

The Waterford Site Plan Amendment & Special Exception

Town Council Hearing

October 22, 2025

THE WATERFORD | 

A LIFESPACE COMMUNITY®



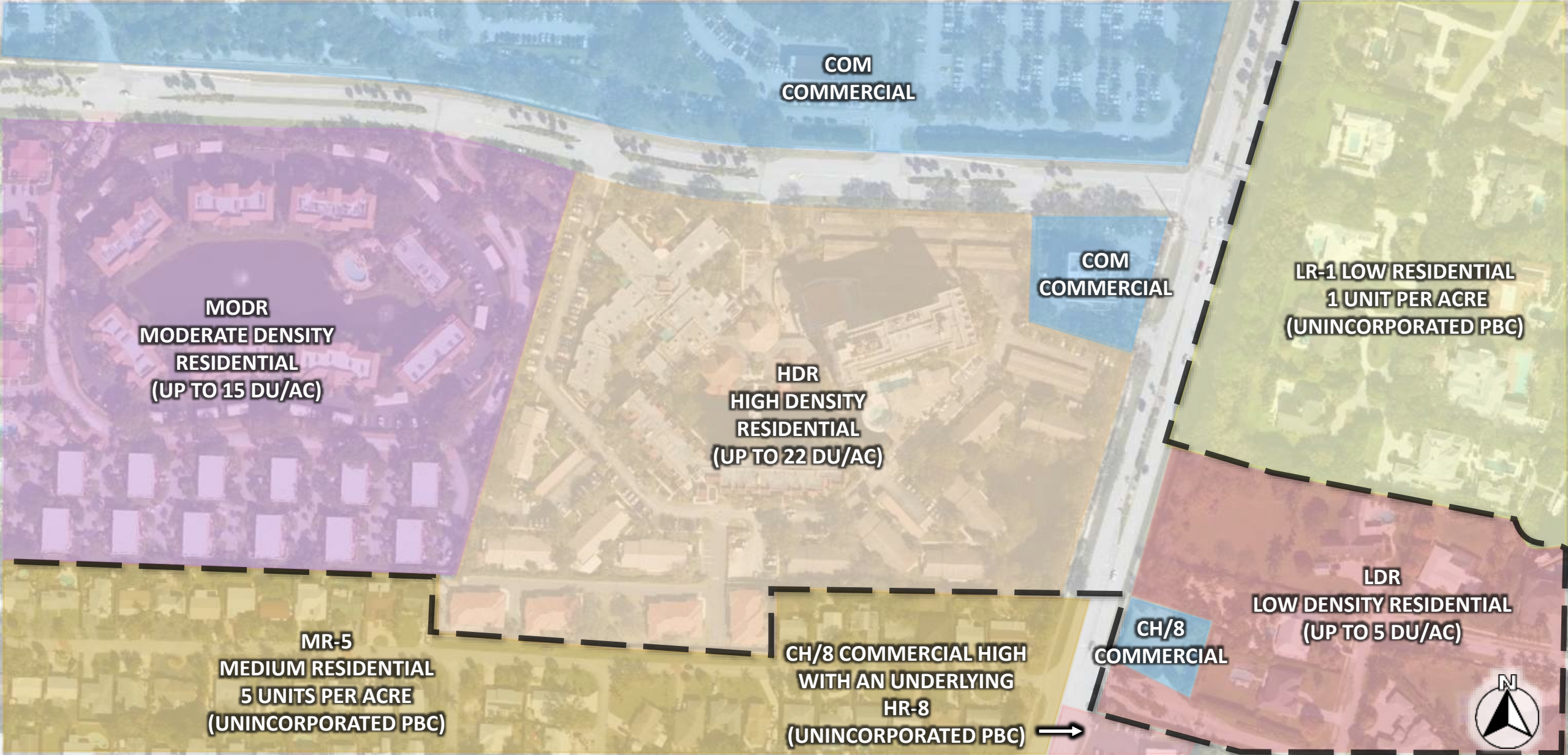


PROJECT LOCATION

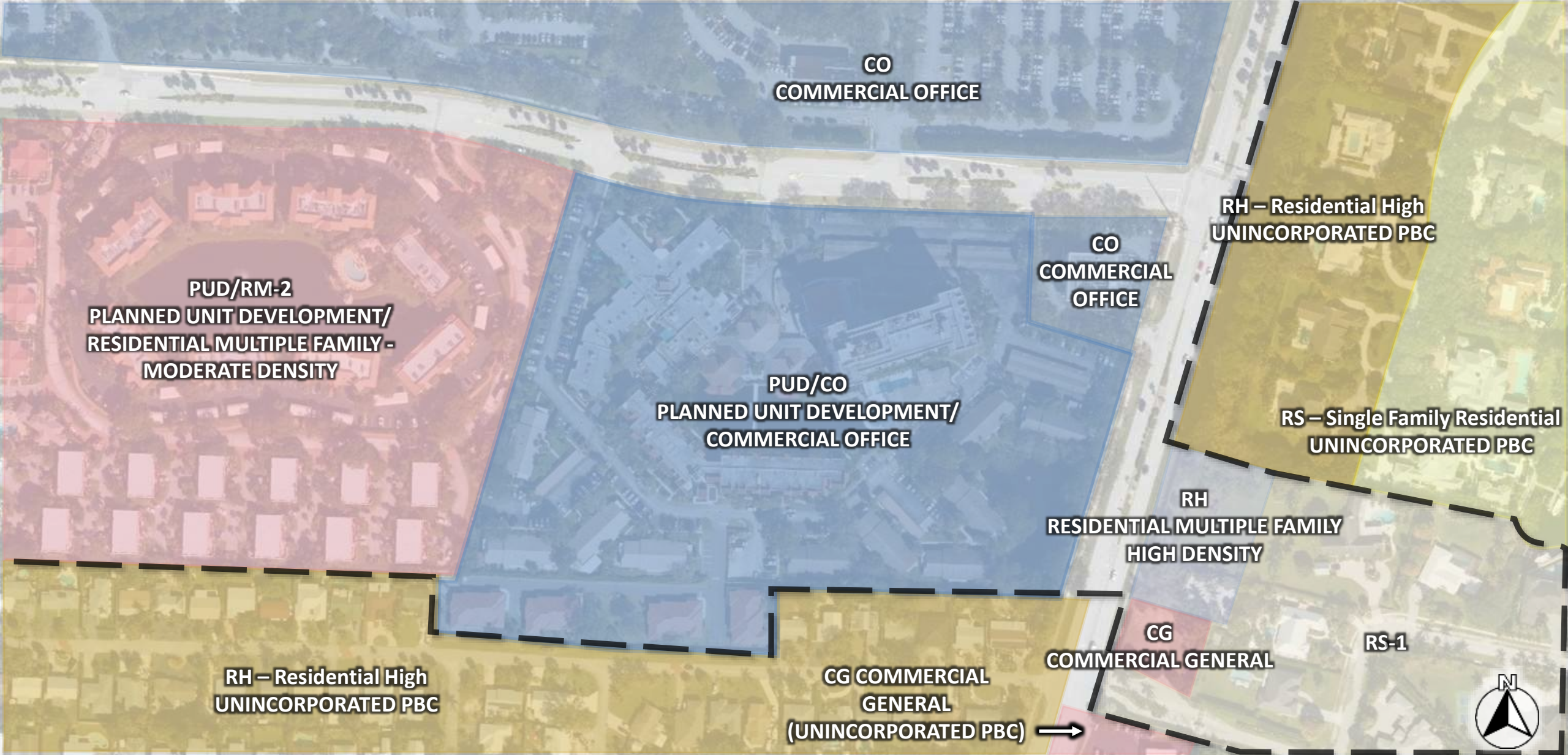
Site Plan Amendment & Special Exception

- Site Plan Amendment to modify the approved site plan package.
- Special Exception to allow for the reconfiguration of the approved development.
- There are no Variances or special considerations requested in this proposal.

