

# **The Waterford Site Plan Amendment & Special Exception**

Planning Board

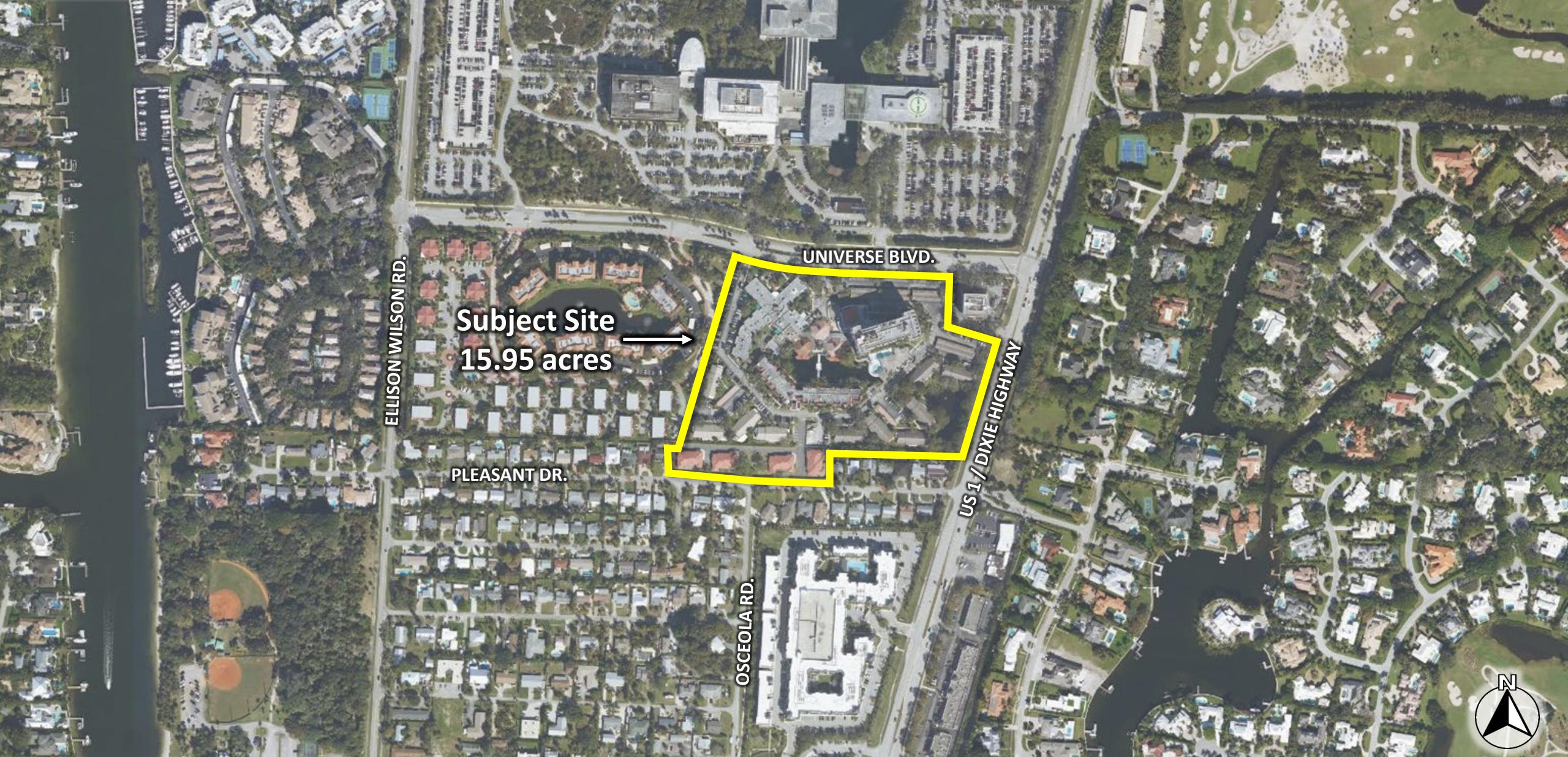
**September 15, 2025**

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THE WATERFORD | 

