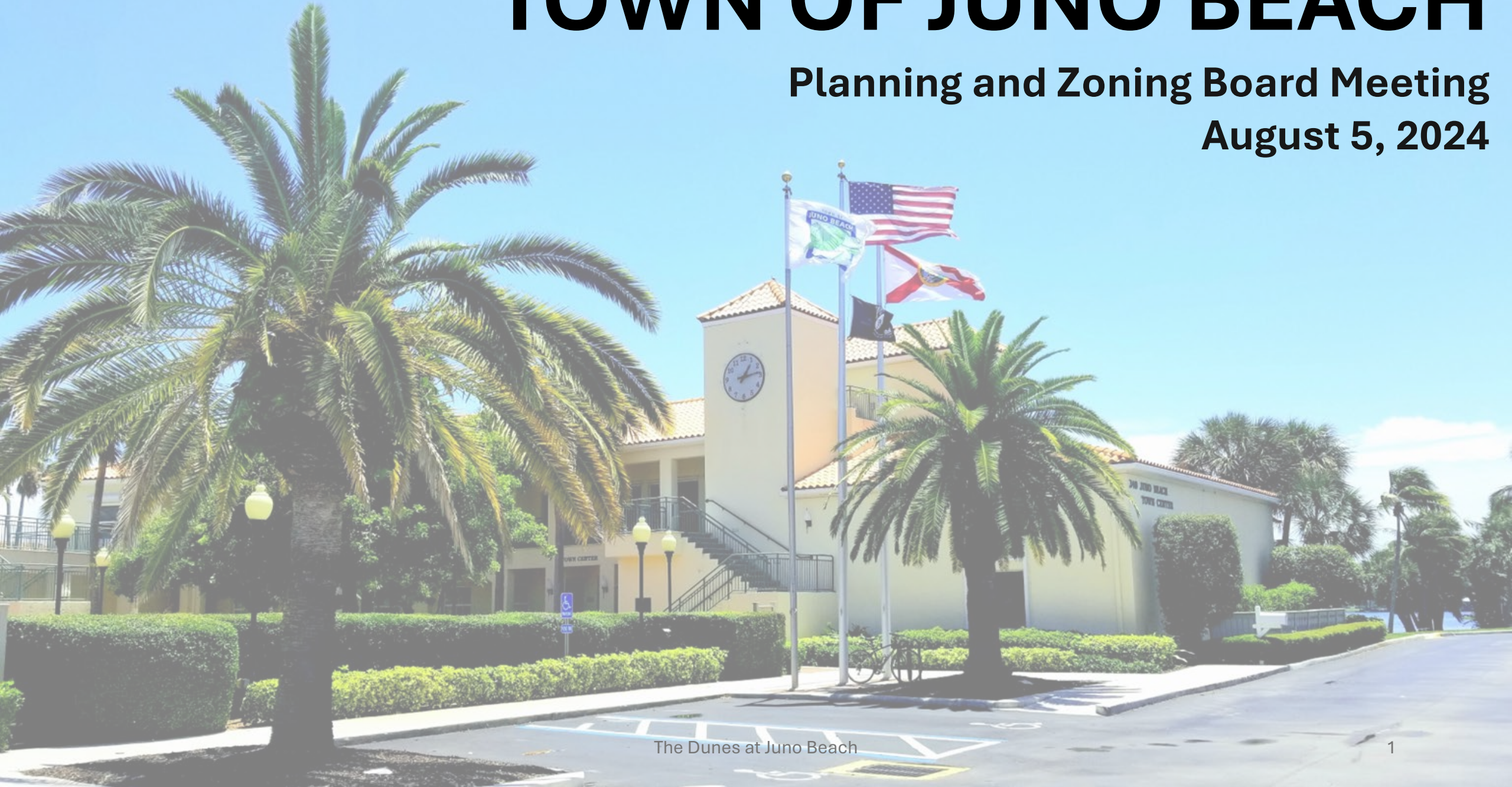



TOWN OF JUNO BEACH

Planning and Zoning Board Meeting
August 5, 2024



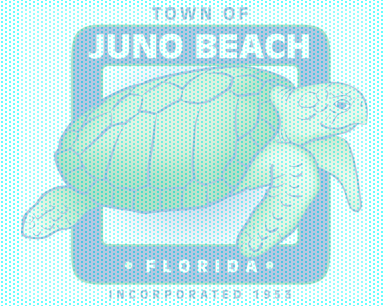


The Dunes at Juno Beach

Applications

- Right of Way Abandonment Request
- Future Land Use Map Amendment
- Rezoning Request
- Development and Site Plan Review
- Special Exception (Planned Unit Development) Request

