

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: Pulte Home Company LLC Contact Phone #: 561.268.5821
Address of Applicant: 3350 Peachtree Road NE, Suite 1500, Atlanta 30326

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

*Name of Agent: Cottleur & Hearing Contact Phone #: 561.747.6336
*Address of Agent: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

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

Street Location: 13951 US Highway 1

Name of Subdivision: New Palm Beach Heights

Block: 7, 11, 12

Lot: _____

Regarding the Special Exception Petition:

Please describe the special exception being

requested: We are requesting to exceed the 150-foot maximum permitted building dimension, pursuant to Section 34-314(12), by 3-feet, totaling a maximum of 153-feet of building length. Additionally, we are requesting to reduce the minimum 30-foot distance required between principle structures, pursuant to Section 34-314(13), by 10-feet, resulting in a minimum building separation of 20-feet.

Section III

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

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

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

Applicant Response: The site provides for an entrance and exit along Donald Ross Road, and a secondary access along Floral Drive. Pedestrian paths have been incorporated into the entirety of the site, including a perimeter path connecting to the existing sidewalks along US Highway 1 and Donald Ross Road.

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: Garage parking has been provided at each unit with additional parallel parking spaces and parking lot located at the southeast corner of the site

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

Applicant Response: The site will be heavily landscaped with canopy trees, shrubs, hedges, groundcover, walls, etc.,

to screen the site appropriately from surrounding land uses. Four sided architecture has been implemented in the building design.

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

Applicant Response: All signs and lighting are to be in compliance with all applicable sign and lighting requirements set forth in the Juno Beach Code of Ordinances.

5. Provide for required yards and other open space;

Applicant Response: A significant amount of open space has been provided throughout the entirety of the site, including an open park area centrally located within the development.

6. Not adversely affect the public interest;

Applicant Response: This proposal will not adversely affect the public interest. This proposal will provide economic growth to the Town of Juno Beach and enhance the aesthetic of the Donald Ross and US Highway 1 corridor.

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

Applicant Response: The aforementioned special exceptions requested are minimal and in compliance with Section 34-1333(3)(b)

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

Applicant Response: This proposal is compatible with adjacent properties and similar uses within the district.

9. Not generate excessive noise or traffic;

Applicant Response: This proposal will not generate excessive noise or traffic impacts on adjacent roadways.

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

Applicant Response: This proposal will not cause or create a dangerous hazard. The proposed 20-foot building separation provides adequate space for fire prevention and evacuation.

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

Applicant Response: This proposal is compatible with present developments in the area and has been designed to create harmony between residential and commercial uses.

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

Applicant Response: This proposal is an appropriate transition between the single family uses to the south and commercial uses along Donald Ross Road.

13. Provide adequate light and air;

Applicant Response: The entirety of the site will provide adequate light and air.

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: All aforementioned public requirements are to be provided for within this proposal.

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

Applicant Response: This proposal will enhance the character of the district with the addition of lush landscaping, appropriate architecture consistent with the vision of Juno Beach.

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

Applicant Response: Given the surrounding uses along Donald Ross Road, this proposal is consistent with the corridor and will enhance population growth and economic activities.

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

Applicant Response: This proposal will not create a financial burden on the Town of Juno Beach.

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: This proposal will seamlessly complement the character of the neighborhood, creating synergy between residential and commercial uses.

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

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

Aimee Carlson
Applicant's Signature
Aimee Carlson
Print Name Dir of Land Development

10/18/23
Date

Amy Fleischer
Witness Signature
Amy Fleischer
Print Name

10/18/2023
Date

Special Exception Land Use Power of Attorney

Name of Property Owner(s): Juno Square LLP
Mailing Address: 3350 Peachtree Road NE, Suite 1500, Atlanta 30326 *3910 PCA BLD, #1015, PBGALEDEN, FL 33410*
Property Address: 13951 US Highway 1
Property Control Number: 28434128100070111
Name of Applicant: Pulte Home Company LLC
Contact Phone Number: 561.268.5821

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 11th day of OCTOBER 19 2023

[Signature]
Witness

[Signature]
Owner

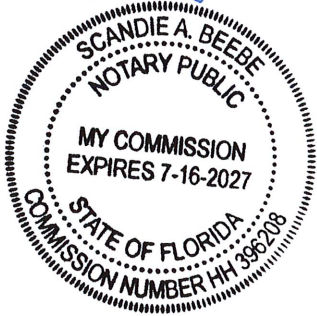
[Signature]
Witness

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 11th day of October 19 2023

[Signature]
Notary Public

SEAL



Town of Juno Beach Application
Special Exception - 8/97