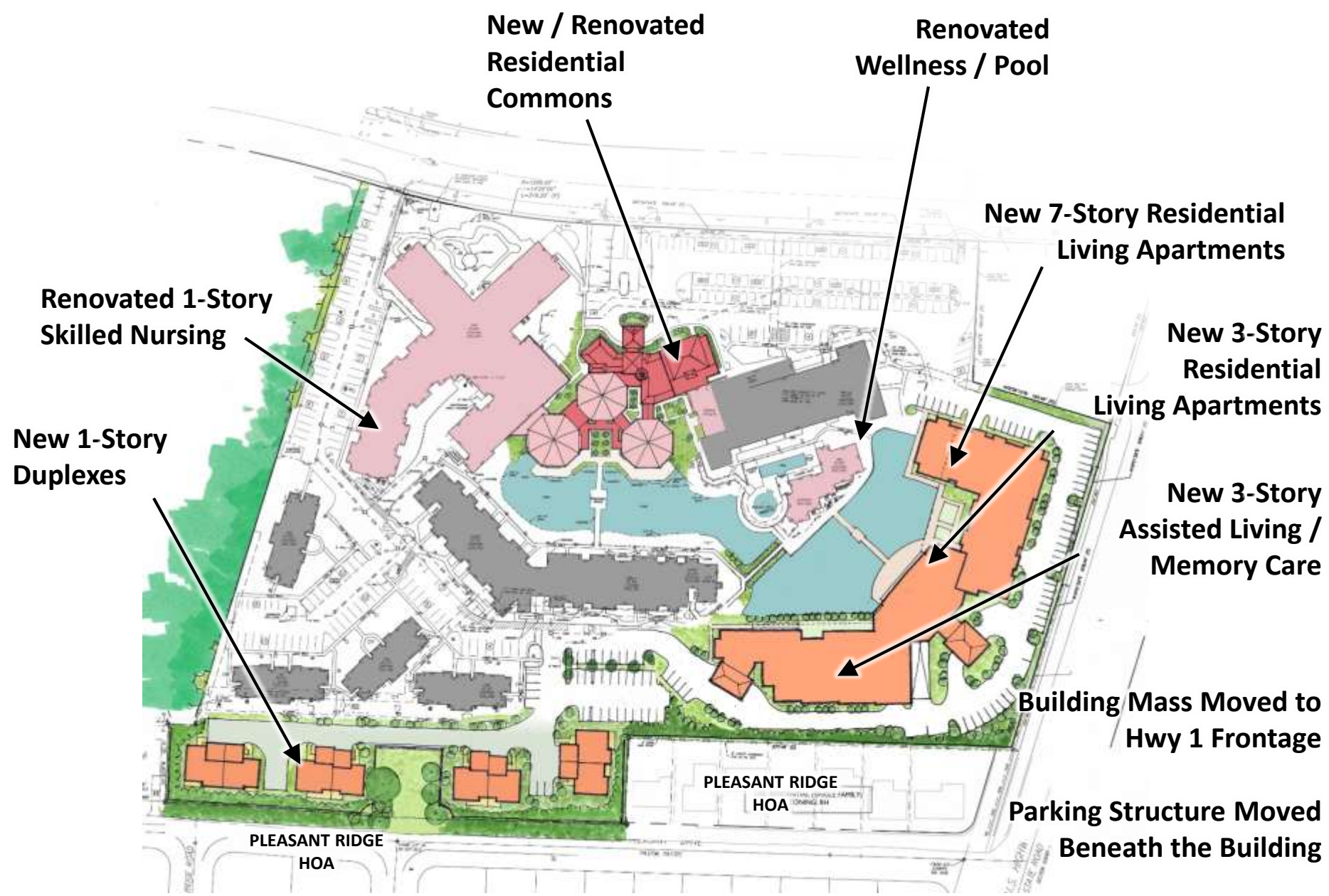
APPLICATION REQUESTS



Existing Future Land Use



Existing Zoning



Previously Approved Site Plan- 2022

- Interior modifications to commons and lobby area (Building A)
- Building reconfiguration (Buildings B and H)
- Reduction in overall number of beds from 638 to 578
- Density reduction from 16.71 DU/AC to 15.15 DU/AC
- Reduction of building height
- Improved pedestrian connectivity
- Modification to open space areas

Re-Design Summary

Proposed Building H – 64 feet (3 & 4 stories)



Sec. 34-116.a Site Plan Criteria



Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;



Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;



Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;



Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;



Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;



Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;



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;



Complies with all sections of this chapter.