The Dunes at Juno Beach Background



- Owner: Juno Square LLP
- PCN: 28-43-41-28-10-007-0111.
- Location: 13951 US Highway One. Southwest corner of US Highway One and Donald Ross Road
- Area: 4.7 Acres (Cocoanut ROW included)
- Current Designations: Commercial General Zoning District, Commercial Land Use.
- Proposed Project: Townhouse Residential Project, 40 dwelling units.



Donald Ross Rd

Donald Ross Rd.

Donald Ross Rd

Donald Ross Rd

COCOANUT
AVE.

SUBJECT
PROPERTY

ROW

US Highway 1

Anchor
Commercial
Bank

Floral Dr

Floral Dr

Juno Dunes
Natural Area

Right-of-Way (ROW) Abandonment

- Request to abandon a portion of the 50-foot-wide Cocoanut Avenue ROW.
- The land contains approximately 16,506 sq. ft. or .3789 acres.
- With ROW abandonment the total site will be 4.7 acres.
- The other section of the Cocoanut Avenue ROW was abandoned in 2002.

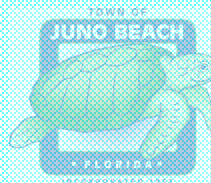
The Dunes at Juno Beach

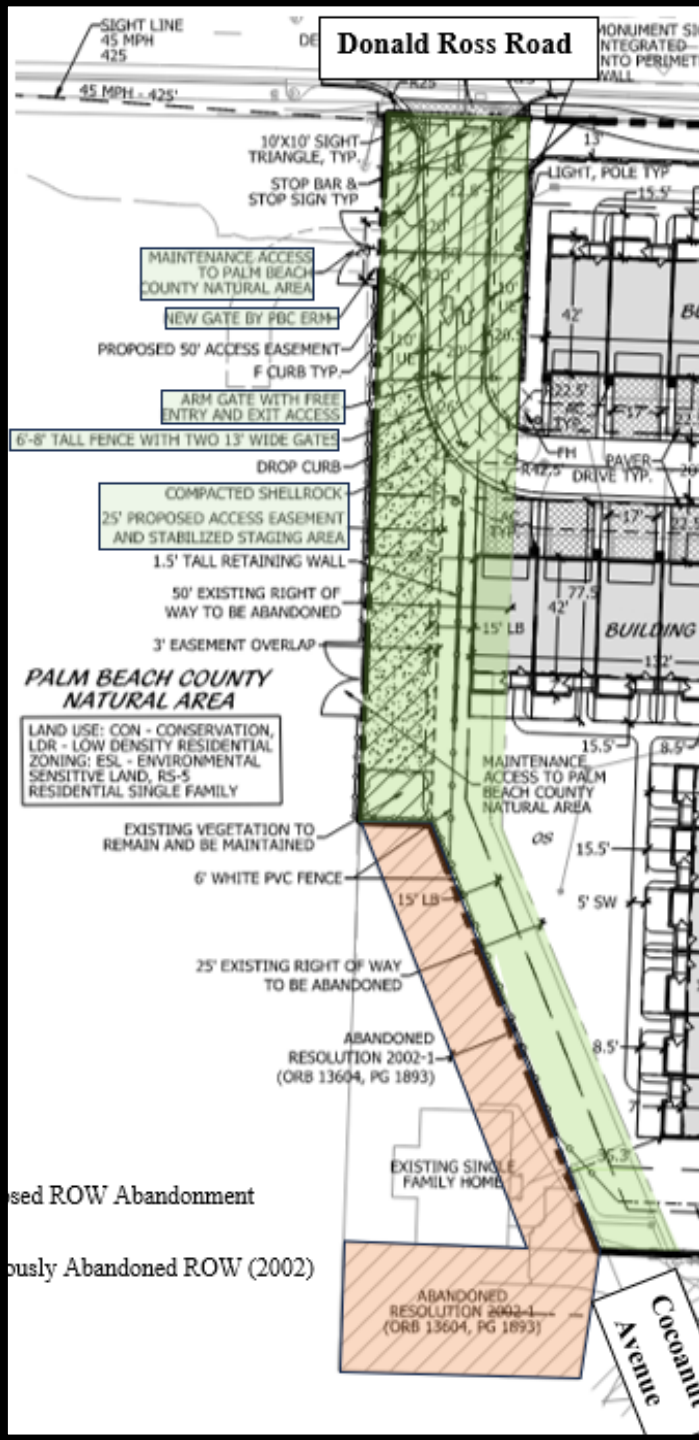


Right-of-Way (ROW) Abandonment

Applicant's Justification:

“increasing the area of subject to parcel to allow for further flexibility in design and an additional townhome unit. As designed, the additional space thoroughly improves pedestrian connectivity within the project area while maintaining an adequate amount of open space.”





Right-of-Way (ROW) Abandonment

- Proposed Improvements on ROW
 - Private Drive (to serve their residents and PBC ERM as means of egress and ingress).
 - Stabilized Staging Area, shell rock (to serve PBC ERM for equipment staging).
 - Two Maintenance Access Gates to the Palm Beach County Natural Area.
 - Arm Gate with Free Entry/Exit Access to the residential project for their residents.
 - Fences/Walls.
 - A portion of a Townhome with a driveway (Bldg. 3).
 - Landscape Buffer.

Future Land Use Map Amendment

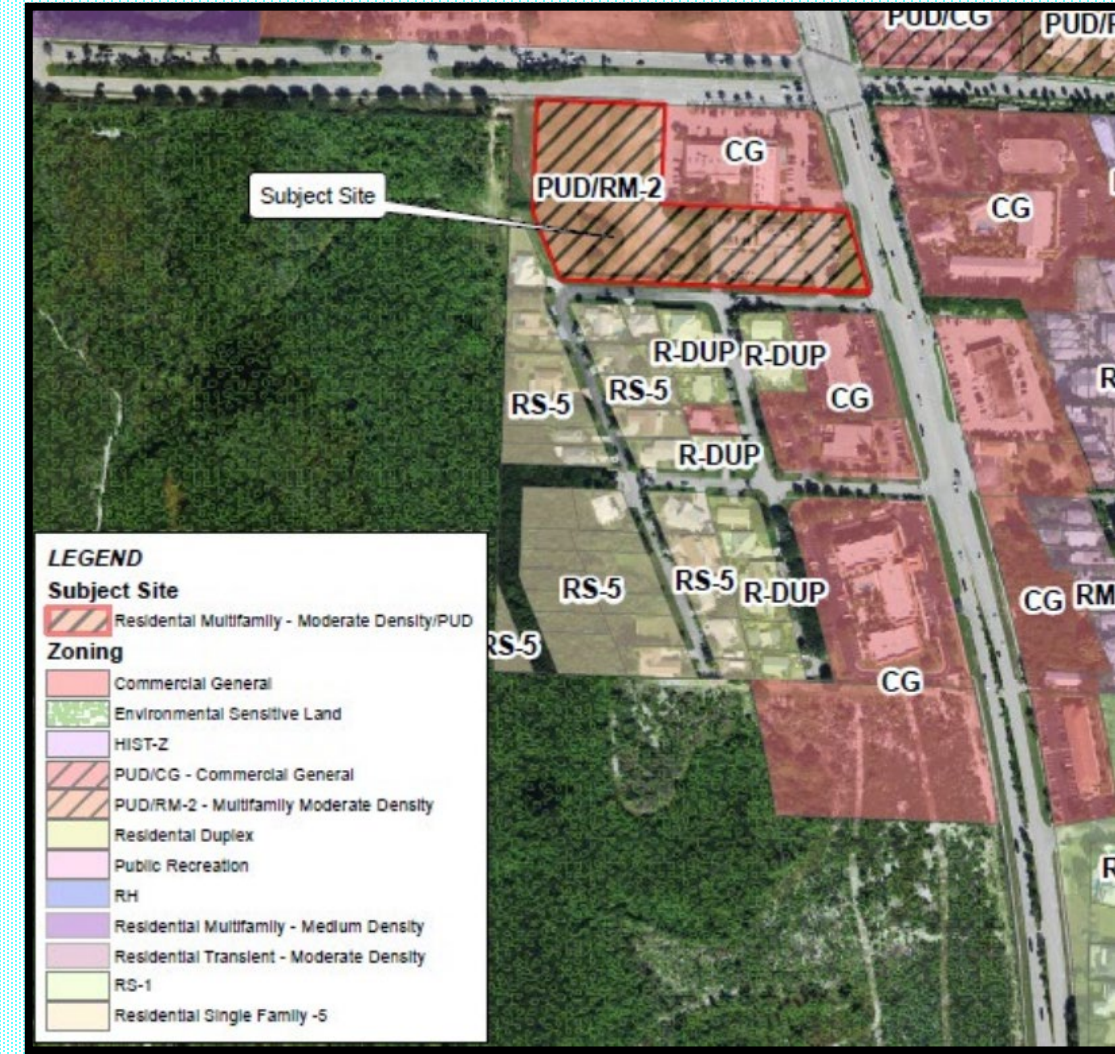
- Request to amend the Town of Juno Beach's Future Land Use Map (FLUM) for the subject property from Commercial (COM) to Moderate Density Residential (MODR, up to 15 units per acre).
- This is considered down zoning.
- Total acreage of the site is 4.70 acres (including abandoned ROW)



