

TOWN OF JUNO BEACH

Town Council Meeting
September 25, 2024





The Dunes at Juno Beach

Applications

- Right of Way Abandonment Request
 - Approved with conditions on August 28, 2024
- Future Land Use Map Amendment –
2nd reading
- Rezoning Request – 2nd reading
- 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 (Abandoned 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

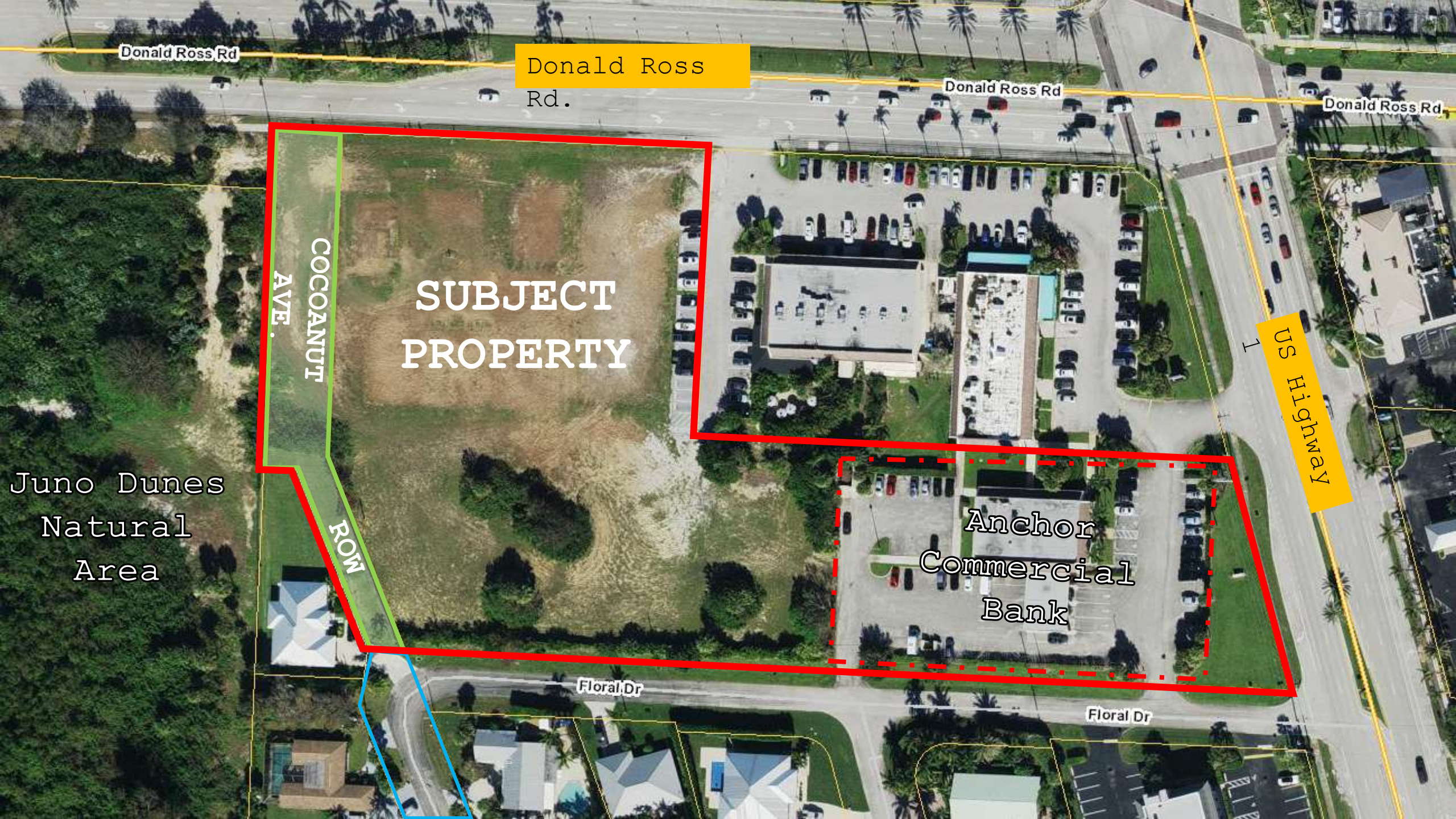
US Highway 1

Anchor Commercial Bank

Floral Dr

Floral Dr

Juno Dunes Natural Area



Right-of-Way (ROW) Abandonment

- Council approved the ROW abandonment at the August 28th, 2024 Town Council meeting with conditions.
- The land contained approximately 16,506 sq. ft. or .3789 acres.
- With ROW abandonment the total site is now 4.7 acres.

