sqft (716 Ocean), combined that is 7,152 sqft. The new proposed structure's footprint is 7,196 sqft. The new footprint of the proposed home is slightly less than the existing footprint. This is also attributed to the fact that the coastal construction line is now further West, which we have abided by in the new design plans.

Comparison Table of neighboring properties in relation to the subject property.

| <u>Address</u> | <u>Year Built</u> | <u>Roof Structure</u> | <u>Roof Coverage</u> | <u>Total Sq. Ft.</u> | <u>Under Air Sq. Ft.</u> | <u>Lot Size Sq. Ft.</u> | <u>Story</u> | <u>Footprint sq.ft.</u> | <u>Notes</u> |
|-----------------------------------|-------------------|-----------------------|----------------------|--|--------------------------|-------------------------|--------------|--|--|
| 714 Ocean (existing) | 1994 | Wood Truss | Concrete Barrel Tile | 7,987 | 6,055 | 19,432 | 2 | 3,774 | |
| 716 Ocean (existing) | 1993 | Wood Truss | Concrete Barrel Tile | 4,767 | 3,240 | 18,896, | 2 | 3,378 | |
| | | | | | | | | 7,152 total footprint of both existing homes | |
| New Proposed combined 714 and 716 | 2024 | Wood Truss | Concrete Barrel Tile | 14,738 *Includes all areas int and ext under roof | 11,955 | 38,328 | 2 | 7,196 | Smaller/similar footprint to existing homes combined |
| Neighboring Homes: | | | | | | | | | |
| 712 | 1993 | Wood Truss | Concrete Barrel Tile | 7,945 | 6,152 | 19,959 | 2 | Not known | South homesite next to new residence |
| 718 | 1995 | Wood Truss | Concrete Barrel Tile | 7,603 | 6,382 | 18,347 | 2 | Not known | North homesite next to new residence |

3. Modern Operations: The residences stairwell will become an architectural element. It is to be clad in similar windows as the rest of the front elevation. It will also have an entablature detail with wood look (completed out of stucco for quality and longevity), and out lookers to tie it back into the Key West Cracker style. In-keeping with all other 8 homes in the community, it too will have an atrium glass skylight to allow light into the stairwell. The elevator shaft will be hidden inside of the residence with no visible shaft from the exterior.
4. Accessory structures: Any accessory features, such as light fixtures will comply with the FDEP and will be a similar design as the neighboring single family homes, especially 704 Ocean Drive. The pool, fireplace and outdoor bbq areas will as well be similar design as existing and as the neighboring single family homes.
5. Buildings over 40 feet in height: Does not apply. The max building height will remain similar to the structures on either side at 30' above finish floor level.
6. Mechanical Equipment: All mechanical equipment (AC and pool equipment) will be located on the south side of the property in the 10' utility easement setback provided. It will be screened with a site wall for protection from the ocean salt air, and landscaping. It is completely out of view from any neighbors. Please note that this is the existing location, and is the same location as the other homes in the community.
7. Towns Appearance standards: Complies with the towns appearance standards.

Proposed Home Finishes:

Paint:

- Body and trim color - White Dove or Similar



Roofing Material: Barrel Style Concrete Roof Tile - Barcelona Barrel style- Canyon Blend Color or similar to existing homes in the subdivision (pictures of existing homes below)

Chestnut Burnt
(with black antiquing)

or Espresso Blend
(no antiquing)



Barcelona 900 – Espresso Blend



Picture of the Espresso Blend Roof tile installed

Key West Out lookers - same color as body of house: Style similar as pictures below:



Railing:

Front gate and balcony railing: Southern most entry and balcony- Key West Style railing



Rear balcony railings: Glass panel railing to obtain unobstructed views to the ocean.



Gate Doors: Northern most courtyard louvered gate doors (similar to existing home 716 gate doorway) and picture of doors below.



Garage Doors: Coastal Wood Shutter Look



Windows and Doors: Bronze aluminum impact glass- turtle glass

Front Driveway Pavers: Same as common area paving material



Rear pool deck: marble/porcelain impermeable material. It will be very similar to something such as the same travertine tumbled stone, or the same shell stone (Idea pictures below).



Landscaping: Proposed landscaping plan per the attached plan.

- Grass in the rear to be real Azoyza grass, not synthetic.

Front Sconce Lighting:



Rear Lighting: All to be per the proper codes for Turtle restrictions. This is the proposed sconce to be used:

Matira Turtle Friendly Outdoor Wall Sconce
SPEC # ACC1148949



Fire Bowls: At either side of the pool



Pictures of existing homes for comparison purposes in the Subdivision (additional pictures included in architectural plans):



714 Ocean Drive
(Existing Subject South Home)



712 Ocean Drive

710 Ocean Drive



704 Ocean Drive
(Inspiration home)



702 Ocean Drive



Subdivision Common
Sidewalk – Travertine
tumbled marble



700 Ocean Drive Subdivision

Located on Ocean Drive

Closest cross street is N Lyra Circle and Ocean Drive



Date: 4/15/2024

To: Town of Juno Beach Planning and Zoning Department

From: ET Thomas Construction, Inc. on behalf of Natasha Ivanov of 714 Ocean Drive, Juno Beach, FL 33408

Re: Owners of 714 and 714 Ocean Drive, Juno Beach, FL 33408

To Whom it May Concern:

This letter is to notify that the both properties 714 and 716 Ocean Drive are owned by the same family, however in different LLC names. The owners are in the process of getting both properties listed under the same LLC in preparation for merging the titles of both properties.

The owner of 714 Ocean Drive is currently Luxury Homes of the Palm Beaches, LLC.

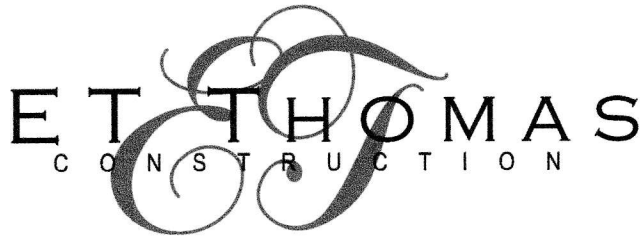
The owner of 716 Ocean Drive is currently Junonest LLC.

The owner/inhabitant is Natasha and Boris Ivanov. They are in the process of changing 714 Ocean Drive to be Junonest, LLC. Both properties will be in this name in preparation for the unity of title.

Sincerely,

Leslie Thomas

Vice President
ET Thomas Construction, Inc.



APRIL 4,, 2024

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

RE: 700 Ocean Drive- Combination of two single family home sites 714 and 716 Ocean Drive

To Whom it may Concern:

This letter certifies that Leslie Thomas Beals, and Eileen Thomas Weaver, of ET Thomas Construction, Inc. are authorized to speak and attend meetings on behalf of the follow entities:

714 and 716 Ocean Drive, owners Luxury Homes of the Palm Beaches LLC and JunoNest LLC, Natasha and Boris Ivanov

I, Natasha Ivanov, approve Leslie Thomas Beals, and Eileen Thomas Weaver, of ET Thomas Construction, Inc. are authorized to speak and attend meetings on behalf of myself for both Luxury Homes of the Palm Beaches LLC and JunoNest LLC regarding the properties located at 714 and 716 Ocean Drive, Juno Beach, FL 33408.

A handwritten signature in black ink, appearing to read 'N. Ivanov', is written over a horizontal line.

Natasha Ivanov
Luxury Homes of the Palm Beach's LLC and JunoNest LLC

Date

4/4/2024



CFN 20100021252
OR BK 23648 PG 0725
RECORDED 01/19/2010 13:11:57
Palm Beach County, Florida
AMT 4,450,000.00
Doc Stamp 31,150.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0725 - 727; (3pgs)

Prepared by and return to:
Albert J. Gamot, Jr., P.A.
2701 PGA Blvd. Suite C
Palm Beach Gardens, FL 33410
561-832-5500
File Number: 09-1645
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of January, 2010 between August B. Juliano, an unmarried man, whose post office address is 577 Godwin Avenue, Midland Park, NJ 07432 and Cape Fear Investments, LLC, a Delaware limited liability company whose post office address is Post Office Box 2937, Honolulu, HI 96802, grantor, and Luxury Homes of the Palm Beaches, LLC, a Florida Limited Liability Company whose post office address is 163 Commodore Drive, Jupiter, FL 33477, 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:

Lot 4, of PLAT OF 700 OCEAN DRIVE, according to the Plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach Gardens, Florida

Parcel Identification Number: 28-43-41-28-47-000-0040

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, 2009.

Subject to restrictions and matters appearing on the plat or otherwise common to the subdivision and unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines), provided this shall not serve to reimpose any of the foregoing.

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

CFN 20230307124
OR BK 34540 PG 38
 RECORDED 9/6/2023 11:33 AM
 AMT: \$7,100,000.00
 DEED DOC \$49,700.00
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs: 38 - 39; (2pgs)

Prepared by
 Jennifer Garvin, an employee of
 First American Title Insurance Company
 13450 West Sunrise Blvd, Suite 300
 Sunrise, Florida 33323
 (954)839-2900

Return to: Grantee

File No.: 9918-110048125e

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **August 31, 2023**, between

Michael A. Vlastic and Paul A. Vlastic, individually and as Successor Co-Trustees of the Robert J. Vlastic Revocable Living Trust dated March 16, 1971, as amended

whose mailing address is: 38710 Woodward Avenue, Ste 100, Bloomfield Hills, MI 48304,
 party of the first part, and

Junonest, LLC, a Florida limited liability company

whose mailing address is: 716 OCEAN DRIVE , JUNO BEACH, FL 33408-1911
 party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **PALM BEACH** County, **Florida**, to-wit:

Lot 3, 700 OCEAN DRIVE, according to the Plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **28-43-41-28-47-000-0030**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

TRUSTEE(S), Michael A. Vlastic & Paul A. Vlastic, has/have full power to sell, transfer, mortgage said real estate.

Grantors hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantors as Trustees in their fiduciary capacity only.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anyway appertaining to that real property.

Prepared by and return to:
Richard D. Percic, Esquire
JECK, HARRIS, RAYNOR & JONES, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
Telephone: (561) 746-1002

**CERTIFICATE OF SECOND AMENDMENT
TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND
RESTRICTIONS FOR 700 OCEAN DRIVE**

WE HEREBY CERTIFY that:

1. The undersigned are currently the duly elected President and Secretary of 700 OCEAN DRIVE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

2. The Amendments attached to this Certificate as *Exhibit "A"* (the "Amendments") were duly adopted pursuant to the terms of Article XV, Section 15.7, of the Second Amended and Restated Declaration of Covenants and Restrictions for 700 Ocean Drive, attached to that Certificate Regarding Approval of Second Amended and Restated Declaration of Covenants and Restrictions for 700 Ocean Drive, Second Amended and Restated Articles of Incorporation of 700 Ocean Drive Homeowners' Association, Inc., and Second Amended and Restated Bylaws of 700 Ocean Drive Homeowners' Association, Inc., recorded March 23, 2017, in Official Records Book 28968, Page 1100, as amended by that Certificate of First Amendment to Second Amended and Restated Declaration of Covenants and Restrictions for 700 Ocean Drive recorded March 23, 2022, in Official Records Book 33407, Page 542, both of the Public Records of Palm Beach County, Florida, by: (a) a majority vote of the Board of Directors at a Board of Directors meeting held on December 14, 2023; and (b) Written Consents of a majority of the Members of the Association.

DATED this 27th day of December, 2023

700 OCEAN DRIVE HOMEOWNERS'
ASSOCIATION, INC., a Florida corporation
not for profit

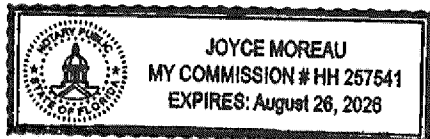
By: Stephen Montgomery
Stephen Montgomery, President

By: Darla McLeod
Darla McLeod, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing Certificate was acknowledged before me by means of physical presence or online notarization, this 26th day of December, 2023, by Stephen Montgomery, as President, and Darla McLeod, as Secretary, of 700 OCEAN DRIVE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit. Stephen Montgomery and Darla McLeod are personally known to me or produced driver's licenses as identification.

[SEAL]



Joyce Moreau
Notary Public - State of Florida
Printed Name: Joyce Moreau
My Commission Expires: 08/28/24

Exhibit "A"
**SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS OF 700 OCEAN DRIVE**

The following rules of construction shall apply to this Second Amendment to the Second Amended and Restated Declaration of Covenants and Restrictions of 700 Ocean Drive (the "Second Amended Declaration"):

- A. Words in text which are ~~stricken~~ indicate deletions from the existing text.
- B. Words in the text which are underlined (other than existing headings, which were already underlined in the text) indicate additions to the existing text.
- C. Capitalized terms set forth below if not defined below are defined in the Second Amended Declaration.