A LIFESPACE COMMUNITY®





## PROJECT LOCATION

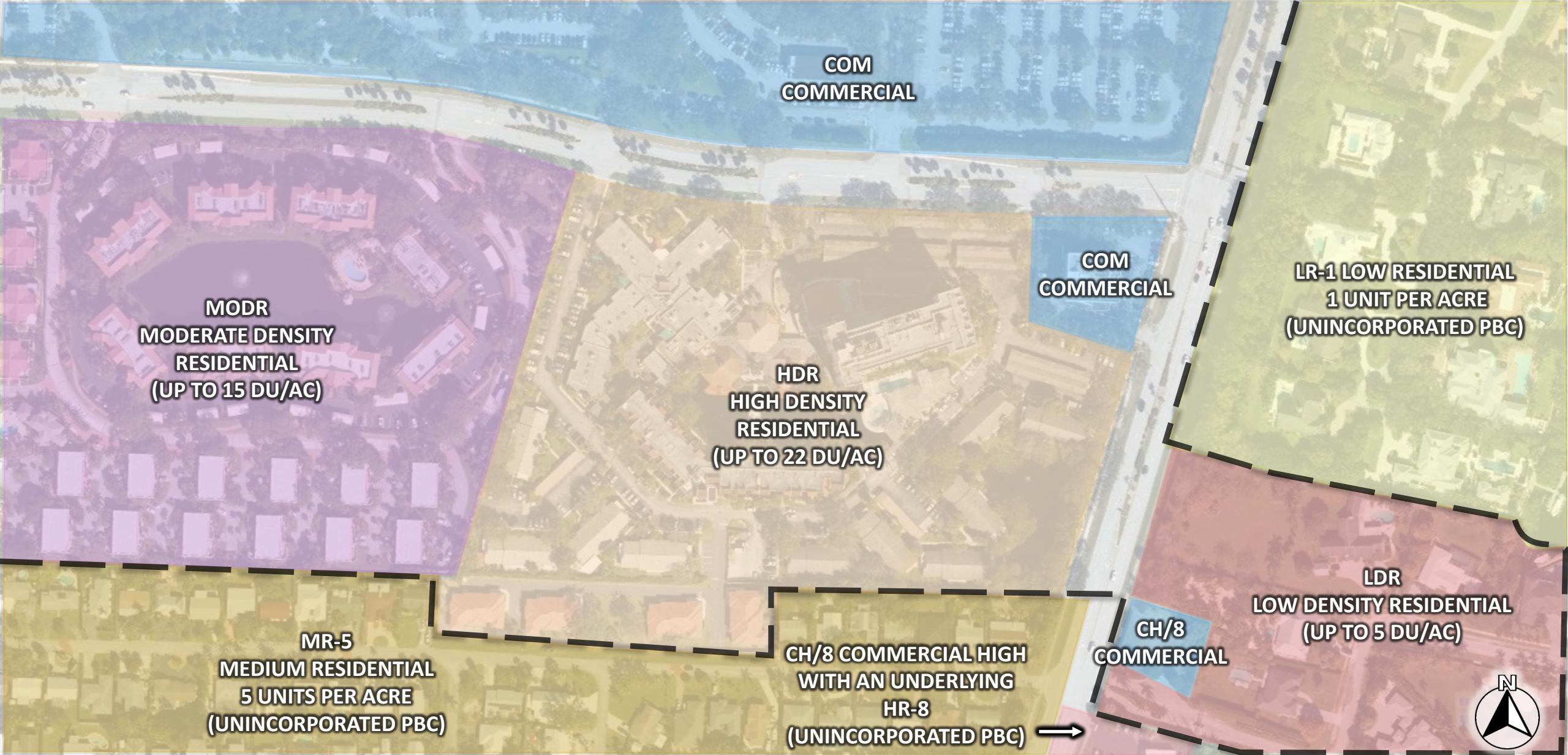


## Site Plan Amendment & Special Exception

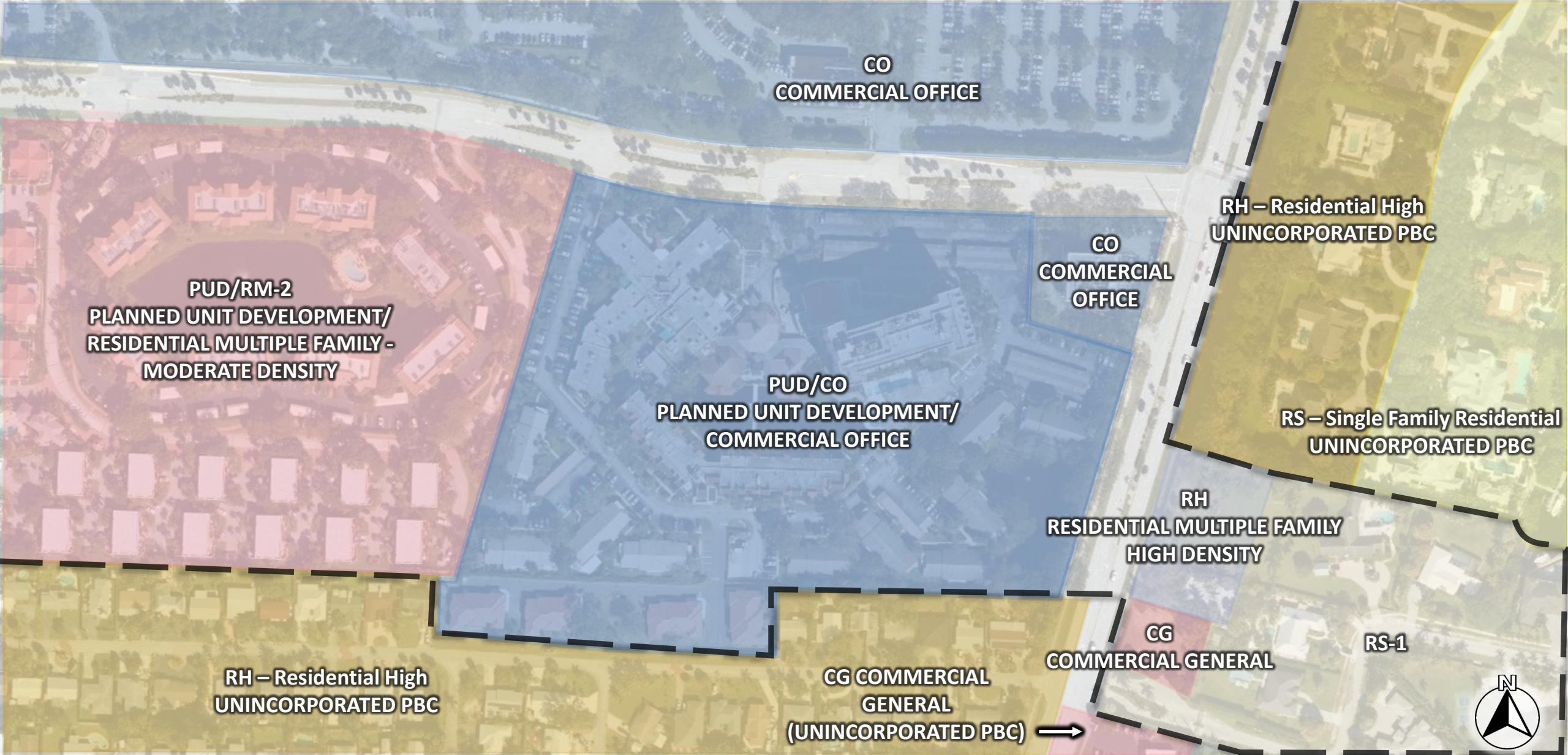
- **Site Plan Amendment** to modify the approved site plan package.
- **Special Exception** to allow for the reconfiguration of the approved development.
- There are no Variances or special considerations requested in this proposal.

