

Cotleur &  
Hearing

**THE DUNES AT JUNO BEACH**

**August 5, 2024**

Juno Beach, Florida

- Applicant- Pulte Home Company
- Architect- Pulte Architecture
- Civil Engineer- Schnars Engineering
- Traffic Engineer- Kimley Horn & Associates
- Landscape Architect- Cotleur & Hearing
- Community Relations – Merchant Strategy
- Environmental Consultant – EW Consultants

**Kimley»Horn**

 Cotleur & Hearing



## 1. Future Land Use Amendment

*Commercial (COM) to Moderate Density Residential (MODR) – Ordinance 789*

## 2. Rezoning

*Commercial CG to Residential Moderate Density (RM-2) – Ordinance 790*

## 3. Planned Unit Development

*PUD approval for 40 Residential Townhomes (8.5 Du/Ac) – Resolution 2024-13*

## 4. ROW Abandonment

*Abandonment of Cocoanut Ave ROW – Resolution 2024-12*



The site is located at the southwest corner of Donald Ross Road and US Highway 1.



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## EARLY 2023 PLANS INCLUDED

- 5 STORY MULTI FAMILY BUILDINGS (60 FEET TALL)
- ACCESS ACROSS FROM OLEANDER AVENUE
- SEPARATED PARKING AREA



**Pulte Home Company and team held an advertised Community Workshop at Town Hall on August 17, 2023.**

**We've continuously refined our plans to align with the input we've received from residents, including:**

- ❖ **Complete overhaul of the proposed color palette.**
- ❖ **Restrict accessibility to New Palm Beach Heights subdivision.**
- ❖ **Enhanced landscape buffers adjacent to New Palm Beach Heights subdivision.**





Throughout the past year, we have continued to meet with community residents and stakeholders such as:

**Bosso Realty**

**Sweet Juno**

**Thirsty Turtle**

**Juno Beach Café**

**Bikes Palm Beach**

**New Palm Beach Heights subdivision**

**Sea Oats subdivision**

**And many more,**

We look forward to continuing our discussions with all interested parties and value the meaningful feedback we have received thus far.