1. **Article VIII, Section 8.2, of the Second Amended Declaration is amended as follows:**

8.2 Architectural Review Restrictions. No additions, installations, changes, alterations, removals or change in exterior paint color may be made to or from any Dwelling, Lot or other improvement located on a Lot or any demolitions of existing Dwellings, Zero-Lot Line Walls or other structures, unless and until the plans, specifications and location of the same and the exterior paint color shall be evaluated by the ARB as to harmony of external design and location in relation to surrounding structures, the properly lines and topography. Notwithstanding the provisions set forth above, it is the intent of the Association that no Zero-Lot Line Wall shall ~~ever~~ be demolished by an Owner and that the provisions regarding approval by the ARB shall only be applicable upon either of the following events: (a) the damage or destruction of a Zero-Lot Line Wall as a result of a casualty event or act of war; or (b) the combination of two (2) adjacent Lots for the construction of one (1) residence on the conjoined Lots, in which event, the requirement of a Zero-Lot Line Wall is eliminated along the common property line of the conjoined Lots. The architectural review restrictions shall apply to all such additions, installations, changes or alterations, including, but not limited to the following: exterior paint color; signs; exterior lighting; mailboxes; awnings; storm shutters; gas tanks; gas cylinders; landscaping; plantings; exterior painting or staining; fences; walls; Zero-Lot Line Walls; swimming pools; Jacuzzis or hot tubs; tennis courts; barbecues; screen enclosures; beach cabanas; sewers; drains; disposal systems; and landscape devices or objects (collectively, "Modifications").

2. **Article VIII, Section 8.3, of the Second Amended Declaration is amended as follows:**

8.3 Architectural Review Restrictions Applicable to Zero-Lot Line Walls. No Zero-Lot Line Wall shall, ~~at any time,~~ be demolished or moved from its existing location, unless: (a) the Zero-Lot Line Wall is damaged or destroyed by a casualty event or act of war, in which event, the Zero-Lot Line Wall shall be reconstructed in the same configuration and location as the original Zero-Lot Line Wall; or (b) the Zero-Lot Line Wall located between two (2) adjacent Lots is demolished as a result of the combination of two (2) conjoined Lots for the construction of one (1) residence. Such demolition and reconstruction must first be approved and reviewed by the ARB. With regard to a Zero-Lot Line Wall damaged or destroyed by a casualty event or act of war, and the location of the reconstructed Zero-Lot Line Wall must be confirmed to be located in exactly the same location as the original Zero-Lot Line Wall by a boundary survey prepared by a surveyor licensed in the State of Florida, a copy of which boundary survey must be delivered to the ARB before final approval by the ARB of the reconstructed Zero-Lot Line Wall. In the event of the construction of one (1) residence on two (2) adjacent Lots, the Zero-Lot Line Wall along the common property line of the conjoined Lots may be permanently demolished without reconstruction. An Owner may not change the color of a Zero-Lot Line Wall without the prior written approval of the ARB. Any Owner wishing to change the color of a Zero-Lot Line Wall shall make a written request to the ARB and shall provide a sample of the suggested substitute color ("Color Sample") with such written request.

The ARB will provide the Color Sample with written notice of the Owner's request to change the color of the Zero-Lot Line Wall to the adjoining Owner. If the adjoining Owner objects to the change in color of the Zero-Lot Line Wall, the adjoining Owner shall, within ten (10) days after receipt of notice and the Color Sample from the ARB, provide the ARB with such adjoining Owner's objection to the change in color. The ARB shall then decide whether the proposed color is acceptable or whether the original color must remain.

3. **Article VIII, Section 8.7, of the Second Amended Declaration is amended as follows:**

8.7 Design and Development Standards.

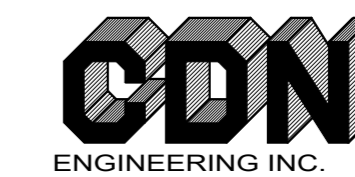
8.7.1 Establishment of Design and Development Standards by the ARB. The ARB is empowered to publish or modify from time to time design and development standards for Modifications, including but not limited to the following: (a) roof and roof design; (b) fences, walls and similar structures; (c) exterior building materials and colors; (d) exterior landscaping and ground or wall cover; (e) building setbacks, side setbacks, and related height, bulk and design criteria; and (f) walkways and sidewalks.

8.7.2 Specific Design and Development Standards. The following Design and Development Standards are promulgated by the ARB: (a) **Dwelling Footprint:** under no circumstance other than the construction of one (1) residence on two (2) adjoining Lots shall a Dwelling footprint be expanded in any direction or in any amount by an addition or by new construction from the footprint of the Dwelling first constructed on the Lot; (b) **Dwelling Height:** no Dwelling shall exceed the height of the lesser of the following: thirty-five (35) feet above ground level or two (2) stories; and **Completion Deadline for Construction:** all demolition and reconstruction ("**Demolition and Reconstruction**") or new construction ("**Construction**") approved by the ARB shall be completed within one (1) year from and after the date of issuance of the first permit applicable to the Demolition and Reconstruction or the Construction (the "**Construction Deadline**"). In the event that the Demolition and Reconstruction or the Construction cannot be completed prior to the Construction Deadline, the Owner shall make application to the ARB for an extension no less than thirty (30) days prior to the Construction Deadline, which extension shall be granted by the ARB for such period as the ARB deems appropriate upon evidence of diligent prosecution of Demolition and Reconstruction or Construction prior to the Construction Deadline and an estimate of the time to fully complete the Demolition and Reconstruction or the Construction, as applicable.



IVANOV RESIDENCE
JUNO BEACH, FL

| DRAWING INDEX | |
|---------------|-------------------|
| CV | COVER |
| A | FLOOR PLAN |
| B | SECOND FLOOR |
| C | ELEVATIONS |
| D | ELEVATIONS |
| E | SITE PLAN |
| F | PERSPECTIVES |
| G | CONTEXT RENDERERS |
| H | RENDERS |



CUSTOM RESIDENCE AT:
 714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

COVER

| | | |
|-------------------------|---|-----------------------|
| plan #: 10000 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513 | sheet #: CV |
| job #: 23H780 | McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@aol.net - www.mccarroninc.com | of: A-H |
| date: 8/1324 | | |



| PROPOSED AREAS | | |
|-------------------|---------------|---|
| 1ST FLOOR: | | |
| LIVING AREA: | 5,786 SQ. FT. | **TOTAL INTERIOR LIVING AREA: 11,981 SQ. FT. |
| 714 GARAGE: | 710 SQ. FT. | |
| 716 GARAGE: | 650 SQ. FT. | **EXCLUDES GARAGES AND STORAGE |
| STORAGE: | 50 SQ. FT. | |
| COV. PATIO: | 350 SQ. FT. | **TOTAL INTERIOR AREA: 13,391 SQ. FT. |
| (SUMMER KITCHEN): | 676 SQ. FT. | |
| COV. PATIO | 676 SQ. FT. | **TOTAL BUILDING FOOTPRINT: 7,196 SQ. FT. |
| (2-STORY LIVING): | 45 SQ. FT. | |
| COV. ENTRY 716: | 20 SQ. FT. | **INCLUDES GARAGES, AND STORAGE ON GROUND FLOOR |
| COV. ENTRY 714: | 20 SQ. FT. | |
| 2ND FLOOR: | | |
| LIVING AREA: | 6,195 SQ. FT. | **TOTAL BUILDING FOOTPRINT & PATIOS: 8,287 SQ. FT. |
| BALCONIES: | 500 SQ. FT. | |
| COVERED: | 256 SQ. FT. | **INCLUDES GARAGES, STORAGE, AND COVERED AREAS ON GROUND FLOOR |
| UNCOVERED: | 244 SQ. FT. | |

FIRST FLOOR
3/16" = 1'-0"
5,786 SQ FT

CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

FLOOR PLAN

| | | |
|---|--|---|
| plan #: 10000 job #: 23H780 date: 8/13/24 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneing.com P.E. #87108 CA #34513 McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOBBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com | sheet #: A of: A-H |
|---|--|---|



2ND FLOOR
 3/16" = 1'-0" 6,195 SQ FT

| | | | |
|-------------------------|---|---|--|
| | | CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL | |
| | | For: MR. & MRS. IVANOV SECOND FLOOR | |
| plan #: 10000 | CDN ENGINEERING, Inc. <small>3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431</small> | sheet #: B | |
| job #: 23H780 | <small>Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513</small> | McCARRON / ASSOC., Inc. <small>A.J.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@att.net - www.mccarroninc.com</small> | |
| date: 8/1324 | | of: A-H | |



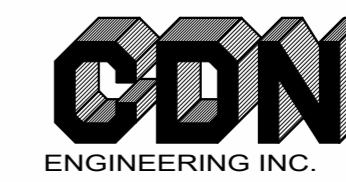
FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

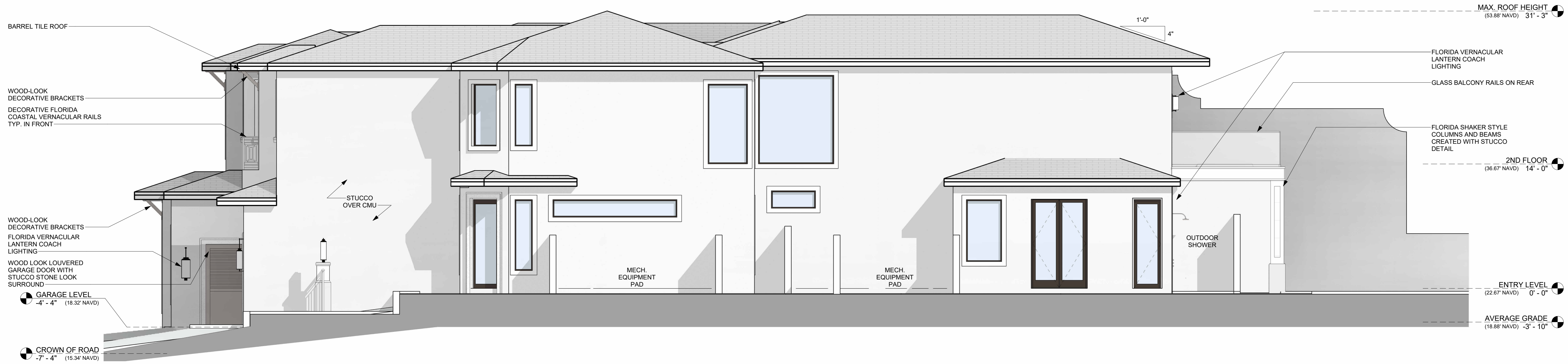


CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

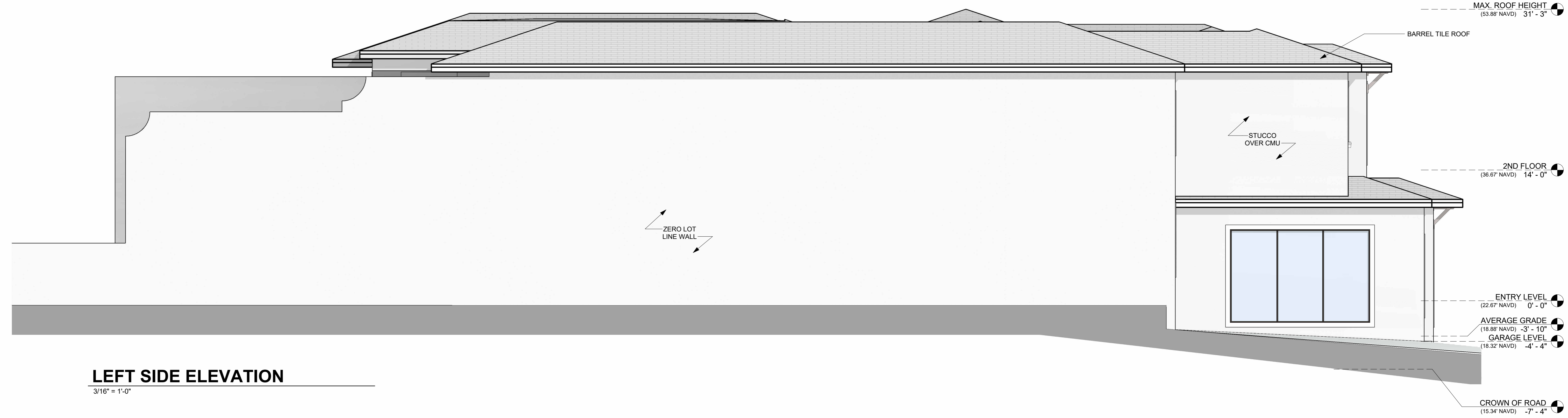
ELEVATIONS

| | | |
|-------------------------|---|----------------------|
| plan #: 10000 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513 | sheet #: C |
| job #: 23H780 | McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOOBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com | of: A-H |
| date: 8/13/24 | | |