PCN	Owner Information	Address	FLU	Zoning	Area
28-43-41-28-10-007-0111	Juno Square LLP	13951 US Highway 1	COM	CG	4.32 AC.
Cocoanut Av. ROW	Town of Juno Beach	Unassigned	N/A	N/A	0.378 AC.
Total					4.7 AC.

Rezoning Request

- Request to rezone the subject property from Commercial General (CG) to Residential Multiple – Family – Moderate Density (RM-2).
- This is considered down zoning.
- Total acreage of the site is 4.70 acres (including abandoned ROW)



Future Land Use Map Amendment & Rezoning Request

- Applicant's Justification:

“The project proposes 40 townhome units within the 4.70-acre parcel. To do so, the applicant is proposing to down-zone the property from Commercial General (CG) to Residential Multiple-Family - Moderate Density (RM-2) and amend the Future Land Use Map from Commercial (COM) to Moderate Density Residential (MODR), thus allowing a transitional density for the site, given its location to the single-family subdivision (Palm Beach Heights) located to the south. It should be noted that the maximum permitted density within this site is 56 units, however, the applicant's proposal of 40 total units is significantly less than the maximum permitted.”

Future Land Use and Zoning Map



Development and Site Plan Review, Special Exception Request

- Applicant's request
 - Request for a clustered single-family dwellings (townhouses) development that will feature 40 townhome units.
 - Approx. 4.7 acres (including Cocoanut Avenue ROW)
 - Classify the project as a **Planned Unit Development**, provides for a special exception to develop the project with deviations from certain development regulations.

Donald Ross Rd.

Juno Square Plaza

US Hwy. 1

A

2

1

C

B

Site Plan – The Dune sat Juno Beach

- All applicable Town Code requirements within the Residential Multiple-Family – Moderate Density Building Site Area Regulations have been met except for the two items below:
 1. Maximum Building Dimension
 2. Minimum Building Separation

The applicant is requesting to use the PUD's area standard modification option to allow for up to a 25 % deviation from the standard.