# SITE PLAN

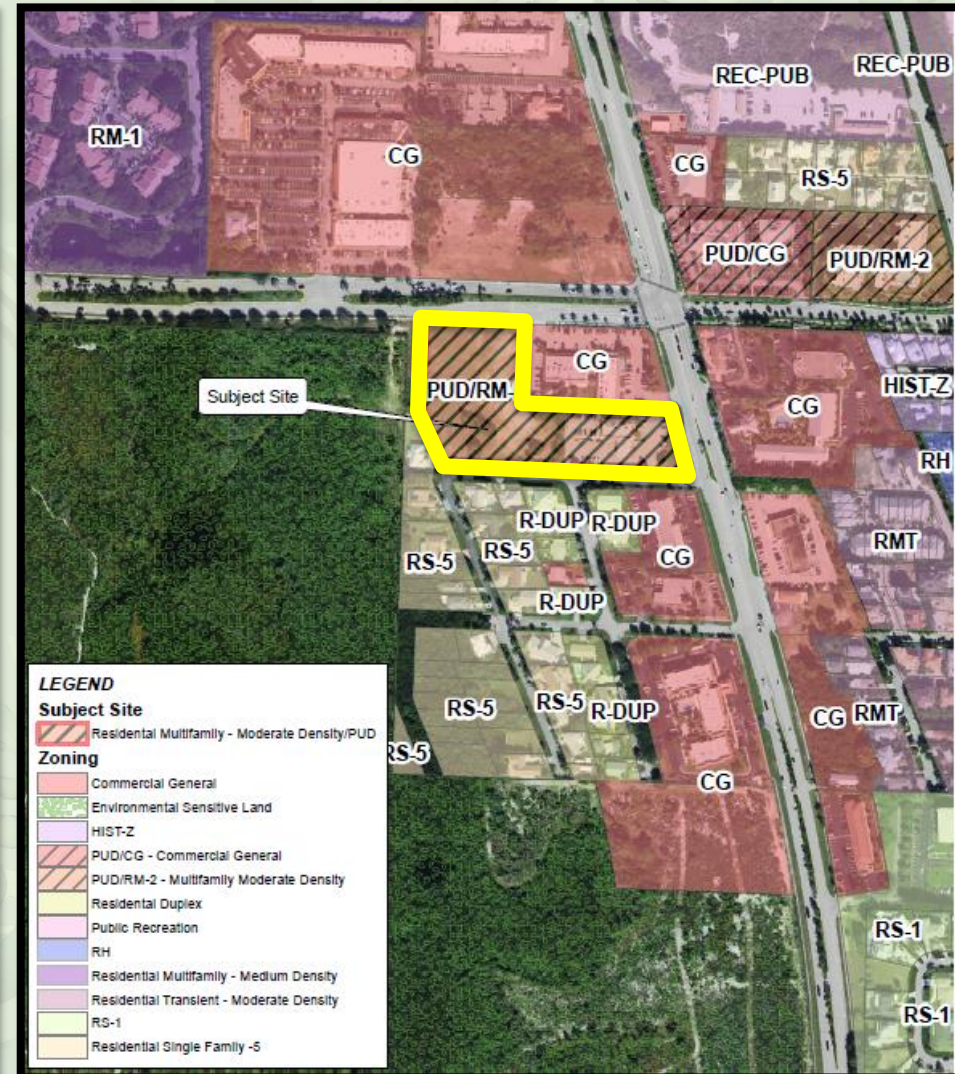




## PROPOSED FUTURE LAND USE MAP



## PROPOSED ZONING MAP





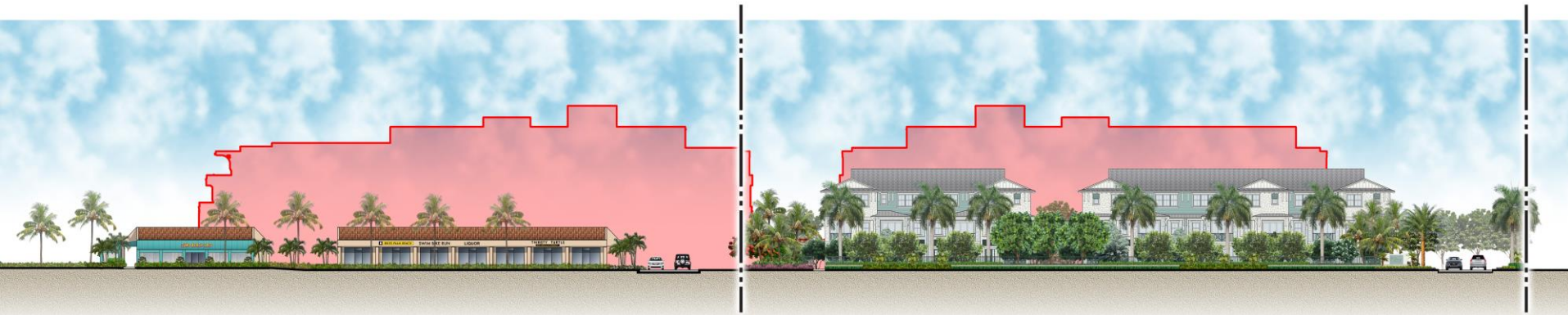
- ❖ **Creates a seamless transitional land use between the New Palm Beach Heights neighborhood and the existing Juno Square Commercial Plaza.**
- ❖ **Positively affect living conditions in the neighborhood.**
- ❖ **Significantly decrease traffic and environmental impacts.**
- ❖ **Significant decrease in maximum impervious surfaces resulting in improved drainage conditions.**
- ❖ **Improve property values in the adjacent area.**
- ❖ **Restricts future development to be constructed at a coastal town scale.**



	CURRENT LAND USE / ZONING	PROPOSED LAND USE / ZONING
DENSITY	84 MULTI FAMILY UNITS	40 TOWNHOMES
BUILDING HEIGHT	60 FEET	40 FEET
LOT COVERAGE	40%	35%
BUILDING DIMENSION	200 FEET	153 FEET
DAILY TRIPS	3,102	270



# SCALE & MASS



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	RM-2 SITE REGULATIONS	PROPOSED
<b>Max Density</b>	12 DU/AC	<b>8.51 DU/AC</b>
<b>Min Front Setback</b>	30 Feet	<b>41 Feet</b>
<b>Min Side Setback</b>	35 Feet Total (Min 15 ft.)	35 Feet (Each Side)
<b>Min Rear Setback</b>	30 Feet	41.1 Feet
<b>Max Building Height</b>	40 Feet	40 Feet
<b>Max Stories</b>	3 Stories	3 Stories
<b>Max Building Dimension</b>	150 Feet	154 Feet
<b>Min Building Separation</b>	30 Feet	22.5 feet
<b>Max Lot Coverage</b>	50%	<b>18%</b>
<b>Min Landscaped Open Space</b>	15%	<b>41%</b>