Site Plan & Appearance Review Standards

Sec. 34-116.b Appearance Review Criteria



Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture.



Is of a design and proportion which enhances and is in harmony with the area...



Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;



Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;



Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;



Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;



Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

Site Plan & Appearance Review Standards

Density

- The proposed density is compliant with the designated town density requirements.
- The proposed program has a reduction on total units from the previously approved amendment.

Building Height

Existing Building Height	Proposed Building Height
Existing Tower (to remain) – 121 feet (12 stories) Previous Approved Building – 90 feet (7 stories)	Building B – 51 feet (3 stories) Building H – 64 feet (3 & 4 stories)

Buffering

Required Landscape Buffer	Proposed Landscape Buffer
5 feet wide	Ranges from 15 to 20 feet

Access

- No new access points proposed as part of the applications.
- Three access points to the Campus are from Universe Blvd.

Setbacks

	Required By Code	Current Proposal
Front	30 feet	30 feet
Side	10 feet	28 feet (US Highway 1)
Rear (Classified as Front)	15 feet (Based on PUD Reduction)*	17 feet 30 feet at Independent Living Building

Traffic

- The Proposal meets the Traffic Performance Standards of Palm Beach County.

 Engineering and Public Works Department P.O. Box 21220 West Palm Beach, FL 33410-1220 (561) 984-4000 FAX: (561) 684-4000 www.pbc.gov	May 1, 2025 Dr. Juan F. Ortega, PE JFO Group Inc. 6671 W Indiantown Road, Suite 30-324 Jupiter, FL 33458																						
Palm Beach County Board of County Commissioners Maria G. Martinez, Mayor Sara Rabin, Vice Mayor Gregg K. Weiss Joel Pardo Marcy Woodward Maria Sachs Robby Powell, Jr. County Administrator Veronica C. Baker	RE: The Waterford Project #: 250410 (Previously: 220113) Traffic Performance Standards (TPS) Review Dear Dr. Ortega: The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 18, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows: <table border="0"><tr><td>Municipality:</td><td>Juno Beach</td></tr><tr><td>Location:</td><td>Southwest corner of US-1 and Universe Blvd</td></tr><tr><td>PCN:</td><td>28-43-41-33-30-001-0000</td></tr><tr><td>Access:</td><td>Two full and one egress-only access driveway connections onto Universe Blvd (As used in the study and is NOT an approval by the County through this letter)</td></tr><tr><td>Existing Uses:</td><td>Congregate Care Facility = 288 DUs Assisted Living Facility = 60 Beds</td></tr><tr><td>Proposed Uses:</td><td>Expand the existing site for a total of: Congregate Care Facility = 290 DUs Assisted Living Facility = 100 Beds</td></tr><tr><td>Net Daily Trips:</td><td>109 (Proposed - Existing)</td></tr><tr><td>Net Peak Hour Trips:</td><td>7 (4/7) AM; 10 (4/6) PM (Proposed - Existing)</td></tr><tr><td>New Daily Trips:</td><td>901</td></tr><tr><td>New Peak Hour Trips:</td><td>41 (24/17) AM; 76 (34/42) PM</td></tr><tr><td>Build-out:</td><td>December 31, 2030</td></tr></table> Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project <u>meets</u> the Traffic Performance Standards (TPS) of Palm Beach County. Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication. No building permits are to be issued by the Town after the build-out date specified above, or as amended. The County traffic concurrency approval is subject to the	Municipality:	Juno Beach	Location:	Southwest corner of US-1 and Universe Blvd	PCN:	28-43-41-33-30-001-0000	Access:	Two full and one egress-only access driveway connections onto Universe Blvd (As used in the study and is NOT an approval by the County through this letter)	Existing Uses:	Congregate Care Facility = 288 DUs Assisted Living Facility = 60 Beds	Proposed Uses:	Expand the existing site for a total of: Congregate Care Facility = 290 DUs Assisted Living Facility = 100 Beds	Net Daily Trips:	109 (Proposed - Existing)	Net Peak Hour Trips:	7 (4/7) AM; 10 (4/6) PM (Proposed - Existing)	New Daily Trips:	901	New Peak Hour Trips:	41 (24/17) AM; 76 (34/42) PM	Build-out:	December 31, 2030
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An Equal Opportunity/ Affirmative Action Employer printed on recycled paper and recycled paper	 Dr. Juan F. Ortega, PE May 1, 2025 Page 2 Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance. The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property. If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov. Sincerely,  Moshir Rahman, Ph.D., P.E. Professional Engineer Engineering and Public Works Dept. Traffic Division M.R.O./bip cc: Address Frank Davis, Director, P&Z, Town of Juno Beach Quam Bari, P.E., PTOE, Manager - Growth Management, Traffic Division Alberto Lopez Tagle, Technical Assistant III, Traffic Division File - General - TPS - Main - Traffic Study Review C:\TRAFFIC\BONAVAPROJECTS\250410\250410-TPS-00001																						