Areas of Interest

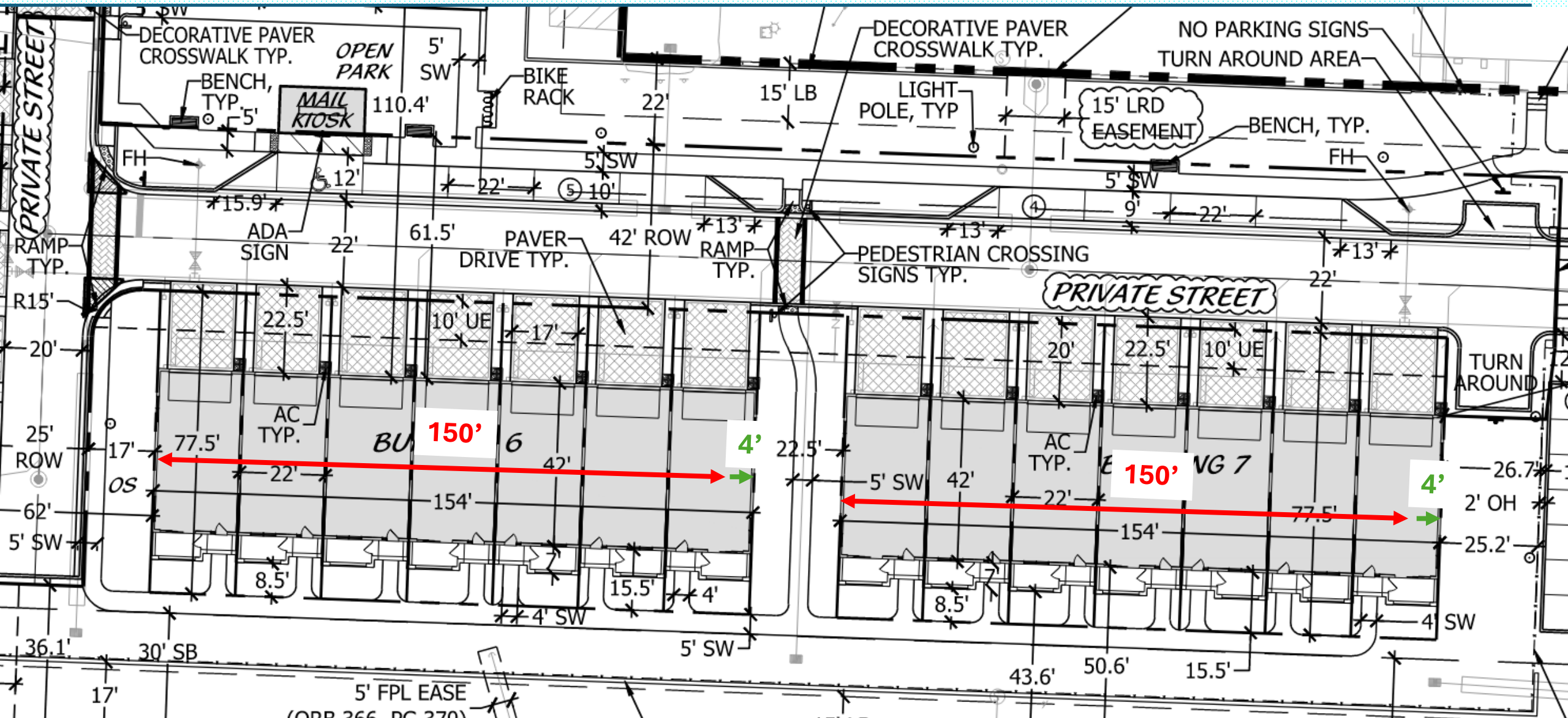
- In the RM-2 zoning district, a Planned Unit Development is a Special Exception.
- In the Applicant's Statement of Use, the applicant responded on how the project meets the Special Exception criteria.
- **No applicant is entitled to the modifications by right;** rather, the applicant shall demonstrate that the project meets the purpose and intent of the site development modification option section.
- **The purpose of the PUD is to** ensure compatibility among all the land uses, foster innovation in site planning and development, and encourage sound design practices. Provisions are included for planned unit developments to permit establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public.