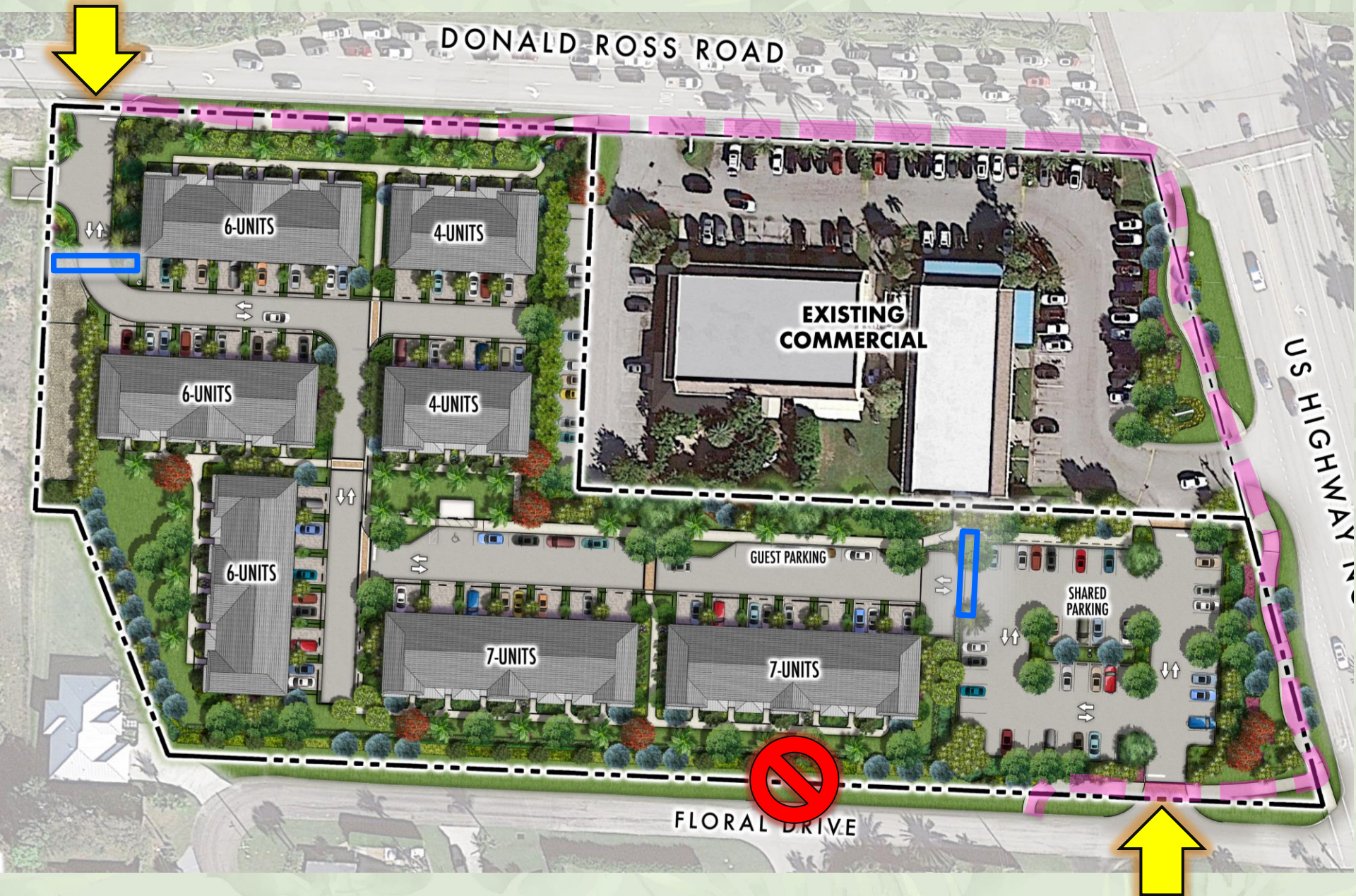


# SITE PLAN





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## *Key West Cracker Style Architecture*