RIGHT SIDE ELEVATION

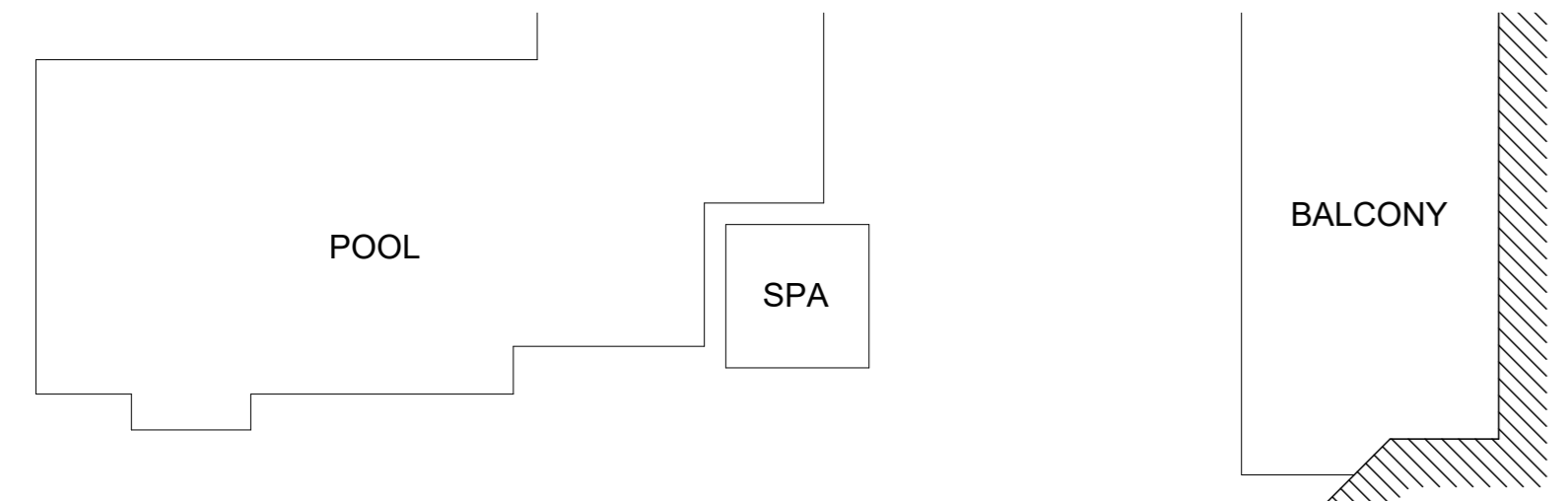
3/16" = 1'-0"



LEFT SIDE ELEVATION

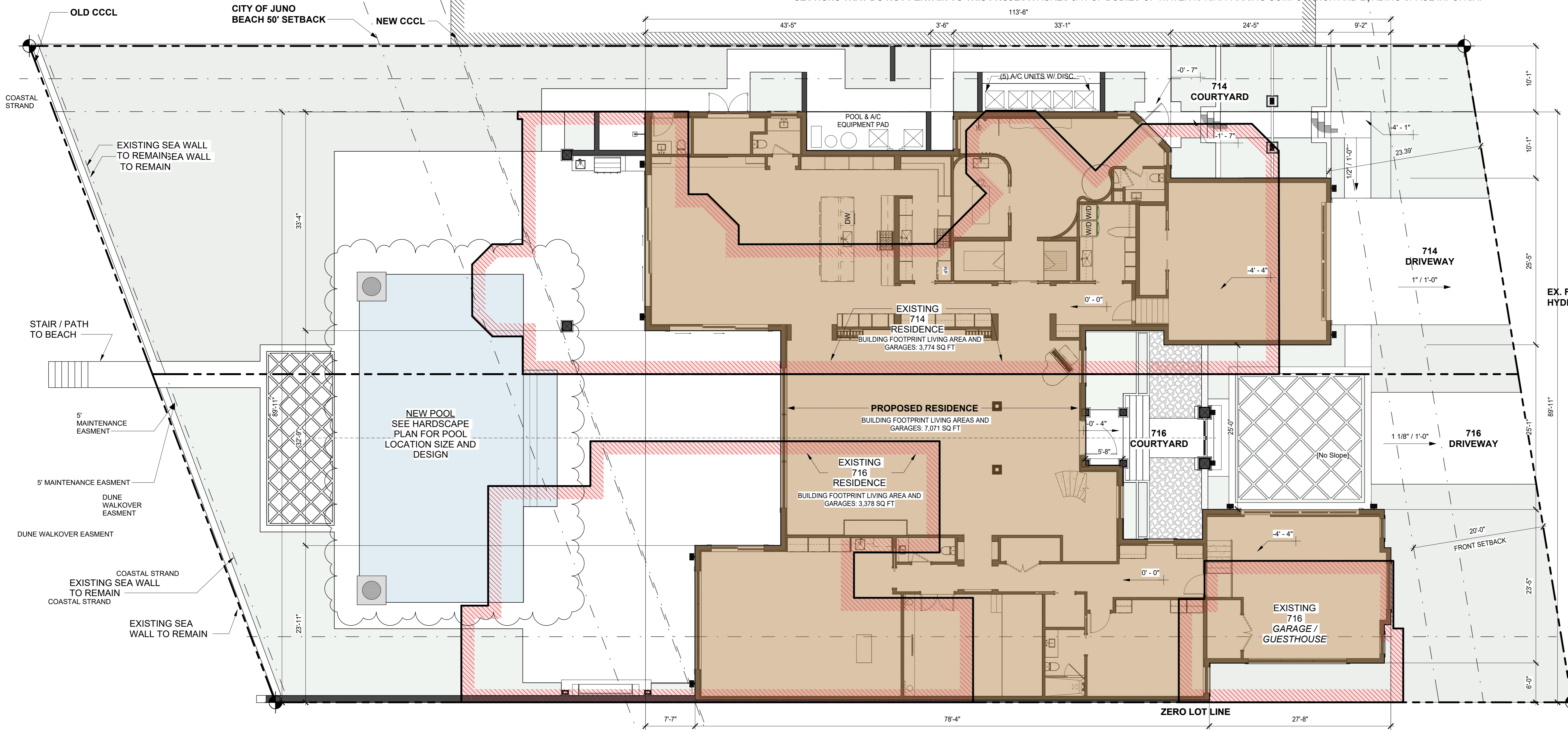
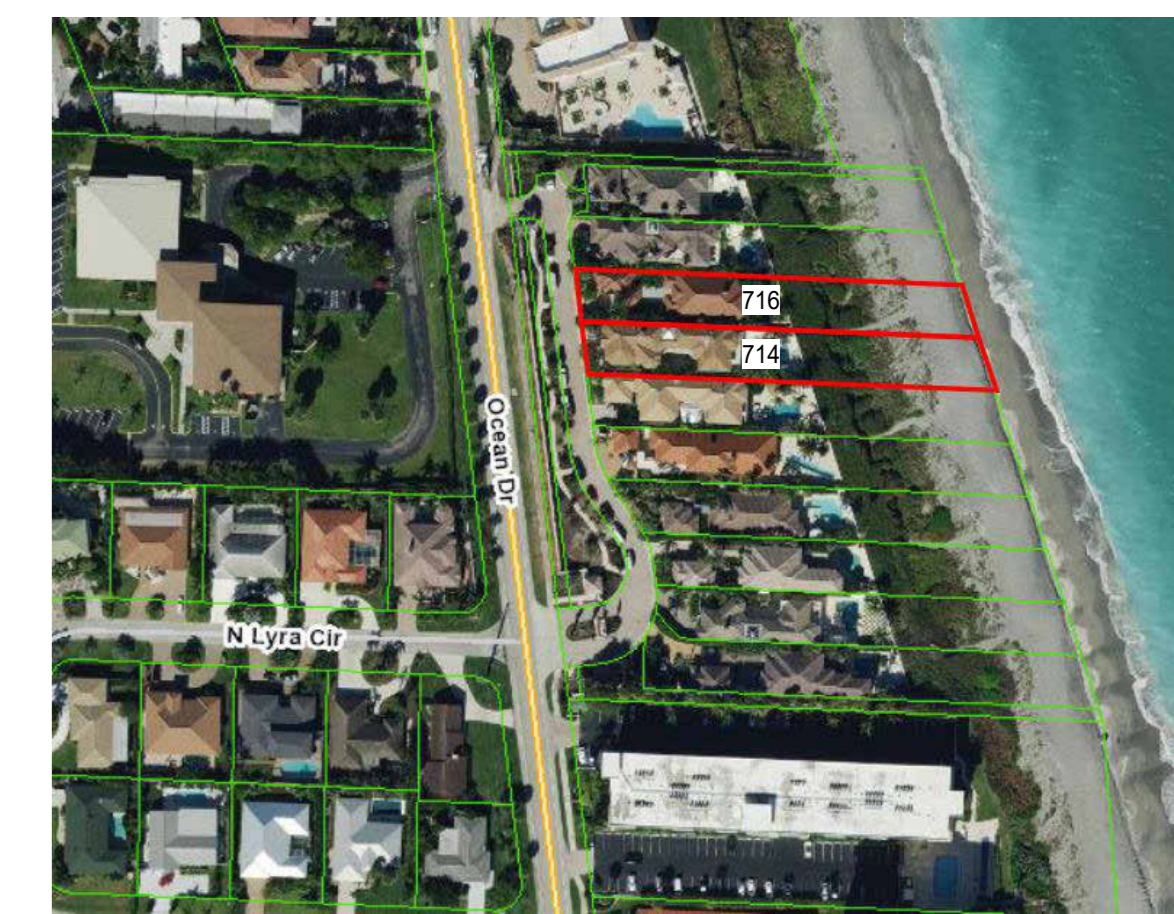
3/16" = 1'-0"

| | | |
|-------------------------|--|----------------------|
| | CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL | |
| | For: MR. & MRS. IVANOV | |
| ELEVATIONS | | |
| plan #: 10000 | CDN ENGINEERING, Inc. <small>3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431</small> | sheet #: D |
| job #: 23H780 | <small>Office (561) 362-0237, www.cdneeng.com P.E. #87108 CA #34513</small> | of: A-H |
| date: 8/1324 | McCARRON / ASSOC., Inc. <small>A.J.B.D. F.R.D.A. 638 LOBBY ST., BOCA RATON, FL 33487 561-997-0579 /- 561-350-4364 mccarronassoc@aol.net www.mccarroninc.com</small> | |



| | EXISTING | EXISTING (COMBINING BOTH PROPERTIES) | PROPOSED (COMBINED PROPERTY) |
|---|---|---|---|
| EXISTING / PROPOSED LAND USE AND ZONING | 714: RESIDENTIAL MULTI-FAMILY 716: RESIDENTIAL MULTI-FAMILY **PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING | PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN | PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN |
| TOTAL ACRES | 714: 19.432 SQ. FT. = 0.4461 ACRES 716: 18,896 SQ. FT. = 0.4338 ACRES | 38,328 SQ. FT. = 0.8799 ACRES | 38,328 SQ. FT. = 0.8799 ACRES |
| INTENSITY (TOTAL GROSS BLD. SQ. FT.) | 714: 7,987 SQ. FT. 716: 4,767 SQ. FT. | 12,754 SQ. FT. COMBINED | 14,738 SQ. FT. |
| GROSS BUILDING FOOTPRINT (SQ. FT.) | 714: 3,774 SQ. FT. 716: 3,378 SQ. FT. | 7,152 SQ. FT. | 7,196 SQ. FT. |
| PERCENT OF OPEN SPACE/ LANDSCAPING, LOT, COVERAGE AND IMPERMIABLE SURFACE (SQ. FT.) | 714: EXISTING 10,665 SQ. FT. BUILDING LOT COVERAGE: 4,552 SQ. FT. (42.7%) HARDSCAPE COVERAGE: 4,352 SQ. FT. (40.8%) LANDSCAPE COVERAGE: 1,761 SQ. FT. (16.5%) 716: 10,139 SQ. FT. BUILDING LOT COVERAGE: 4,369 SQ. FT. (43.1%) HARDSCAPE COVERAGE: 2,960 SQ. FT. (29.2%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (27.7%) | EXISTING COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,921 SQ. FT. (42.9%) HARDSCAPE COVERAGE: 7,312 SQ. FT. (35.1%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (22.0%) | PROPOSED COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,162 SQ. FT. (39.1%) HARDSCAPE COVERAGE: 6,358 SQ. FT. (30.7%) LANDSCAPE COVERAGE: 6,284 SQ. FT. (30.2%) |
| DENSITY, NUMBER OF DWELLING UNITS (RESIDENTIAL) | 714: 1 DWELLING UNIT 6,065 SQ. FT. LIVING AREA 716: 1 DWELLING UNIT 3,240 SQ. FT. LIVING AREA | 2 DWELLING UNITS 9,295 SQ. FT. LIVING AREA | 1 DWELLING UNIT 11,981 SQ. FT. LIVING AREA |
| BUILDING HEIGHT - TO CORRESPOND WITH DATA FROM SURVEY AND PROPOSED FINISH FLOOR ELEVATION | 714: INSUFFICIENT DOCUMENTATION TO DETERMINE 716: INSUFFICIENT DOCUMENTATION TO DETERMINE | N/A | MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD) TOP OF ROOF @ 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD. |

*** SECTIONS THAT DO NOT PERTAIN TO THIS PROJECT: ACRES & % OF BODIES OF WATER IS N/A. PARKING COMPUTATION AND LOADING SPACE INFO. N/A.



| PROPOSED AREAS | |
|---|-----------------------|
| 1ST FLOOR: | |
| LIVING AREA: | 5,786 SQ. FT. |
| 714 GARAGE: | 710 SQ. FT. |
| 716 GARAGE: | 650 SQ. FT. |
| STORAGE: | 50 SQ. FT. |
| COV. PATIO (SUMMER KITCHEN): | 350 SQ. FT. |
| COV. PATIO (2-STORY LIVING): | 676 SQ. FT. |
| COV. ENTRY 716: | 45 SQ. FT. |
| COV. ENTRY 714: | 20 SQ. FT. |
| 2ND FLOOR: | |
| LIVING AREA: | 6,195 SQ. FT. |
| BALCONIES: | 500 SQ. FT. |
| COVERED: | 256 SQ. FT. |
| UNCOVERED: | 244 SQ. FT. |
| **TOTAL INTERIOR LIVING AREA: | 11,981 SQ. FT. |
| **EXCLUDES GARAGES AND STORAGE | |
| **TOTAL INTERIOR AREA: | 13,391 SQ. FT. |
| **INCLUDES GARAGES AND STORAGE | |
| **TOTAL BUILDING FOOTPRINT: | 7,196 SQ. FT. |
| **INCLUDES GARAGES, AND STORAGE ON GROUND FLOOR | |
| **TOTAL BUILDING FOOTPRINT & PATIOS: | 8,287 SQ. FT. |
| **INCLUDES GARAGES, STORAGE, AND COVERED AREAS ON GROUND FLOOR | |

EXISTING PROPERTIES SQ. FT.