Design Compliance

Parking

- **Parking Required by Code**

Component	Requirement	Quantity (Spaces)
Independent Living Unit (290 units/478 beds)	1 Sp./1 Unit	290
Assisted Living (24 Units/Beds)	Resident (1 Sp./4 beds)	6
Memory Care (16 Units/Beds)	Resident (1 Sp./4 beds)	4
Skilled Nursing (60 Units/Beds)	Resident (1 Sp./4 beds)	15
Staff	1 Sp./3 staff @ 114 staff*	38
Total		353

*24 hours/8 hour shifts = 3

- **Parking Demand by ITE Manual**

Component	Requirement	Quantity (Spaces)
Independent Living Unit (290 units/478 beds)	1 Sp./0.48 Units	140
Assisted Living (24 units/Beds)	1 Sp./0.55 Beds	13.2
Memory Care (16 units/beds)	1 Sp./0.55 Beds	8.8
Skilled Nursing (60 units/beds)	1 Sp./0.55 Beds	33
Total		195

- **Parking Provided**

Parking Type	Quantity (Spaces)
Proposed Surface Spaces	341
Proposed Garage Spaces	39
Handicap Spaces (Included in total)	8
Total	380

Parking

Operations-based Parking Demand Study

Parking Requirements: Lifespace Proposal

- Lifespace has long-term experience with resident's auto ownership ratios and parking utilization
 - Long sales period, extended permitting and remodeling timelines keeps level of occupancy when performing well at 90-93%
 - Many of our residents do not own cars (Lifespace FL communities – 56%, 65% & 68%)
- To adequately address likely parking lot performance, parking stalls exceeding the count defined by the parking study are being provided

Parking Requirements: Special Circumstances

- Parking management plan will be put in place to identify unused reserved spaces and re-sign as visitor spaces during term of apartment's vacancy
- Majority of spaces will be 9.5-10' wide to facilitate easier access

Proposed Parking - Initial State	
Existing Homes Prior to Stage 1 Construction	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
Existing Homes Prior Stage 2 Construction	203
Reduction for 93% Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
Stalls required for Existing IL Homes	142
New Homes	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Assumes 100% Occupancy - No Reduction	0
Subtotal	65
Assumes 100% car usage - No Reduction	0
Stalls required for New IL Homes	65
Total Stalls Calculated for IL Homes	207

Total Stalls Calculated for Occupied IL Homes	207
Total Stalls Calculated for Team Members	
Current FTE's	80
Added FTE's for new IL	9
Added FTE's for AL/MC	20
Subtotal	316
Total Stalls Provided	380
Stalls Available for Visitors	64