The Dunes at Juno Beach



Conditions of Approval

- Provide Palm Beach County Environmental Resources Management (PBC ERM) maintenance access to access the Juno Dunes Natural Area, as well provide a stabilized staging area.
- As an additional public benefit and as volunteered by the Applicant, the Applicant shall, prior to the issuance of any building permit relating the Property, pay to the Town the value of the vacated portion of the Cocoanut Avenue right-of-way. The value shall be determined by the average of two appraisals paid for and provided by the Applicant, but in no event shall the payment be less than \$300,000.00
- In the event the Town Council does not approve the Future Land 10 Use Amendment, Rezoning and Site

Future Land Use Map Amendment

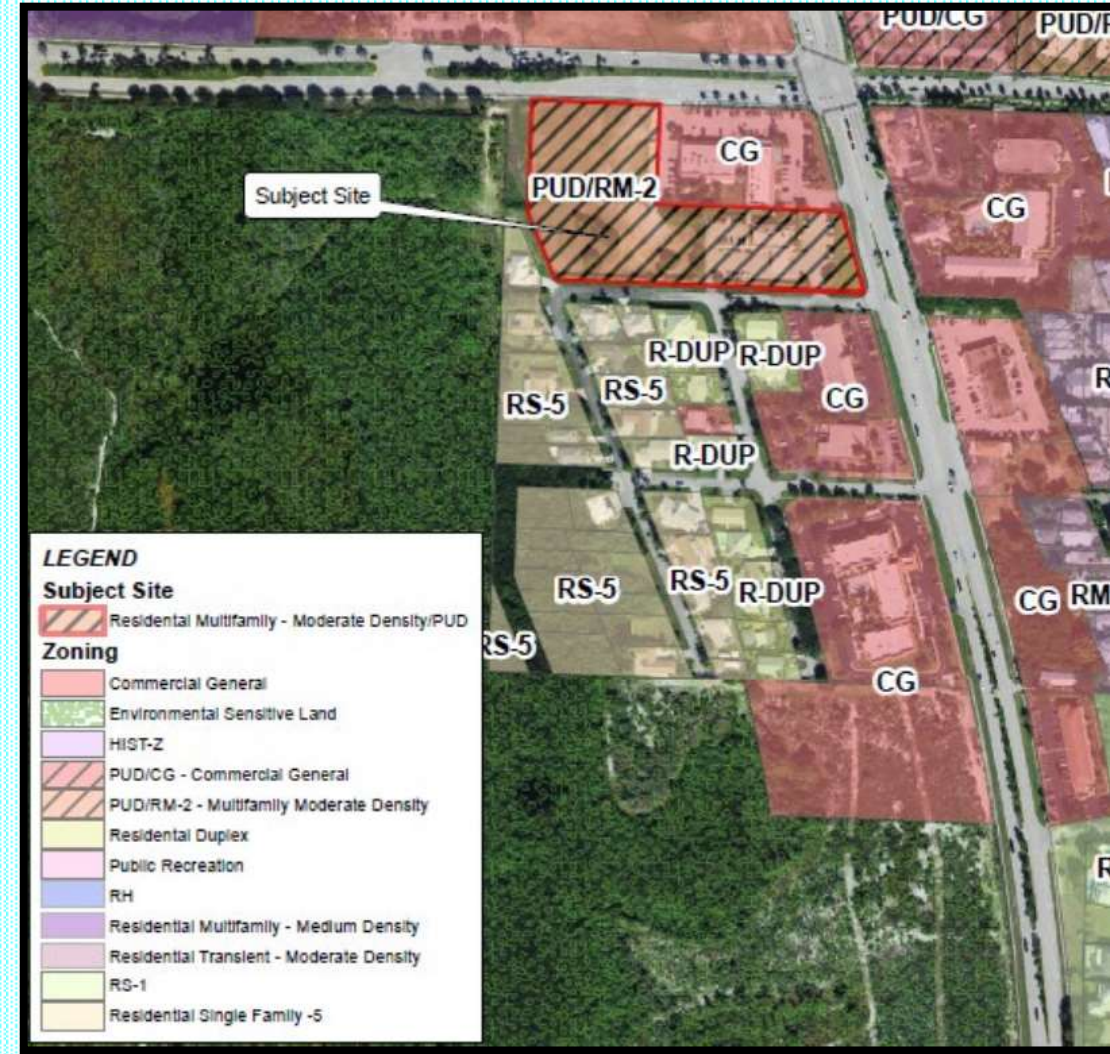
- Request to amend the Town of Juno Beach's Future Land Use Map (FLUM) for the subject property from Commercial (COM) to Moderate Density Residential (MODR, up to 15 units per acre).
- This is considered down zoning.
- Total acreage of the site