**LOT SQUAREFOOTAGE BASE OFF OF PALM BEACH COUNTY PROPERTY APPRAISER

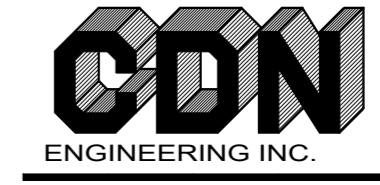
| | |
|--------------------------|----------------|
| 714 OCEAN DR. | |
| LOT SQ. FT.: | 19,432 SQ. FT. |
| FOOTPRINT: | 3,774 SQ. FT. |
| TOTAL SQ. FT.: | 7,987 SQ. FT. |
| TOTAL UNDER AIR SQ. FT.: | 6,055 SQ. FT. |
| 716 OCEAN DR. | |
| LOT SQ. FT.: | 18,896 SQ. FT. |
| FOOTPRINT: | 3,378 SQ. FT. |
| TOTAL SQ. FT.: | 4,767 SQ. FT. |
| TOTAL UNDER AIR SQ. FT.: | 3,240 SQ. FT. |

PROPOSED PROPERTY SQ. FT.

**LOT SQUAREFOOTAGE BASE OFF OF ATTACHED SURVEY

| | |
|------------------------------------|-----------------------------------|
| 714 & 716 OCEAN DR. | |
| LOT SQ. FT.: | 37,769 SQ. FT. |
| BUILDABLE LOT SQ. FT.: | 20,804 SQ. FT. |
| FOOTPRINT: | 7,196 SQ. FT. |
| **INCLUDES ALL COV. PATIOS & BALC. | **34.58% OF BUILDABLE LOT SQ. FT. |
| TOTAL SQ. FT.: | 14,738 SQ. FT. |
| TOTAL UNDER AIR SQ. FT.: | 11,981 SQ. FT. |

SITE
1/8" = 1'-0"

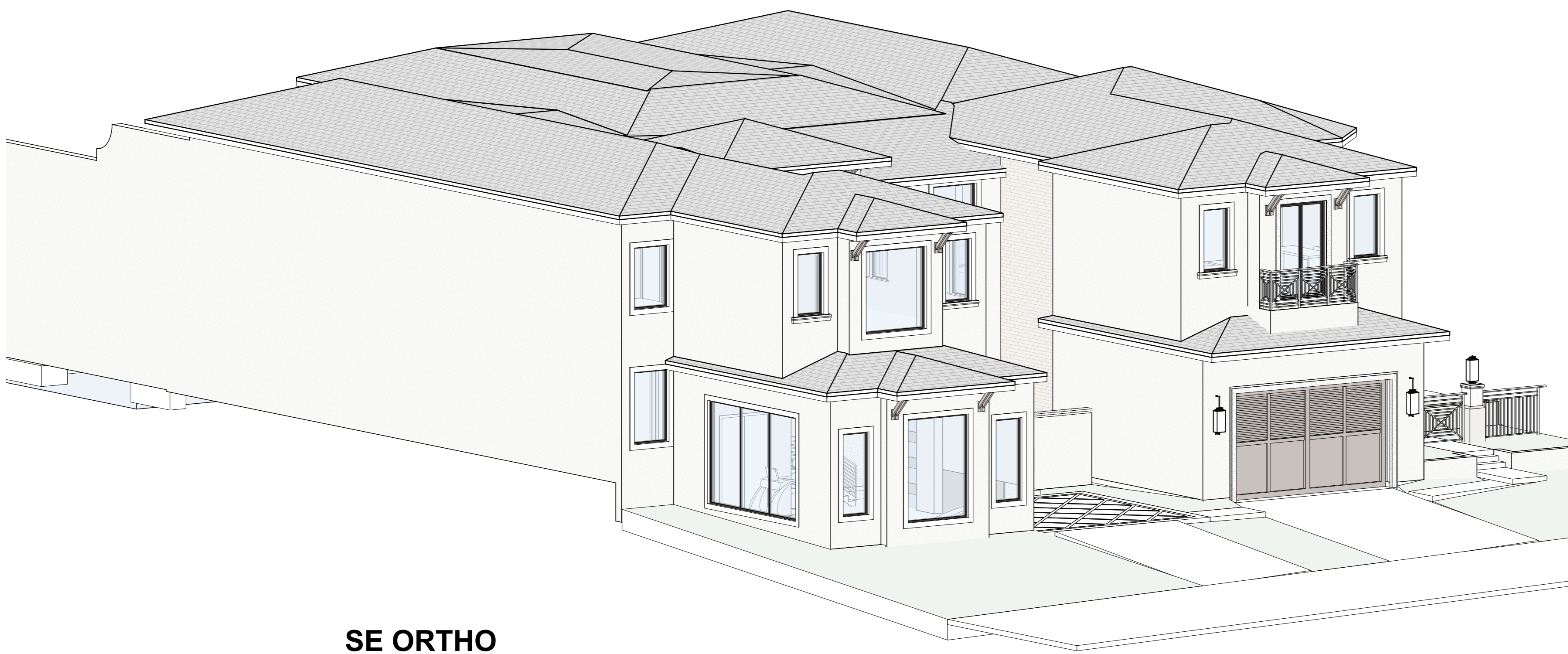


CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

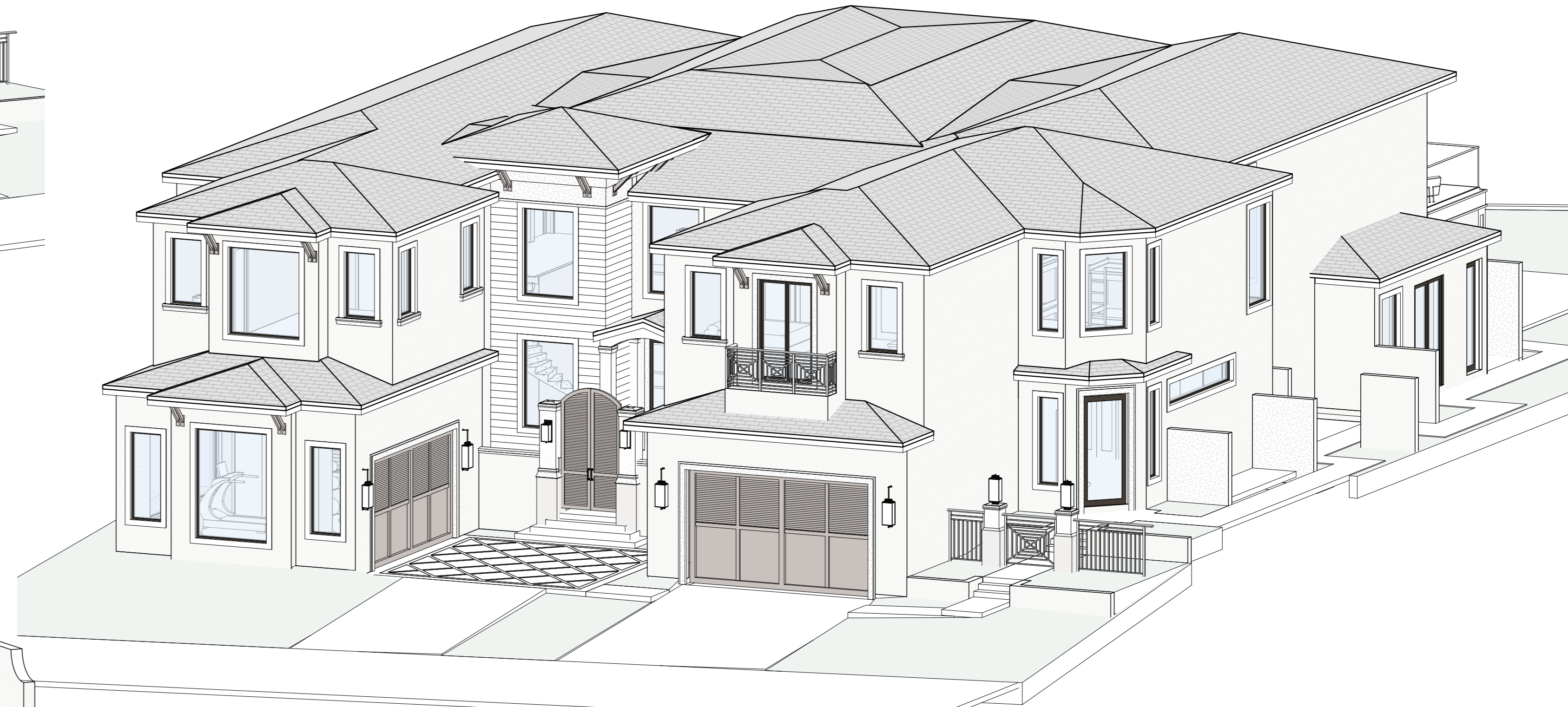
For: MR. & MRS. IVANOV

SITE PLAN

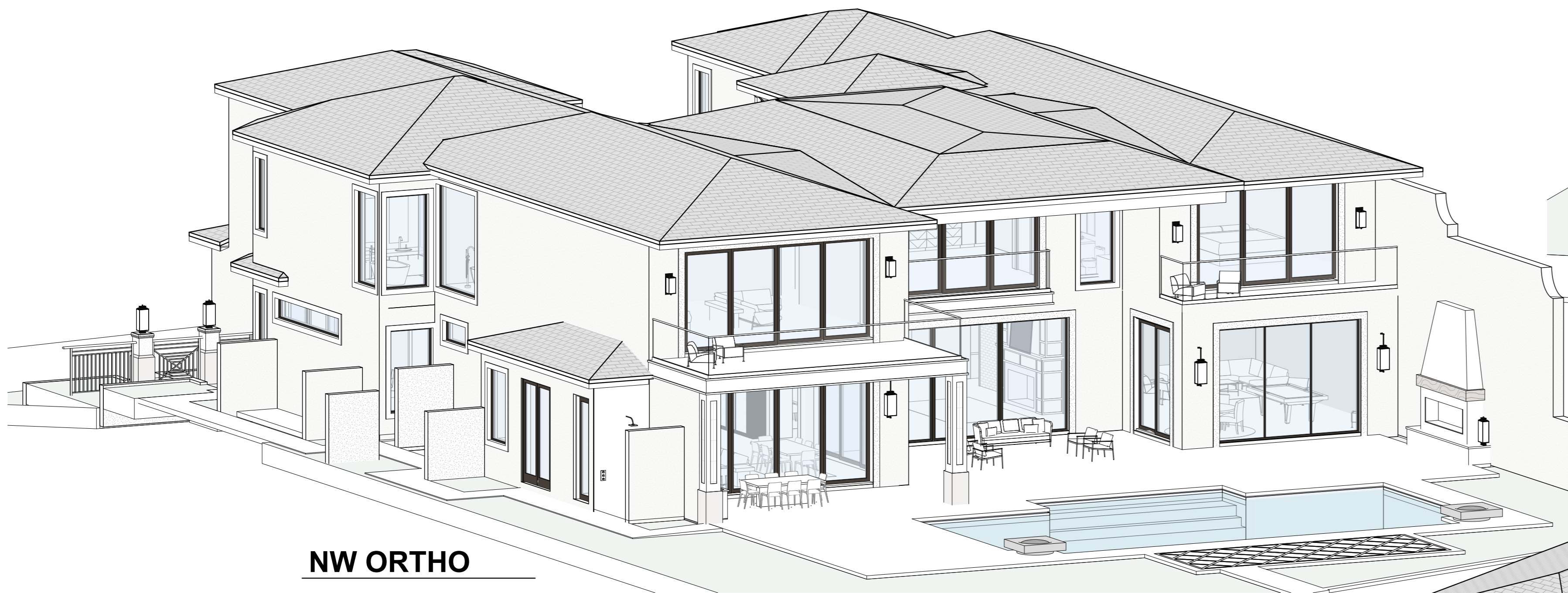
| | | |
|-------------------------|---|----------------------|
| plan #: 10000 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 | sheet #: E |
| job #: 23H780 | Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513 | |
| date: 8/13/24 | McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOBBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com | of: A-H |