## APPLICATION REQUESTS

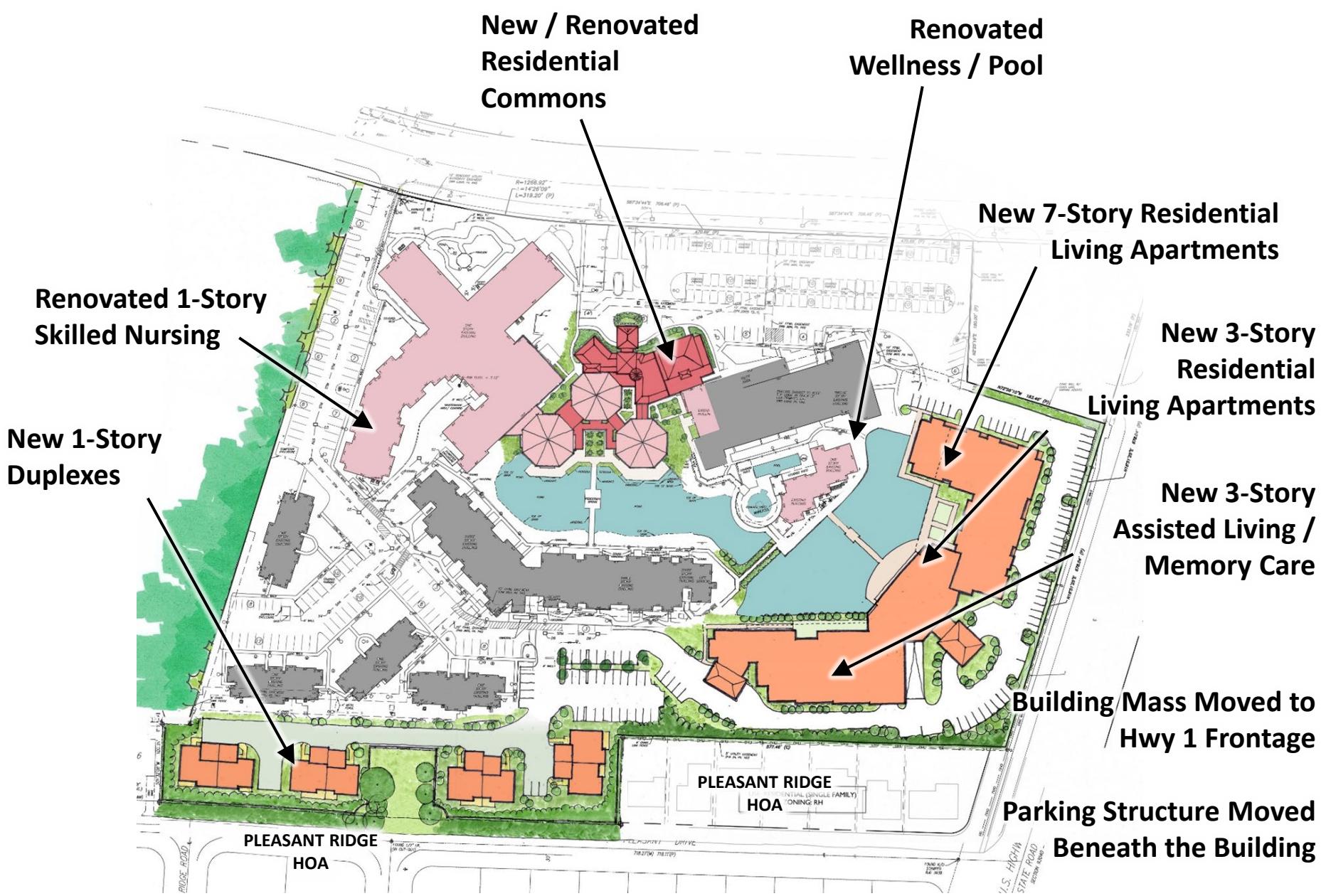




## Existing Future Land Use



## 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

## SITE DATA