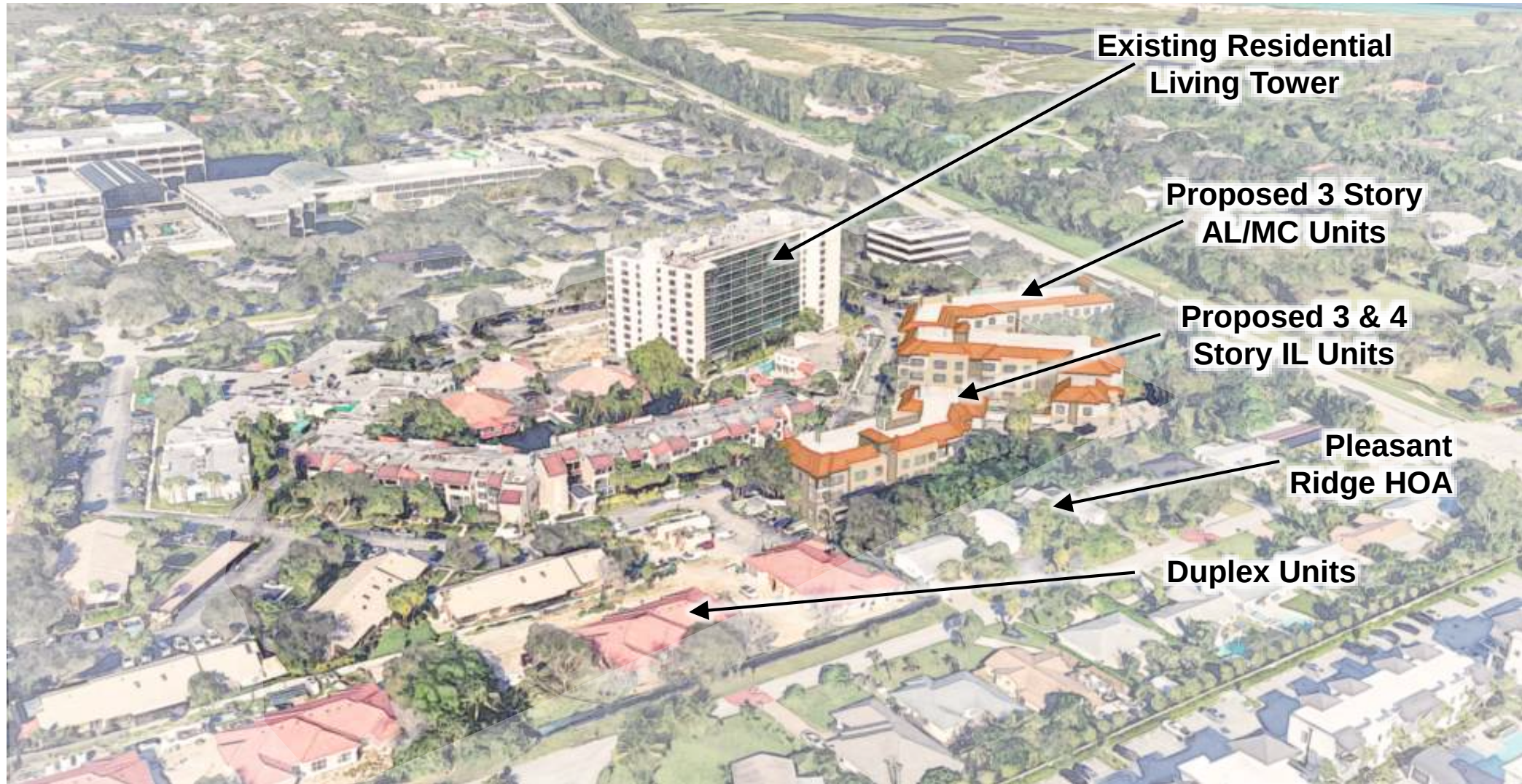
Proposed Parking - Future State	
Existing Homes Prior to Stage 1 Construction	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
Existing Homes Prior Stage 2 Construction	203
Reduction for 93% Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
Stalls required for Existing IL Homes	142
New Homes	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Reduction for 93% Occupancy (high historical level)	(5)
Subtotal	60
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(15)
Stalls required for New IL Homes	45
Total Stalls Calculated for IL Homes	187

Total Stalls Calculated for Occupied IL Homes	187
Total Stalls Calculated for Team Members	
Current FTE's	80
Added FTE's for new IL	9
Added FTE's for AL/MC	20
Subtotal	296
Total Stalls Provided	380
Stalls Available for Visitors	84