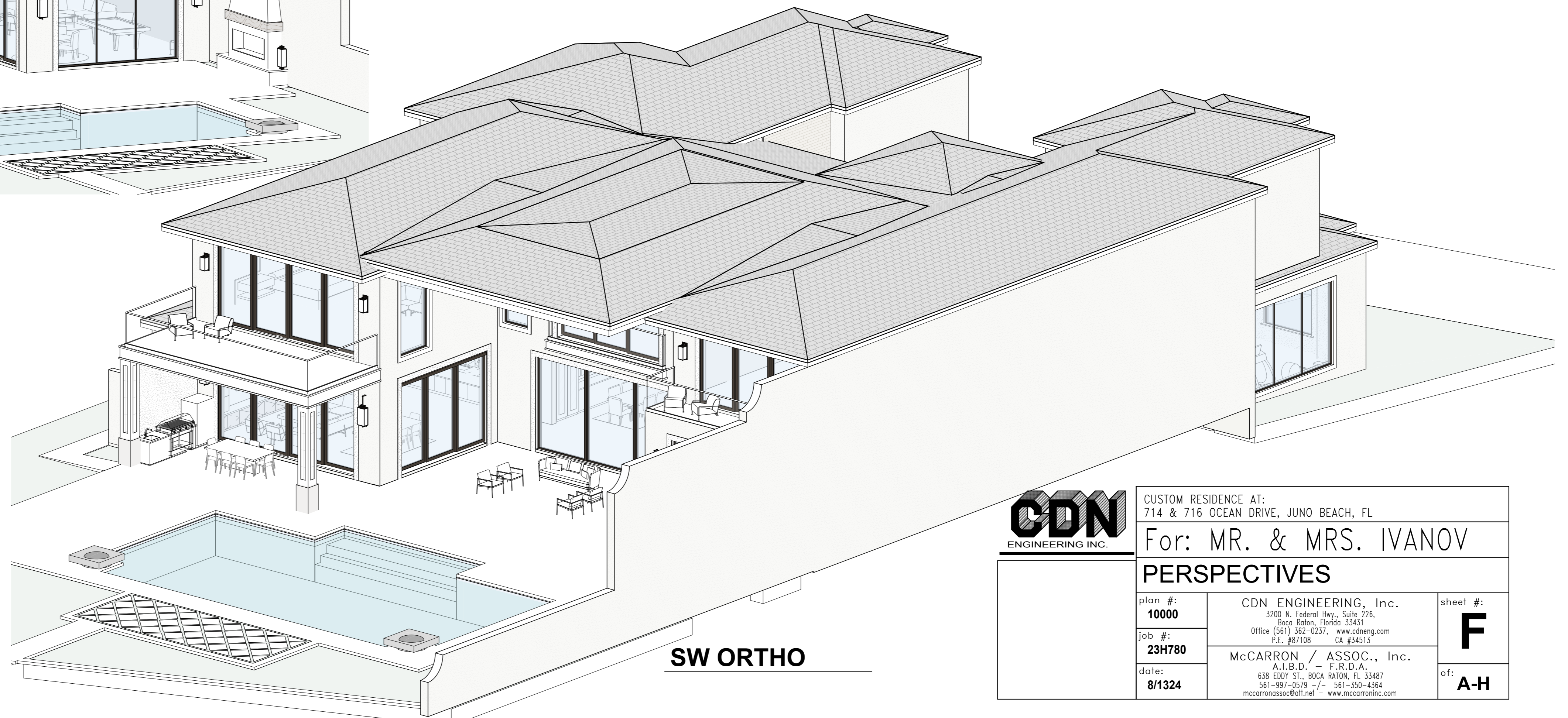
SE ORTHO



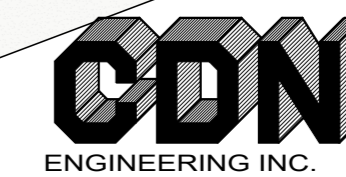
NE ORTHO



NW ORTHO



SW ORTHO



CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV
PERSPECTIVES

| | | |
|-------------------------|---|----------------------|
| plan #: 10000 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513 | sheet #: F |
| job #: 23H780 | McCARRON / ASSOC., Inc. A.J.B.D. / F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@aol.net - www.mccarroninc.com | of: A-H |
| date: 8/13/24 | | |



EXISTING FRONT



PROPOSED FRONT ***VIEW TAKEN FROM 40'-0" ABV. ROAD (A1A) HEIGHT



OVERHEAD CONTEXT



PROPOSED PEDESTRIAN VIEW FROM BEACH ***VIEW TAKEN FROM 5'-10" ABV. BEACH HEIGHT

| | | |
|--------------------------------|---|----------------------|
| CDN ENGINEERING INC. | CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL | |
| | For: MR. & MRS. IVANOV | |
| CONTEXT RENDERS | | |
| plan #: 10000 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513 | sheet #: G |
| job #: 23H780 | McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 -/ 561-350-4364 mccarronassoc@att.net - www.mccarroninc.com | of: A-H |
| date: 8/1324 | | |



PROPOSED 716 ENTRY



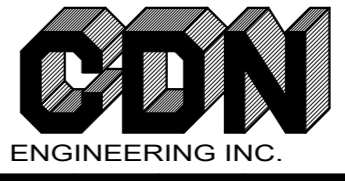
STREET ELEVATION



PROPOSED 714 ENTRY



REAR ELEVATION

| | | |
|---|---|----------------------|
|  | CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL | |
| | For: MR. & MRS. IVANOV | |
| RENDERS | | |
| plan #: 10000 | CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneing.com P.E. #87108 CA #34513 | sheet #: H |
| job #: 23H780 | McCARRON / ASSOC., Inc. A.J.B.D. F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@all.net www.mccarroninc.com | of: A-H |
| date: 8/13/24 | | |

700 OCEAN DRIVE Master Site Plan

JUNO BEACH, FLORIDA

SITE DATA

| | |
|---------------------------|-------------------|
| TOTAL SITE AREA | 5.59 ACRES |
| AREA EAST OF C.C.C.L. | 2.16 ACRES |
| AREA WEST OF C.C.C.L. | 3.43 ACRES |
| EXISTING APPROVED # UNITS | 10 |
| PROPOSED # UNITS | 9 |

PROPOSED BUILDING DATA

| | |
|---|------------|
| 50' WIDE PATIO HOME LOTS | |
| LOT S MAY BE SPLIT ONLY TO CREATE LARGER LOTS | |
| MAX. BUILDING LOT COVERAGE | 50% |
| MIN. FLOOR AREA | 2,500 S.F. |

BUILDING SETBACKS

| | |
|---------------------------|--|
| ZERO LOT SIDE | 0' |
| OPPOSITE SIDE | 10' |
| FRONT | 20' TO EDGE OF STREET PAVEMENT |
| REAR (TOWN OF JUNO BEACH) | 50' TO C.C.C.L. (LINE AS OF AUGUST 1988) |
| REAR (CURRENT) | 0' TO C.C.C.L. (LINE AS OF AUGUST 1997) |

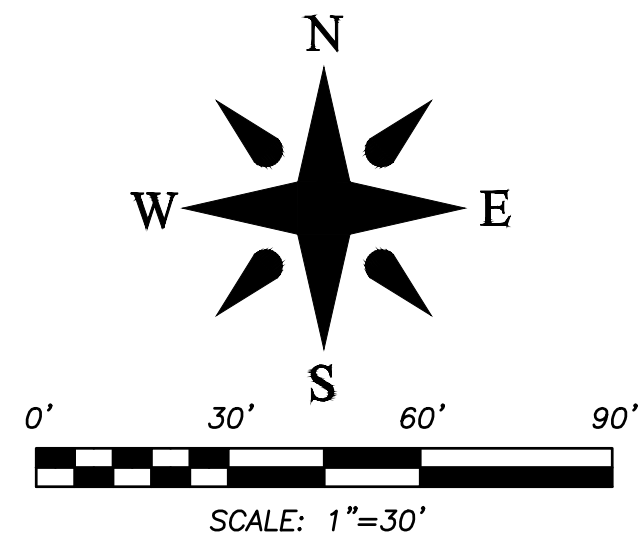
POOL SETBACKS

| | |
|------|---|
| SIDE | 5' |
| REAR | 0' TO C.C.C.L. (LINE AS OF AUGUST 1988) |

LAND USE AND ZONING

PUD WITH AN UNDERLYING ZONING DESIGNATION OF MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN.

| | |
|---------|----------------------------------|
| DENSITY | NUMBER OF DWELLING UNITS TO BE 9 |
|---------|----------------------------------|



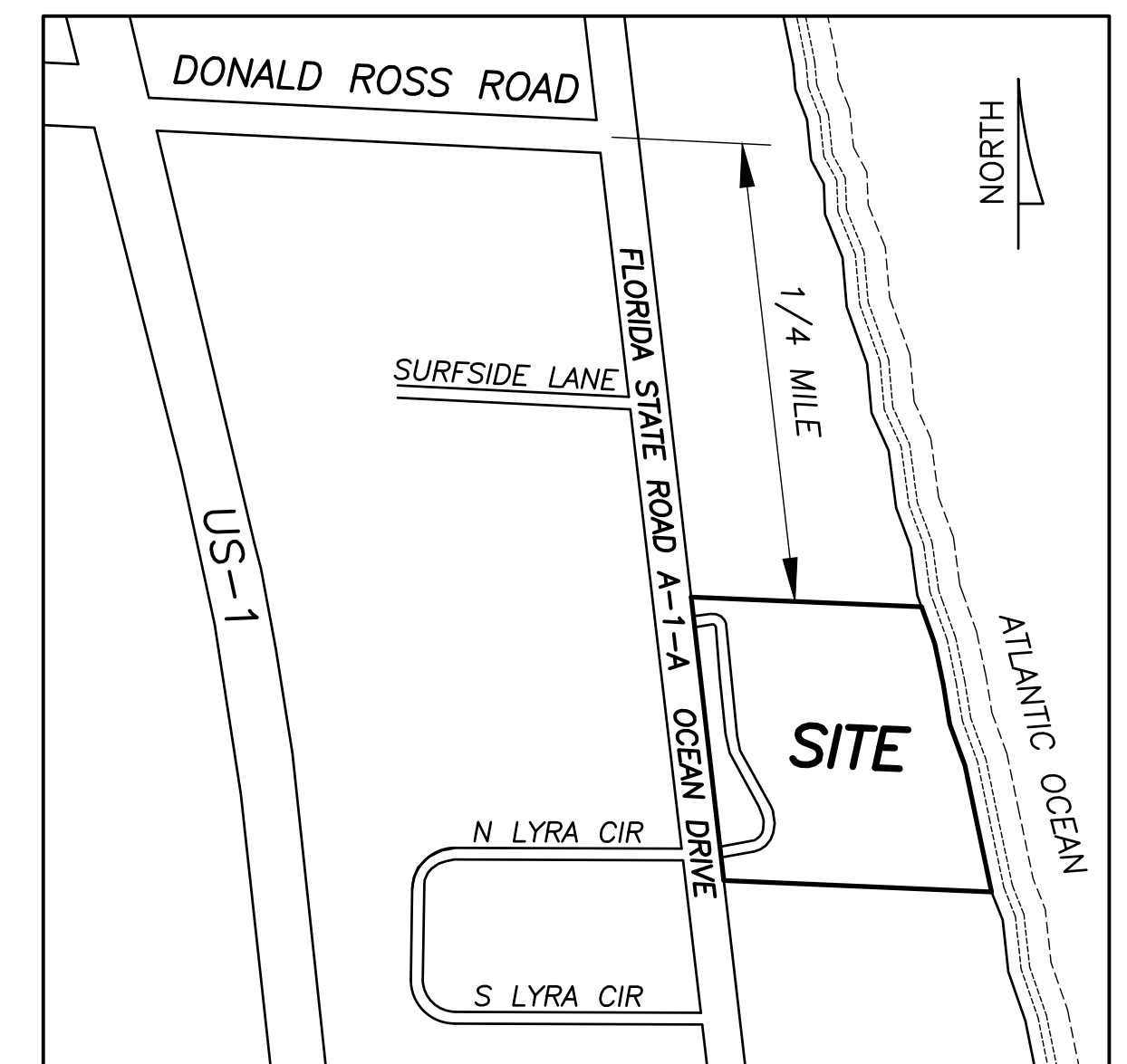
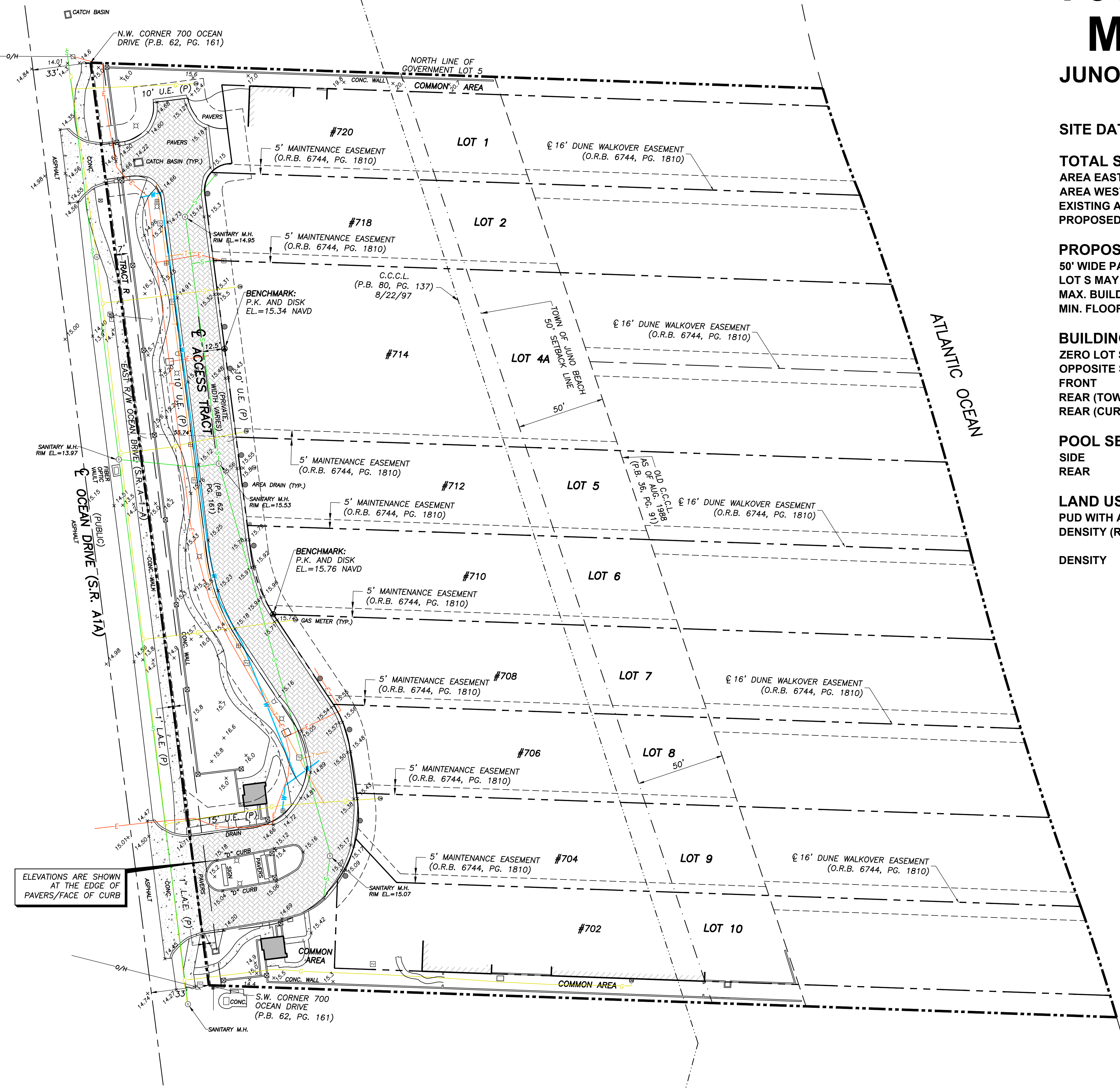
SYMBOLS LEGEND