**Acreage: 15.95 AC**

## Proposed Use: No change

**Density/Intensity:** 15.15 units/AC

## Building Height:

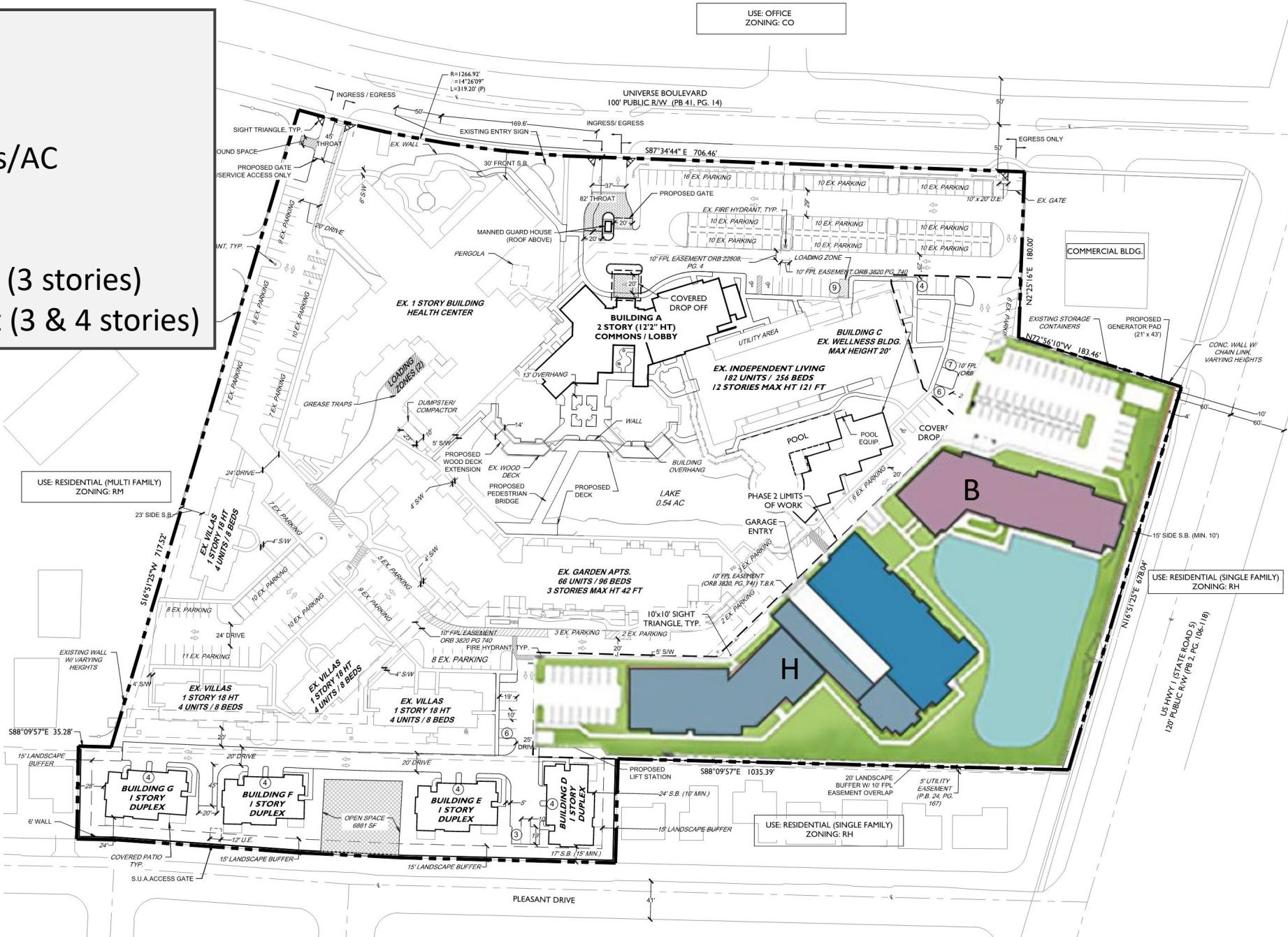
Max. 12-stories (existing)