Design Compliance



Previous Site Rendering



Proposed Site Rendering



Building Elevations



Building Elevations



Building Elevations

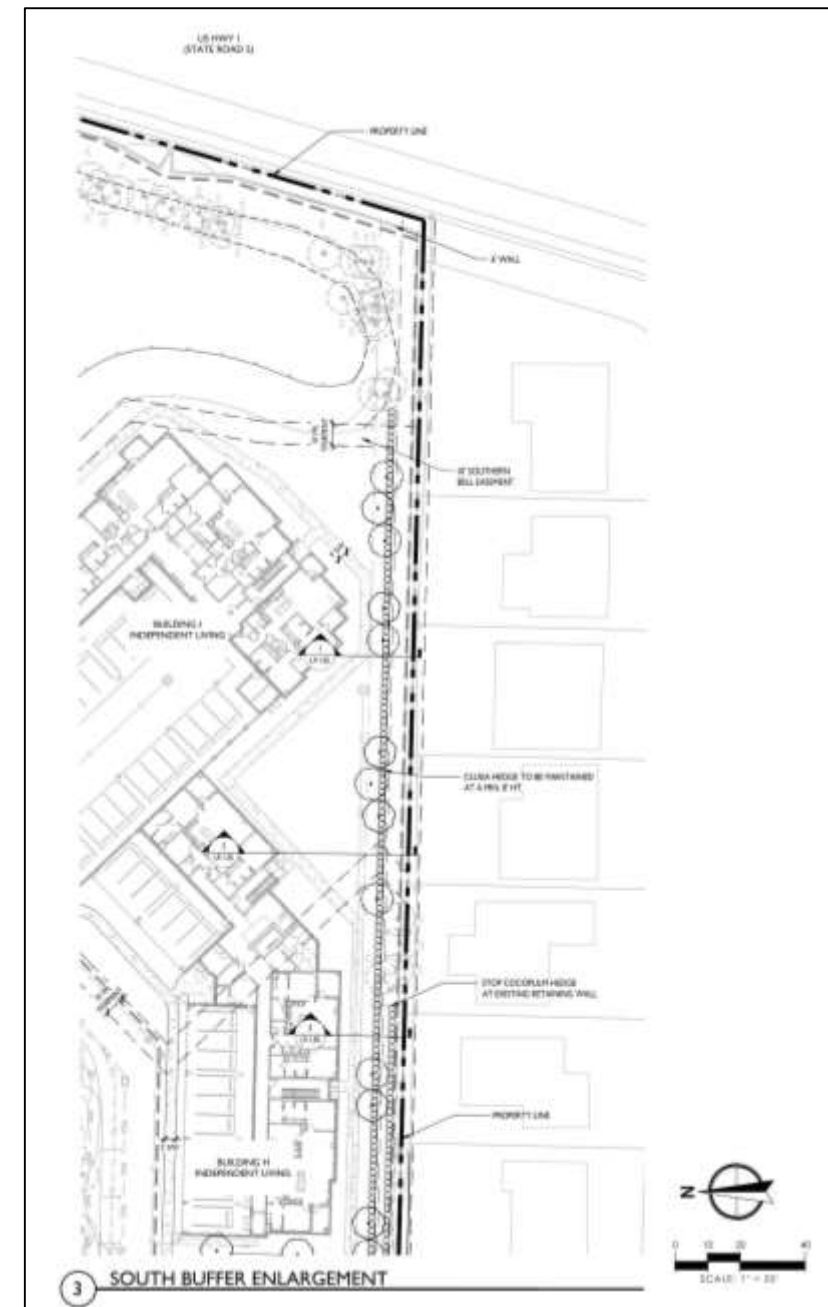
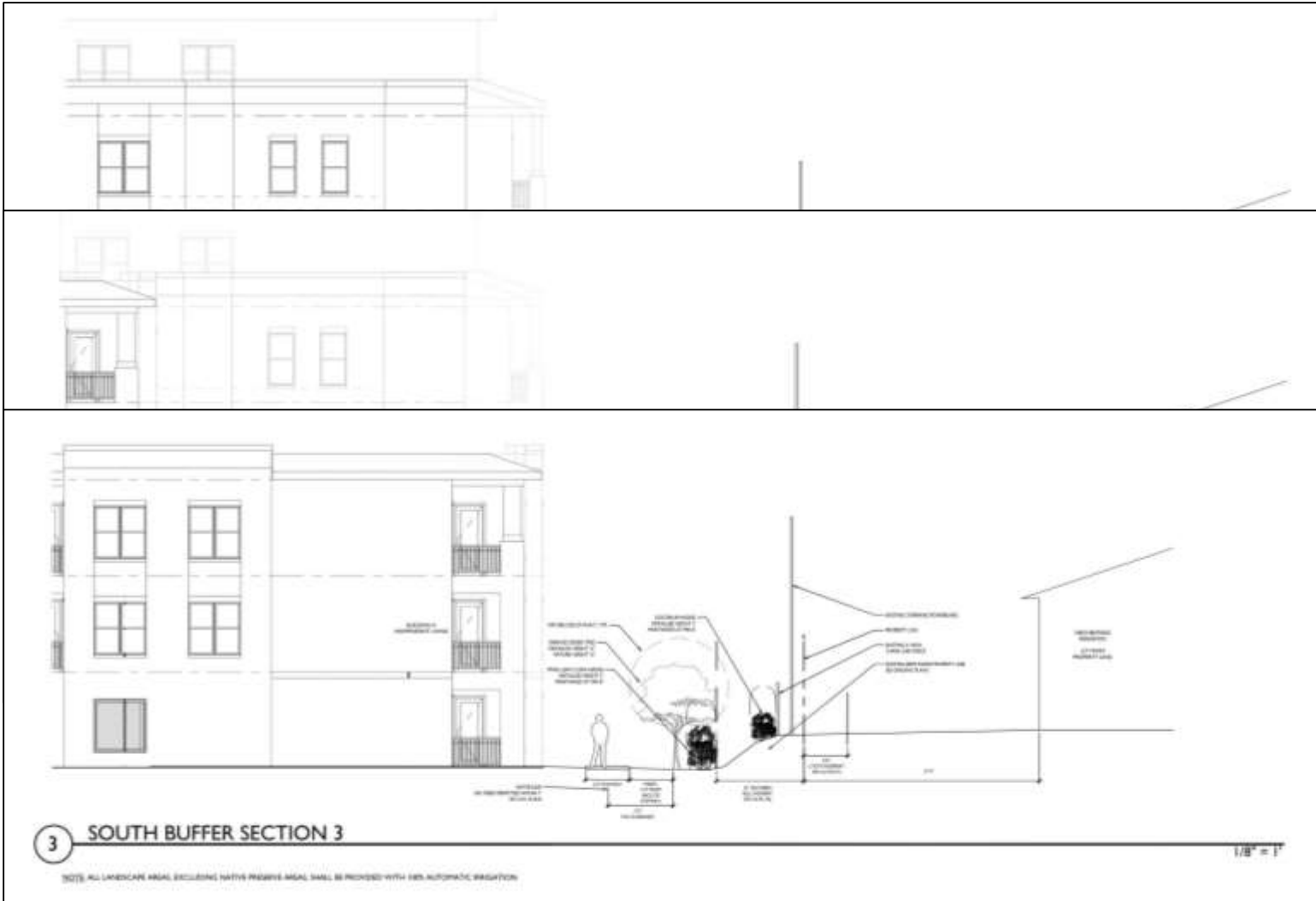
18. Prior to Town Council approval, the applicant shall provide a modified landscape plan showing an enhanced landscaping buffer along the southern property line along the residences of Pleasant Drive, to consists of a minimum 5' high Clusia hedge row along the entire length of the residential lots; and



Conditions of Approval

Conditions of Approval





Conditions of Approval

Conditions of Approval



Staff Assessment: Staff recommends that the Planning and Zoning Board consider the Request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and modification of the existing senior living facility community, subject to the conditions outlined above, and provide a recommendation to the Town Council.

Planning Zoning Board Recommendation: At the meeting held on September 15th 2025, the Board recommended unanimous approval of the request subject to the conditions

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