- = WATER METER
- = FIRE HYDRANT
- = CONCRETE UTILITY POLE
- = SANITARY MANHOLE
- = GAS METER
- = ELECTRIC BOX/HAND HOLE
- = TELEPHONE RISER
- = UTILITY RISER
- = CATV RISER
- = LAMP POST
- = YARD (AREA) DRAIN
- = CATCH BASIN
- = SANITARY CLEAN-OUT

UNDERGROUND UTILITIES (MARKED BY OTHERS)

- = ELECTRIC
- = GAS
- = SEWER
- = TELEPHONE
- = WATER

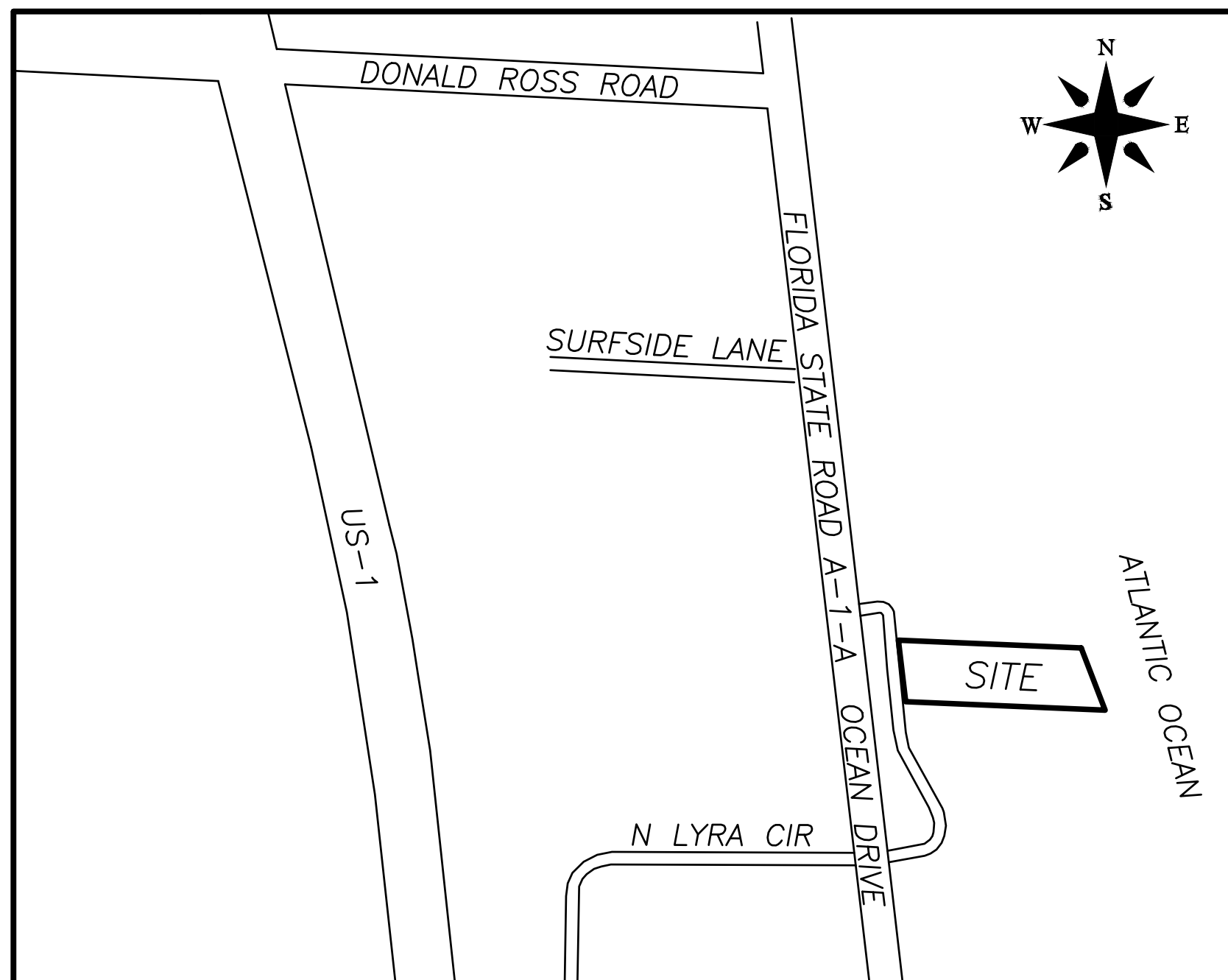
ELEVATIONS ARE SHOWN AT THE EDGE OF PAVERS/FACE OF CURB



LOCATION MAP
(NOT TO SCALE)

| 700 OCEAN DRIVE MASTER SITE PLAN | | | |
|--|----------------------|---------------------|--|
| WALLACE SURVEYING <small>CORP., LICENSED BUSINESS # 4596 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</small> | | | |
| FIELD: L.E. | JOB No.: 90-1202.5 | F.B. J98 PG. 53 | |
| OFFICE: R.C. | DATE: 08/21/21 | DWG. No.: 90-1202-3 | |
| C'K'D.: R.C. | REF.: 90-1202-1S.DWG | SHEET: 1 OF 1 | |

NOTE: ELEVATIONS SHOWN HEREON ARE ON NAVD-88 DATUM.



VICINITY MAP
(NOT TO SCALE)

SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4

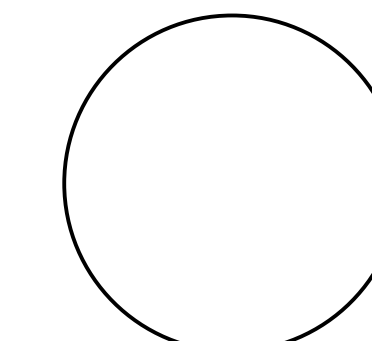
BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT
& COMPTROLLER

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4, BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 37,768 SQUARE FEET OR 0.867 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2024.

JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINTED NAME

BY: _____
NAME: NATASHA IVANOV
TITLE: MANAGER

WITNESS: _____
PRINTED NAME

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

DATED THIS _____ DAY OF _____, 2024.

ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION

TOWN OF JUNO BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUNO BEACH, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS _____ DAY OF _____, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR UNDER CONTRACT WITH THE TOWN OF JUNO BEACH, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: _____
PEGGY WHEELER, MAYOR

BY: _____
CAITLIN E. COPELAND-RODRIGUEZ, MMC

BY: _____
PAUL A. BURI, P.E., SIMMONS & WHITE, INC., TOWN CONSULTING ENGINEER

BY: _____
LEONARD G. RUBIN, ESQUIRE, TORCOVIA, DONLON, GODDEAU & RUBIN, P.A.
FLORIDA BAR NO. 861995, TOWN ATTORNEY

BY: _____
KENNETH J. BUCHANAN, PSM, LIDBERG LAND SURVEYING, INC.,
TOWN CONSULTING SURVEYOR AND MAPPER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS DAY OF _____, 2024, BY NATASHA IVANOV AS MANAGER OF JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES _____

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION NUMBER _____

PRINTED NAME OF NOTARY PUBLIC



NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2024.

ESQUIRE
FLORIDA BAR NO.: _____

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL
IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

| | | | | |
|----------|--------------------------|---------------------------|-----------------|--------------------|
| LLC SEAL | TOWN CONSULTING ENGINEER | REVIEWING SURVEYOR'S SEAL | SURVEYOR'S SEAL | TOWN OF JUNO BEACH |
| | | | | |

PLAT OF:

**SEVEN HUNDRED OCEAN DRIVE LT 3
AND SEVEN HUNDRED OCEAN DRIVE LT 4**



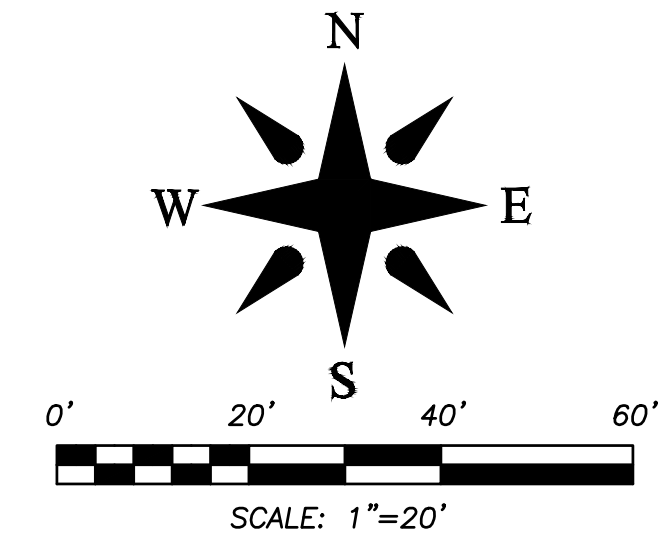
| | | | |
|--------------|------------------|-----------|----------|
| FIELD: | JOB No.: 199363 | F.B. | PG. |
| OFFICE: S.W. | DATE: APRIL 2024 | DWG. No.: | 199363-5 |
| C'K'D: R.C. | REF.: 199363.DWG | SHEET | 1 OF 2 |