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 BOU)



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,

Future Land Use and Zoning Map



SUBJECT SITE

RM-2

MODR

Saturn Ln

Oats Dr

Donald Ross Rd

Donald Ross Rd

Donald Ross Rd

Donald Ross Rd

Zephyr Way

Floral Dr

1

1

Future Land Use and Zoning Map



Future Land Use and Zoning Map



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.

A

Juno Square Plaza

LAND USE: COM - COMMERCIAL
ZONING: CG - COMMERCIAL GENERAL

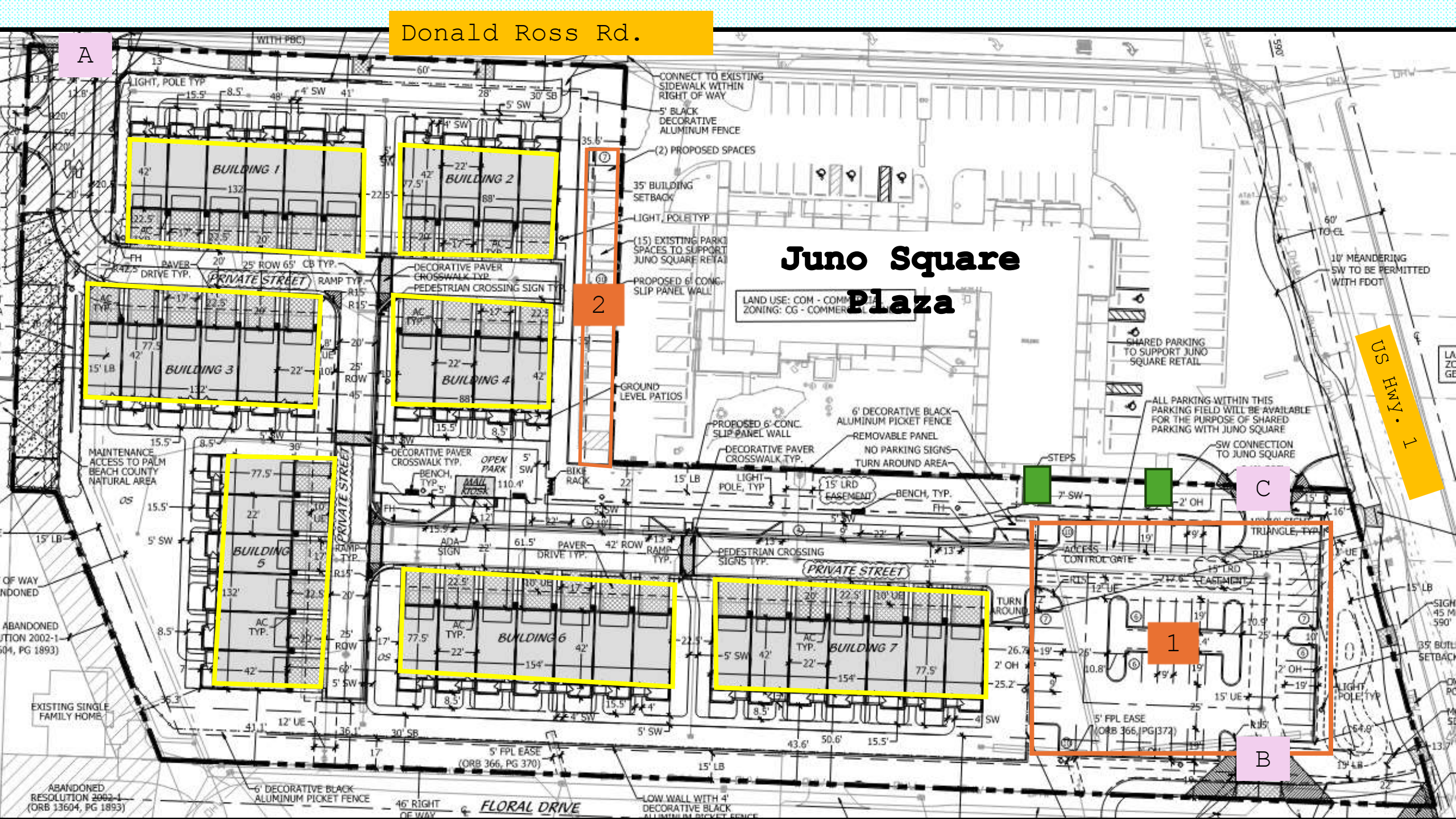
US HWY. 1

2

1

C

B



Site Plan – The Dunes at 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

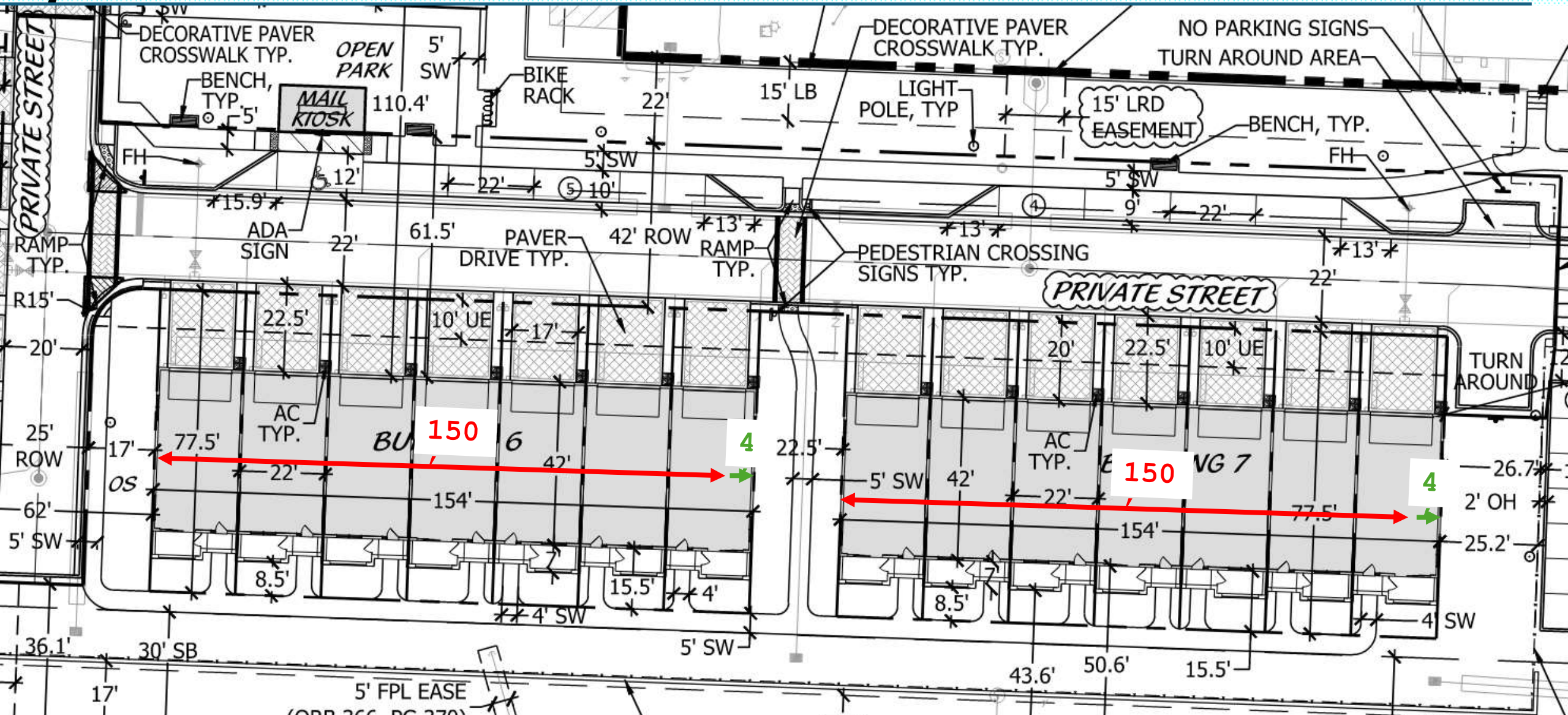
Areas of Interest - PUD modification request