## Proposed Building B – 51 feet (3 stories)

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

# Site Plan

USE: OFFICE  
ZONING: CO



## Sec. 34-116.a Site Plan Criteria

<input checked="" type="checkbox"/>	Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;
<input checked="" type="checkbox"/>	Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;
<input checked="" type="checkbox"/>	Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;
<input checked="" type="checkbox"/>	Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;
<input checked="" type="checkbox"/>	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;
<input checked="" type="checkbox"/>	Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;
<input checked="" type="checkbox"/>	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;
<input checked="" type="checkbox"/>	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)	Building B – 51 feet (3 stories)
Previous Approved Building – 90 feet ( 7 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

## Design Compliance

## Traffic

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

  
May 1, 2025

Dr. Juan F. Ortega, PE  
JFO Group Inc.  
6671 W Indiantown Road, Suite 50-324  
Jupiter, FL 33458

**Engineering and Public Works Department**  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
[www.pbc.gov](http://www.pbc.gov)

■

**Palm Beach County Board of County Commissioners**  
Maria G. Marino, Mayor  
Sara Baxter, Vice Mayor  
Gregg K. Weiss  
Joel Flores  
Marci Woodward  
Maria Sachs  
Bobby Powell, Jr.

**County Administrator**  
Verdenia C. Baker

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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](mailto:MRahman@pbc.gov).

Sincerely,



Moshirul Rahman, Ph.D., P.E.  
Professional Engineer  
Engineering and Public Works Dept.  
Traffic Division

MR-QB:cp  
cc: Addressee  
Frank Davila, Director, P&Z, Town of Juno Beach  
Quazi Bar, P.E., PTOE, Manager - Growth Management, Traffic Division  
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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# 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
<b>Total</b>		<b>353</b>

- **Parking Demand by ITE Manual**

\*24 hours/8 hour shifts = 3

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
<b>Total</b>		<b>195</b>

- **Parking Provided**

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

## Design Compliance

## 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

## **Design Compliance**

<b>Proposed Parking - Initial State</b>	
<b>Existing Homes Prior to Stage 1 Construction</b>	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
<b>Existing Homes Prior Stage 2 Construction</b>	203
Reduction for <b>93%</b> Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
<b>Stalls required for Existing IL Homes</b>	<b>142</b>

<b>New Homes</b>	
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
<b>Stalls required for New IL Homes</b>	<b>65</b>
<b>Total Stalls Calculated for IL Homes</b>	<b>207</b>

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
<b>Total Stalls Provided</b>	<b>380</b>
Stalls Available for Visitors	64

<b>Proposed Parking - Future State</b>	
<b>Existing Homes Prior to Stage 1 Construction</b>	264
Reduction due to unit involved in combinations	(37)
Reduction due to removal of Villas	(24)
<b>Existing Homes Prior Stage 2 Construction</b>	203
Reduction for <b>93%</b> Occupancy (high historical level)	(14)
Subtotal	189
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(47)
<b>Stalls required for Existing IL Homes</b>	<b>142</b>

<b>New Homes</b>	
Patio Homes (Second Space in Garage)	8
New Apartments	39
Units after Combination	18
Reduction for <b>93%</b> Occupancy (high historical level)	(5)
Subtotal	60
Reduction for only 75% of residents (or less-56%, 65%, 68%) having cars	(15)
<b>Stalls required for New IL Homes</b>	<b>45</b>
<b>Total Stalls Calculated for IL Homes</b>	<b>187</b>

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
<b>Total Stalls Provided</b>	<b>380</b>
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

**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.

## Staff Recommendation

# **The Waterford Site Plan Amendment & Special Exception**

Planning Board

**September 15, 2025**

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