ABBREVIATIONS AND SYMBOLS

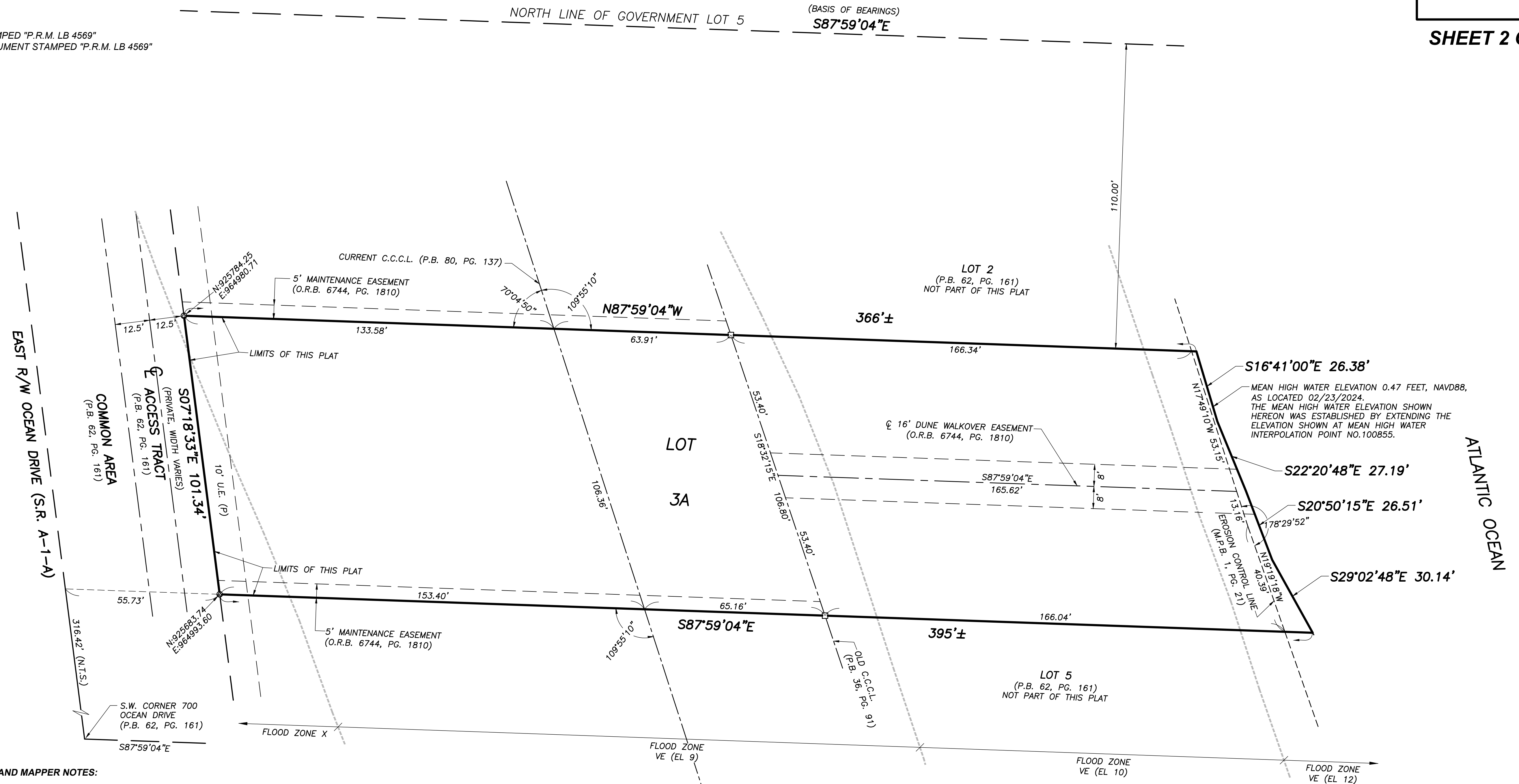
- A.K.A. = ALSO KNOWN AS
- CL = CENTERLINE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- (D) = DEED DESCRIPTION
- D.B. = DEED BOOK
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- F.K.A. = FORMERLY KNOWN AS
- FPL = FLORIDA POWER & LIGHT
- M.H.W.L. = MEAN HIGH WATER LINE
- M.P.B. = MISCELLANEOUS PLAT BOOK
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT BOOK 62, PAGE 161
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- (S) = SURVEY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4569"

SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4

BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.



SHEET 2 OF 2



SURVEYOR AND MAPPER NOTES:

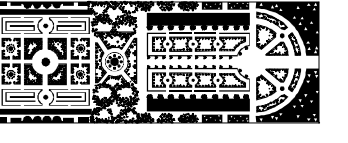
1. Bearings shown hereon are grid North (NAD 83, 1990 Adjustment) and are based on the North line of Government Lot 5 which bears South 87°59'04" East.
2. Distances shown hereon are ground. The scale factor from ground to grid is 1.00005067
3. Coordinates shown hereon are based upon Datum - NAD 83 1990 adjustment, Zone = Florida East, Linear unit = US foot, Transverse Mercator Projection.
4. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall subordinate to these with their priorities being determined by use rights granted.
5. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable town approvals or permits as required for such encroachments.
6. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
7. Flood Zone information based on Flood Zone Map 12099C0193F, effective date 10/5/2017.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
ROBERT J. CAJAL
IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

Notice:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

| | | | |
|---|------------------|--------------|----------|
| WALLACE SURVEYING <small>CORP. LICENSED BUSINESS # 4599 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</small> | | | |
| FIELD: | JOB No.: 199363 | F.B. | PG. |
| OFFICE: S.W. | DATE: APRIL 2024 | DWG. No.: | 199363-5 |
| C'K'D: R.C. | REF.: 199363.DWG | SHEET 2 OF 2 | |



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

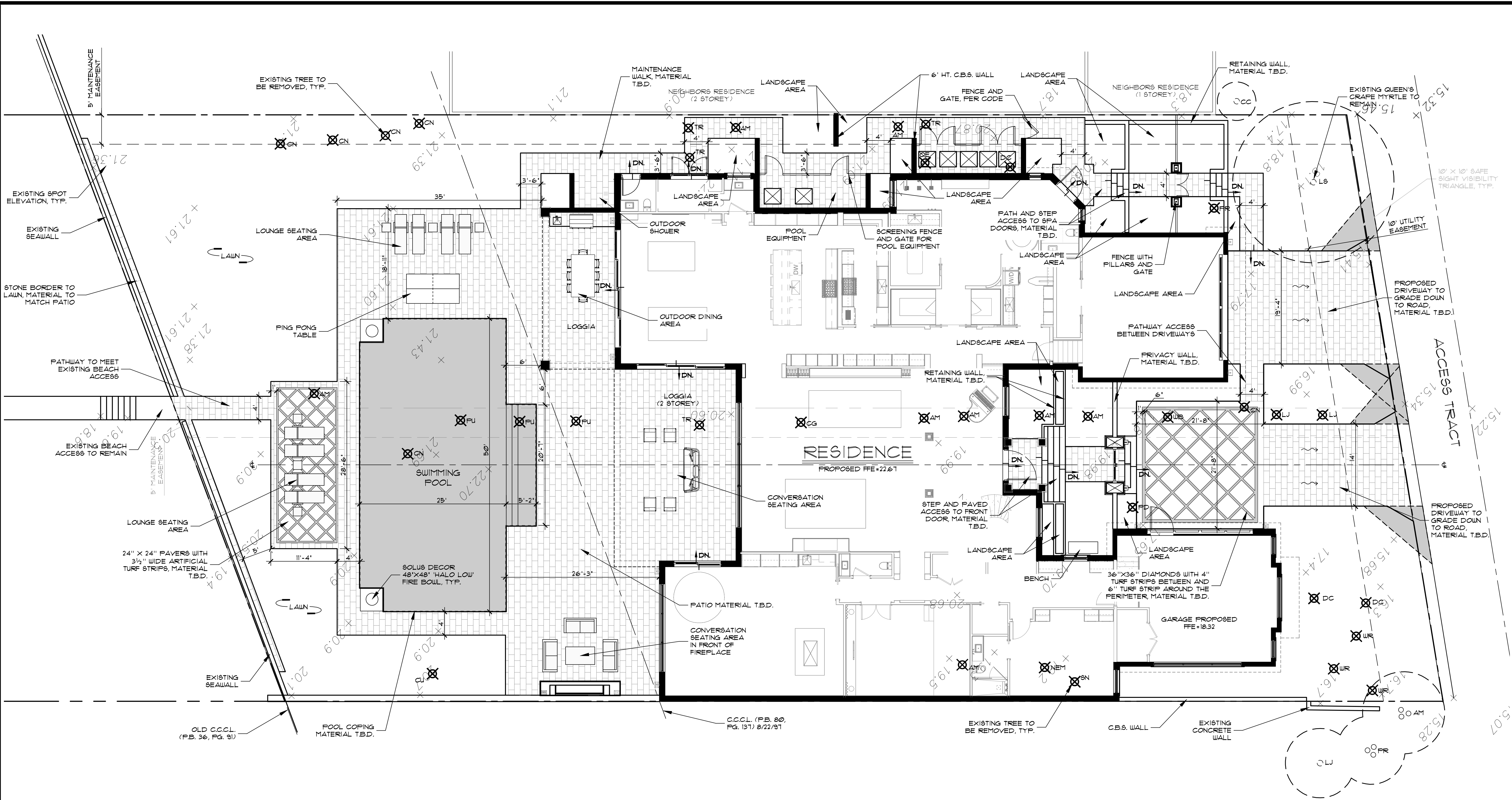
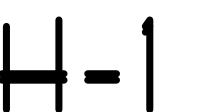
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

IVANOV RESIDENCE
114 OCEAN DRIVE
JUNO BEACH, FLORIDA
HARDSCAPE PLAN

DATE: 2024.02.02
DRAWN BY: SJW/TB
JOB NO: 24-008
SCALE: 1/8" = 1'-0"
FILENAME: IVANOV 08

REVISIONS:
1.2024 HOA Submittal
2.2024 Town Council

SHEET:



Existing Plant Symbol Key

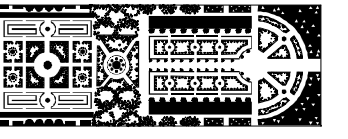
- Existing tree/palm to remain
- Existing vegetation to remain
- Existing tree/palm to be removed

Existing Plant Key

- AM = Adonia merrillii / Christmas Palm
- CC = Chamaedorea cataractarum / Cat Palm
- CG = Clusia guttifera / Small Leaf Clusia
- CN = Coccotheca nucifera / Coconut Palm
- CU = Coccoloba uvifera / Sea Grape
- DC = Dypsis cabadae / Cabada Palm
- FGI = Ficus 'Green Island' / Green Island Ficus
- LJ = Ligustrum japonicum / Glossy Privet Standard
- LS = Lagerstroemia speciosa / Queen's Craps Myrtle
- NE = Nephrolepis exaltata / Boston Fern
- NEM = Nephrolepis emarginata / Madagascar Olive
- OE = Ochrosia elliptica / Kopsia
- PD = Phoenix dactylifera 'Medjool' / Medjool Date Palm
- PM = Podocarpus macrophyllus / Yew
- FR = Phoenix roebelenii / Pygmy Date Palm
- FU = Pandanus utilis / Screw Pine
- SN = Strelitzia nicolai / White Bird of Paradise
- TR = Thrinax radiata / Florida Thatch Palm
- UNK = Unknown Plant
- UP = Uniola paniculata / Sea Oats
- WB = Wodyetia bifurcata / Foxtail Palm
- WR = Washingtonia robusta / Mexican Fan Palm
- ZM = Zamia maritima / Cardboard Plant

Lot Coverage Data

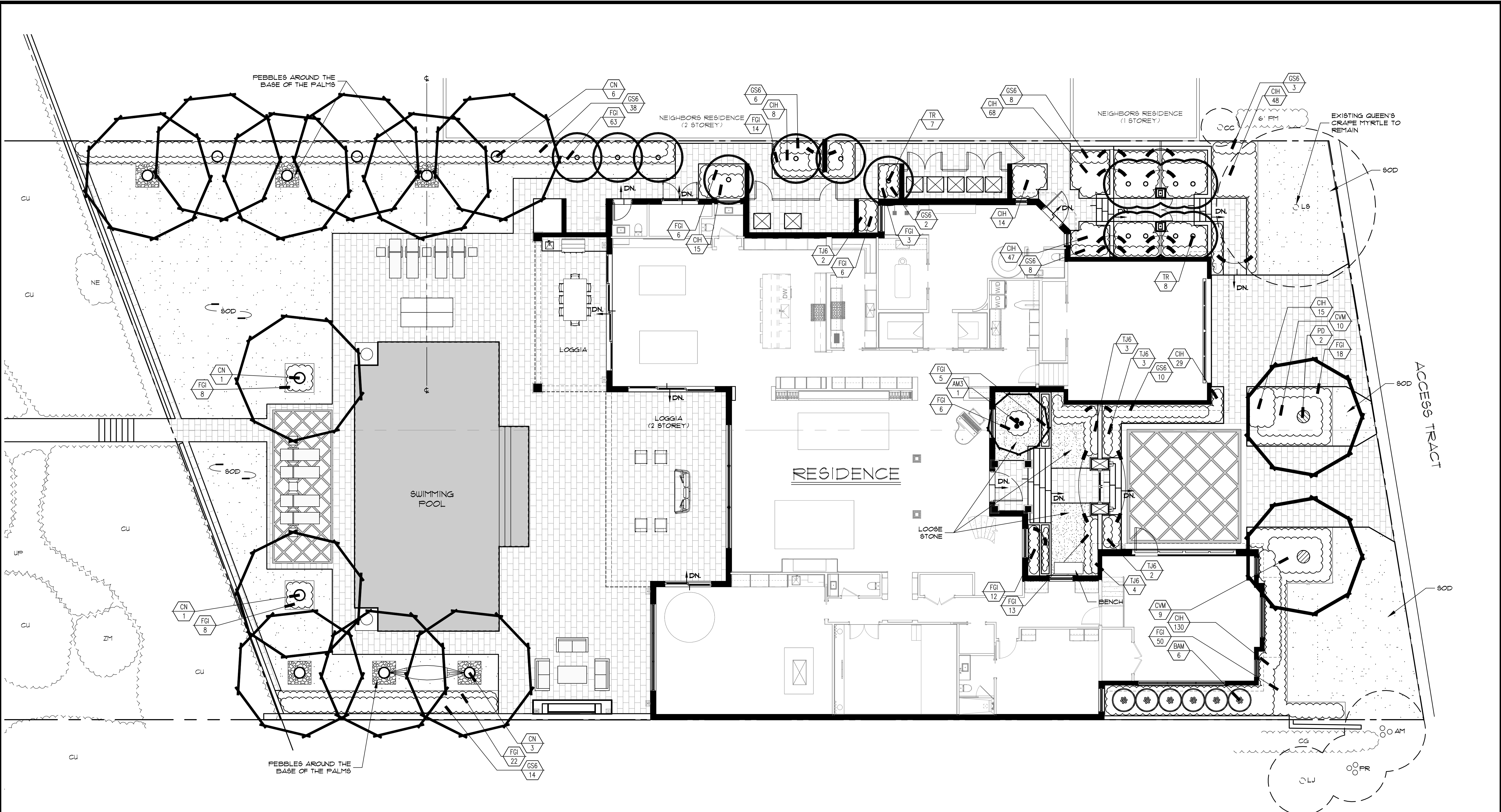
TOTAL LOT AREA: 20,804 SQ. FT.
TOTAL LANDSCAPE OPEN SPACE: 5,862 SQ. FT.
LANDSCAPE COVERAGE: 28.18% (20% MIN.)