Planned Unit Development Area Standard Modifications

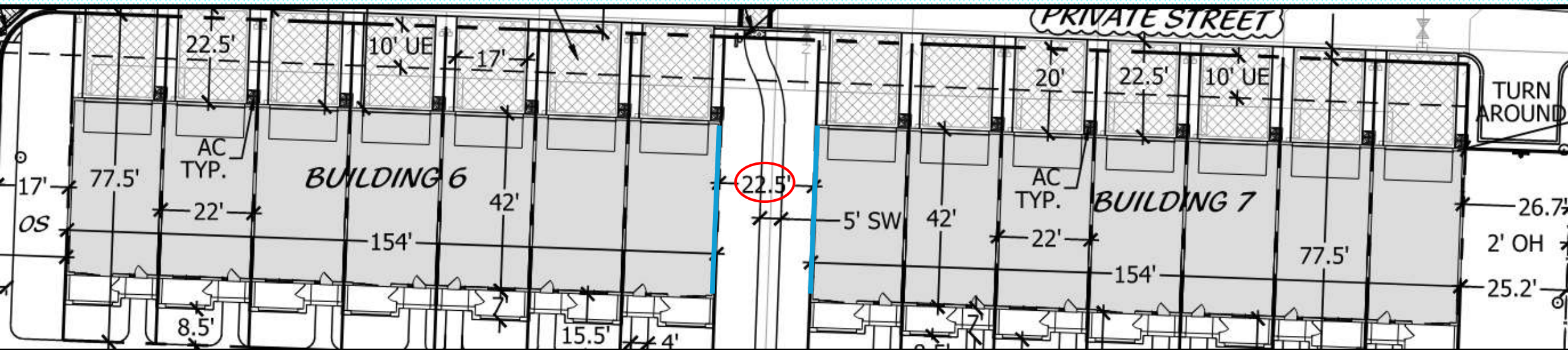
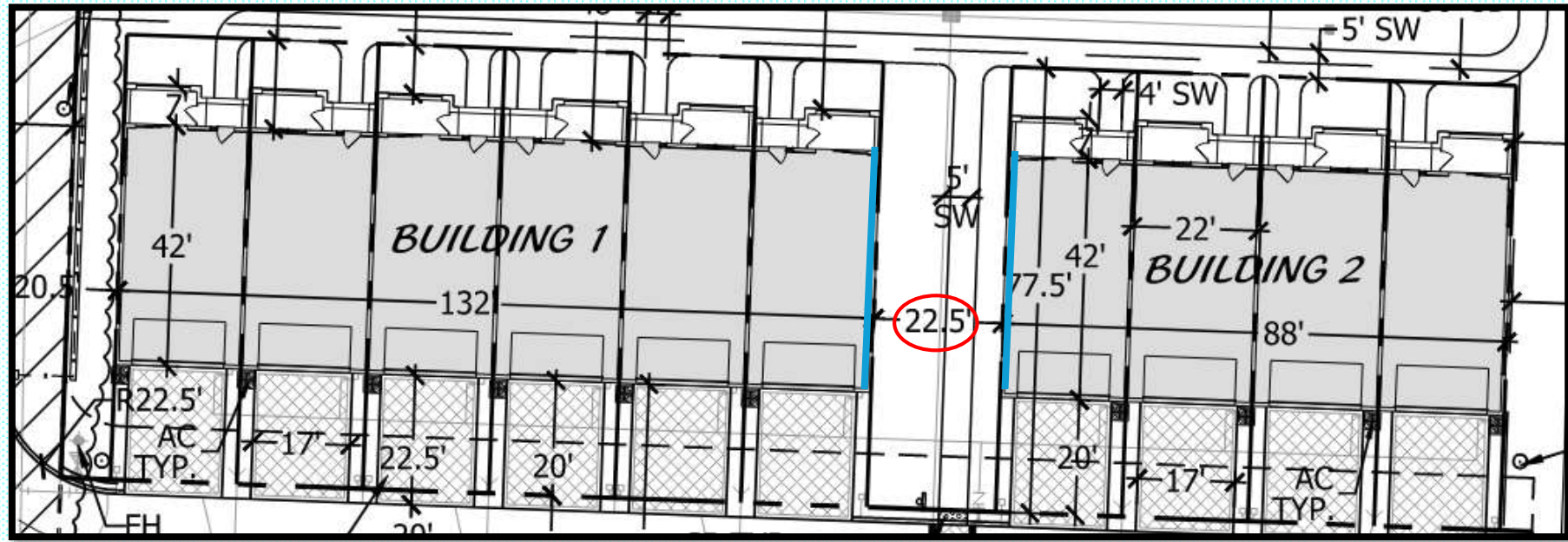
	RM-2 Building Site Area Regulations	Modification Allowance	Applicant's request
Maximum building dimension	<u>150 ft.</u> for all types of permitted principal structures.	25% of 150 ft. Maximum building dimension <u>187.5 ft.</u>	<u>154 ft.</u>
Distance between principal structures on same property	<u>30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

Questions





The Dunes at Juno Beach