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### LEGEND

1. 5/8" TEXTURED STUCCO
2. 8" CEMENTITIOUS LAP SIDING
3. CEMENTITIOUS BOARD & BATTEN SIDING
4. SAND FINISHED RAISED BANDING
5. ALUMINUM AWNING
6. ALUMINUM LOUVER
7. ALUMINUM RAILING
8. 4"x6" FOAM EXPOSED RAFTER TAIL
9. 10"x16" FOAM GABLE BRACKET
10. 22"x48" FOAM BRACKET
11. 36"x96" FIBERGLASS FRONT DOOR W/ 12" SIDELIGHT
12. 16'X7' STEEL GARAGE DOOR
13. METAL STANDING SEAM ROOF
14. CONCRETE TILE ROOF
15. SUSPENDED ROOF



**FRONT ELEVATION-4-UNIT BUILDING-CO2**  
SCALE: NTS (KEY WEST CRACKER STYLE)





3D MODEL VIEW 1 - On Donald Ross Road looking South East





3D MODEL VIEW 3 - On US Highway 1 looking South West





3D MODEL VIEW 5 - On corner of US Highway 1 and Floral Drive looking North West





3D MODEL VIEW 6 - On Floral Drive looking North East



Trees	Palms	Accents	Shrubs & GC's
Gumbo Limbo	Sabal Palm	Joewood	Red Cocoplum
Live Oak	Royal Palm	Croton Discolor	Hobe Sound Cocoplum
Silver Buttonwood	Key Thatch Palm	Fakahatchee Grass	Simpson Stopper
Pigeon Plum	Silver Thatch Palm	Muhly Grass	Spanish Stopper
Ironwood	Florida Thatch Palm	Cycads	Beach Creeper
Seagrape Tree	Seashore Palm	Crabwood	Spider Lily
Royal Poinciana	Sylvestris Palm		Florida Zamia
Mahogany	Saw Palmetto		Fiddlewood
Paradise Tree			Ilex

**This project includes a series of meaningful benefits to the Juno Beach community such as:**

- **ENHANCEMENT OF THE PUBLIC SIDEWALK ALONG DONALD ROSS AND US HWY 1.**
  - Expand the existing sidewalk to create a meandering multi-modal “green” path.
  - Lush landscaping designed to provide shade and maintain the coastal theme.
  - Enhance walkability and public safety along these major roadways.
  - Significant upgrade to pedestrian networks by including dedication of additional easements.
- **(69) SHARED PARKING SPACES AVAILABLE TO JUNO SQUARE COMMERCIAL PLAZA.**
  - Significant enhancement to the plaza’s parking conditions.
  - Screened from US Hwy 1 with a thick landscape buffer.
- **COSMETIC ENHANCEMENTS TO JUNO SQUARE COMMERCIAL PLAZA**
  - New awnings and exterior paint representing the coastal theme of Juno Beach.
  - Additional landscape enhancements.



*(Continued)*

- **LIMITED ACCESS TO FLORAL DRIVE.**
  - The existing access driveway across from Oleander Avenue has been removed to significantly reduce any potential traffic within the New Palm Beach Heights subdivision.
  - Signage at the southeast driveway will be installed to prohibit right turns onto Floral Drive.
- **STAGING AREA FOR COUNTY VEHICLES TO MAINTAIN THE ADJACENT PRESERVE SITE.**

***This proposal combined with the enhancements to the Juno Square Commercial Plaza aims to create an attractive gateway into the Town of Juno Beach.***



## **ZONING**

- Removes the possibility of less desirable development based on current zoning and state laws.
- Appropriate transition of density/intensity between the New Palm Beach Heights subdivision and the Juno Square Commercial Plaza.

## **ACCESSIBILITY & AESTHETICS**

- Enhanced walkability and circulation.
- Limited access to floral drive.
- Collaboration with community stakeholders

## **SURROUNDING CONDITIONS**

- Limited access to Floral Drive.
- Re-establish and enhance drainage along Floral Drive.

## **ARCHITECTURE & LANDSCAPE**

- Four-sided architecture.
- Lush landscape buffers with native plantings.
- Coastal town scale.





## ENHANCEMENTS & UPGRADES

- Sleek metal awnings.
- Colored louvers and patio fencing.
- New paint.

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# SCALE & MASS







Thank you for  
your valuable  
feedback

3D MODEL VIEW 1 - On Donald Ross Road looking South East

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