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

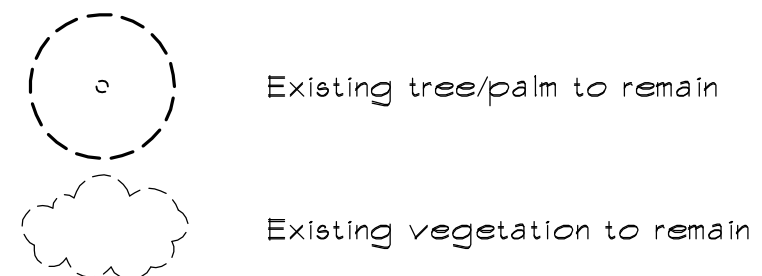


IVANOV RESIDENCE
114 OCEAN DRIVE
JUNO BEACH, FLORIDA
LANDSCAPE PLAN

DATE: 2024.02.02
DRAWN BY: SJW/TB
JOB NO.: 24-008
SCALE: 1/8" = 1'-0"
FILENAME: IVANOV_08

REVISIONS:
1. 2024 HOA Submittal
2. 2024 Town Council

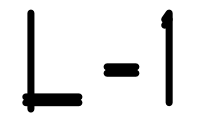
Existing Plant Symbol Key



Existing Plant Key

- AM = *Adonidia merrillii* / Christmas Palm
- CC = *Chamaedorea cataractarum* / Cat Palm
- CG = *Clusia guttifera* / Small Leaf Clusia
- CU = *Coccoloba uvifera* / Sea Grape
- LJ = *Ligustrum japonicum* / Glossy Privet Standard
- LS = *Lagerstroemia speciosa* / Queen's Crape Myrtle
- NE = *Nephrolepis exaltata* / Boston Fern
- PD = *Phoenix dactyleifera* / Date Palm
- FM = *Fodocarpus macrophyllus* / Yew
- FR = *Phoenix roebelenii* / Fygm Date Palm
- UNK = Unknown Plant
- UP = *Uniola paniculata* / Sea Oats
- ZM = *Zamia maritima* / Cardboard Plant

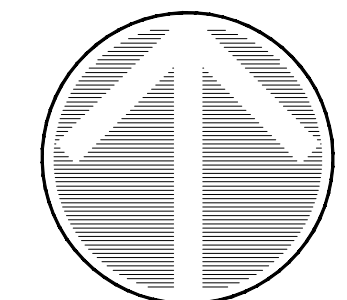
SHEET:



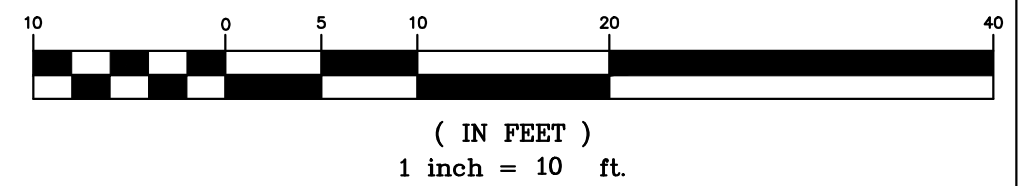
LEGEND

| | |
|--------|-------------------------|
| X 0.00 | NAVD ELEVATION |
| 0.00 | PROPOSED ELEVATION NAVD |
| -0.00 | PROPOSED CONTOUR NAVD |

ALL EXTERIOR PROPOSED ELEVATIONS ARE TOP OF FINISH MATERIAL



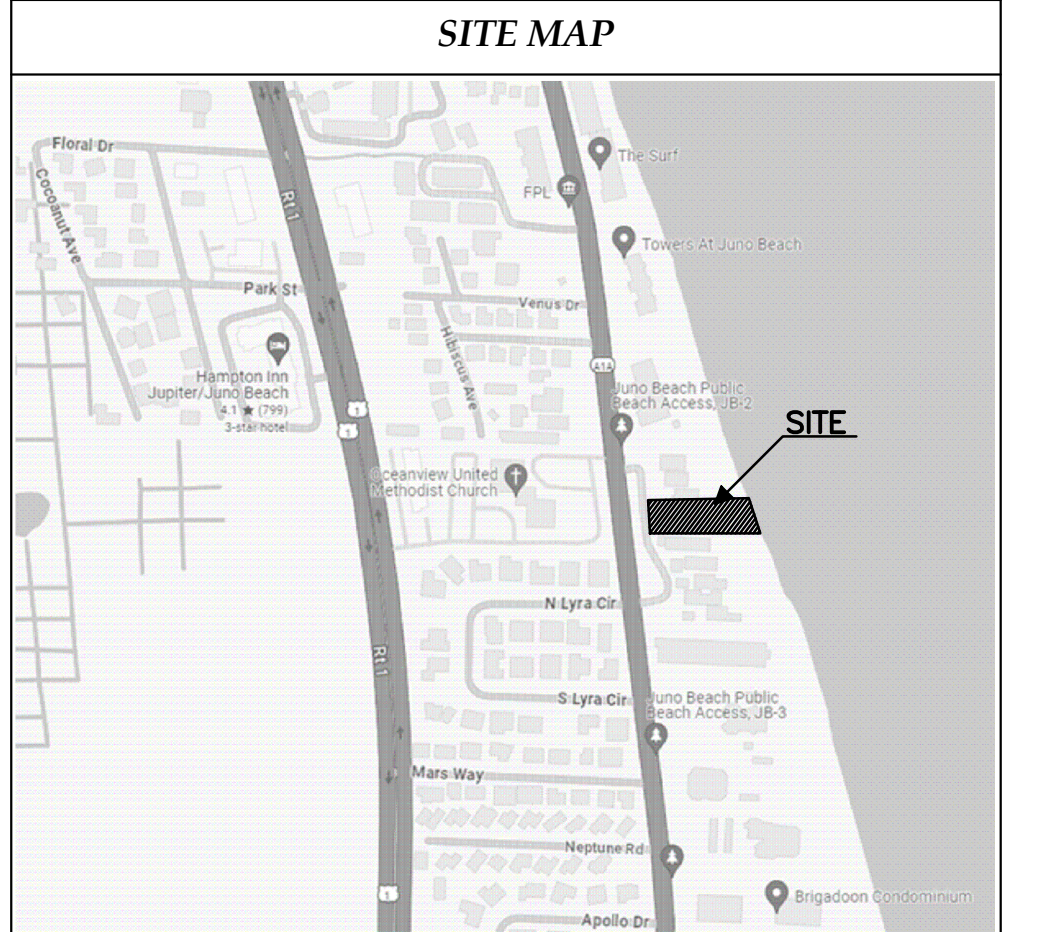
North



SITE DATA

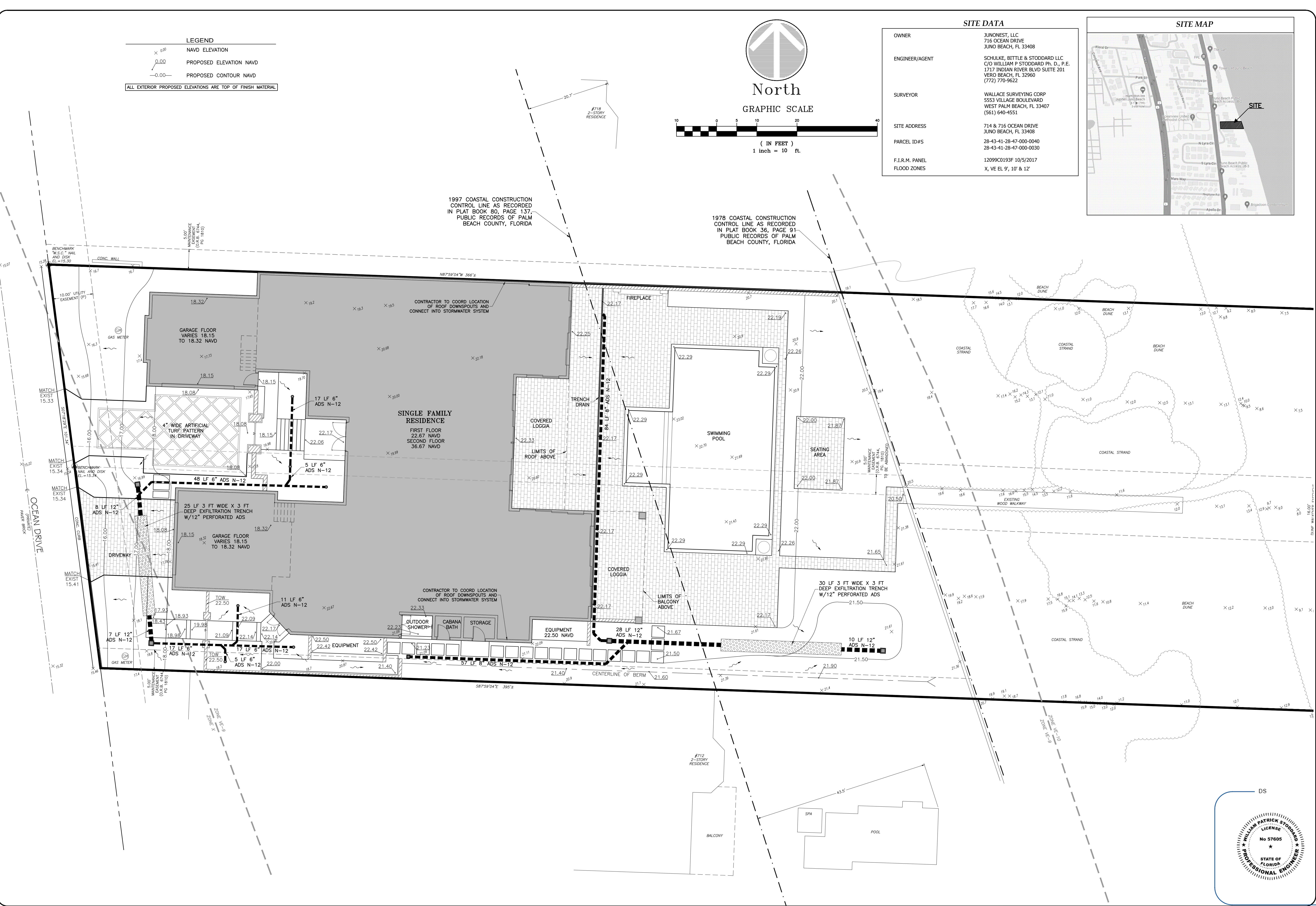
| | |
|----------------|---|
| OWNER | JUNONEST, LLC 716 OCEAN DRIVE JUNO BEACH, FL 33408 |
| ENGINEER/AGENT | SCHULKE, BITTLE & STODDARD LLC C/O WILLIAM P STODDARD Ph. D., P.E. 1717 INDIAN RIVER BLVD SUITE 201 VERO BEACH, FL 32960 (772) 770-9622 |
| SURVEYOR | WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 (561) 640-4551 |
| SITE ADDRESS | 714 & 716 OCEAN DRIVE JUNO BEACH, FL 33408 |
| PARCEL ID#S | 28-43-41-28-47-000-0040 28-43-41-28-47-000-0030 |
| F.I.R.M. PANEL | 12099CD193F 10/5/2017 |
| FLOOD ZONES | X, VE EL 9', 10' & 12' |

SITE MAP



1997 COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 80, PAGE 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

1978 COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 36, PAGE 91 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

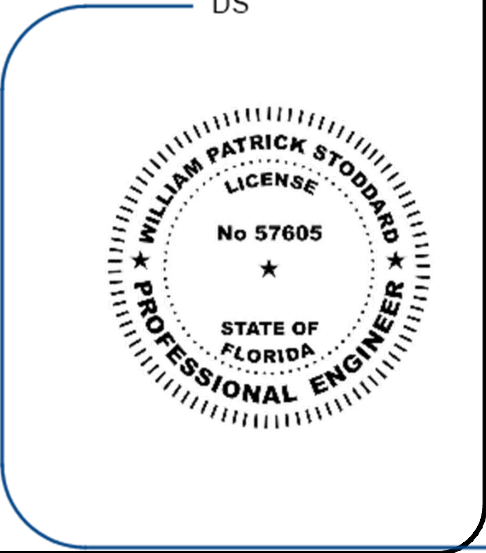


| | |
|-----------------|-----------|
| DATE | |
| REVISION | |
| MARK | |
| DESIGNED W.P.S. | |
| DRAWN K.M.B. | |
| CHECKED W.P.S. | |
| SCALE | 1"=10' |
| DATE | 3/29/2024 |

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

DRAINAGE PLAN

PROPOSED RESIDENCE FOR:
 JUNONEST, LLC
 714 & 716 OCEAN DRIVE
 JUNO BEACH, FL



ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL REG. NO. 47048
 JOSEPH B. BITTLE
 FL REG. NO. 57396
 WILLIAM P. STODDARD
 FL REG. NO. 57605

DATE: 3/29/2024
 SHEET
 C1
 PROJECT NO.
 24-034