Areas of Interest – PUD modification request

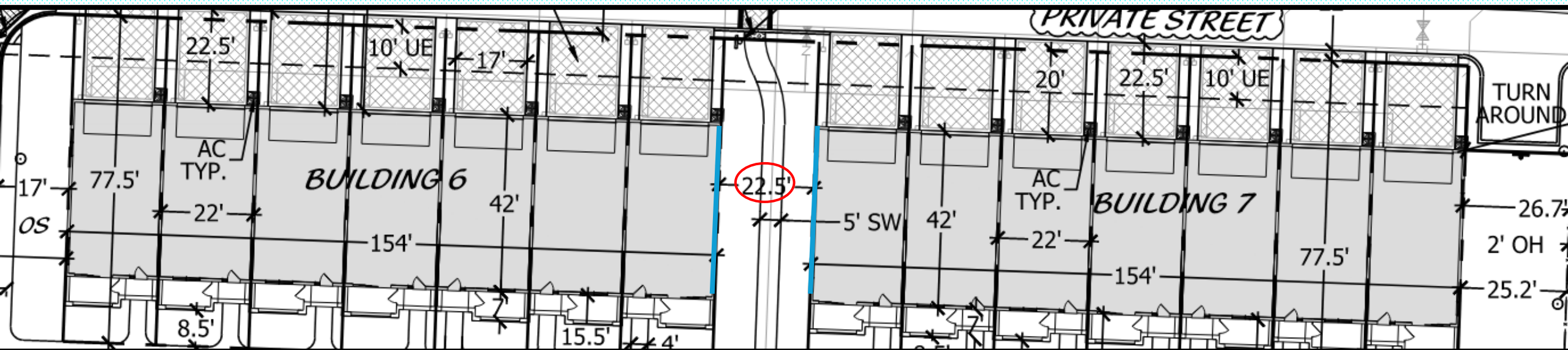
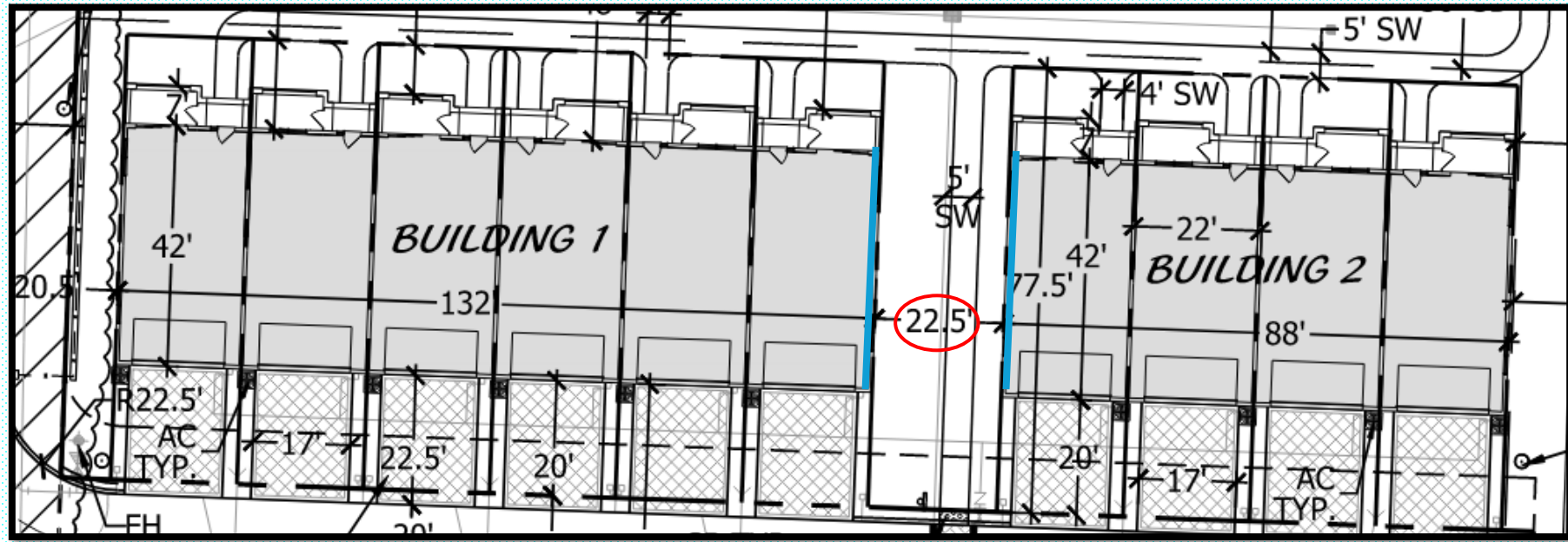
Planned Unit Development Area Standard Modifications

	RM-2 Building Site Area Regulations	Modification Allowance	Applicant's request
Maximum building dimension	<u>150 ft.</u> for all types of permitted principal structures.	25% of 150 ft. Maximum building dimension <u>187.5 ft.</u>	<u>154 ft.</u>
Distance between principal structures on same property	<u>30 ft.</u>	25% of 30 ft. Minimum distance between principal structures <u>22.5 ft.</u>	<u>22.5 ft.</u>

Building Dimension – Bldg. 6 & 7



Distance between principal structures – Bldg. 1 & 2, Bldg. 6 & 7



Discussion

- **The DRC reviewed the plans on four occasions and met three different times.**
 - **Reviewed by Jupiter Water, Loxahatchee River District, PBC Fire, PBC ERM, Police Department, Public Works Department, Town Engineers (Civil and Traffic), Town Manager.**
 - **Application meets all technical requirements.**
- **Staff reviewed the following criteria:**
 - **Site Plan Criteria**
 - **Appearance Review**
 - **Special Exception Request**

Staff's responses can be found on pages 5-12 of the memorandum.

Applicant's Presentation

Staff's Recommendation

Questions



