

DRAFT - MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

August 7, 2023
Council Chambers/YouTube
340 Ocean Drive

PRESENT: DIANA DAVIS, CHAIR
 JIM FERGUSON, VICE CHAIR
 LAURE SHEARER, BOARDMEMBER
 NANCY WOLF, BOARDMEMBER (*Via Zoom*)
 JANE LE CLAINCHE, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
 ISABELLA HICKEY, PLANNING TECHNICIAN
 DAVID DYESS, TOWN MANAGER
 ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
 YASMIN F. HAMEL, ADMINISTRATIVE SECRETARY
 LEONARD RUBIN, TOWN ATTORNEY

ABSENT: MICHAEL STERN, BOARDMEMBER

Audience: 15

CALL TO ORDER - 4:00pm

PLEDGE OF ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA (*Time: 2:02 – 2:56*)

The Board gave consensus to switch the order items #2 and #3 on the agenda.

COMMENTS FROM TOWN ATTORNEY AND STAFF (*Time: 2:57 – 3:07*) - None

COMMENTS FROM THE PUBLIC (*Time: 3:42 – 4:10*)

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time. Comments needing a reply will be referred to Staff for research; a report will be forwarded to the Town Council; and citizens will be contacted.

Public Comments Opened at 4:02pm.

Public Comments Closed at 4:02pm.

CONSENT AGENDA (*Time: 3:08 – 3:41*)

1. Consider approving the July 5, 2023, Planning & Zoning Board Meeting Minutes

***MOTION:** Ferguson/Shearer made a motion to approve the consent agenda as amended.*

***ACTION:** The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS (Time: 4:11 – 2:32:40)

Public Hearings were conducted on the following items.

2. Florida Recreation Development Assistance Program (FRDAP) Grant Application for Donald Ross Road Dune Walkover (*Originally Item #3*)

Town Manager Dyess provided a presentation and Chair Davis provided her comments on this item (*see attached*).

***MOTION:** Ferguson made a motion to not support the Town Council's decision to move forward with the application process for the FY 23/24 Florida Recreation Development Assistance Program Grant.*

***ACTION:** The motion failed for lack of a second.*

No further action was taken on this item.

3. Major Site Plan Amendment (Caretta Mixed-Use Development) (*Quasi-Judicial*) (*Originally Item #2*)

Town Attorney Rubin swore in all parties wishing to give testimony.

Chair Davis and Boardmember Shearer disclosed ex parte communications.

Director of Planning & Zoning Davila and Juno Pointe Owner James Letchinger provided presentations (*see attached*).

***MOTION:** Ferguson/Le Clainche made a motion to approve the request for a Major Site Plan Amendment for the Caretta Project as submitted, subject to the conditions recommended by staff.*

***ACTION:** The motion passed 4-1 with Boardmember Wolf opposed.*

COMMENTS FROM THE BOARD (Time: 2:32:41 -2:45:59)

Vice Chair Ferguson requested that the Chair adhere to Roberts Rules of Order for future meetings by allowing each member to speak uninterrupted and permitting all members to give their comments before a member makes additional comments.

Chair Davis provided her comments to the Board (*see attached*).

The Board gave consensus to have the next meeting on Tuesday, September 19th at 4pm.

ADJOURNMENT (Time: 2:46:00 – 2:46:09)

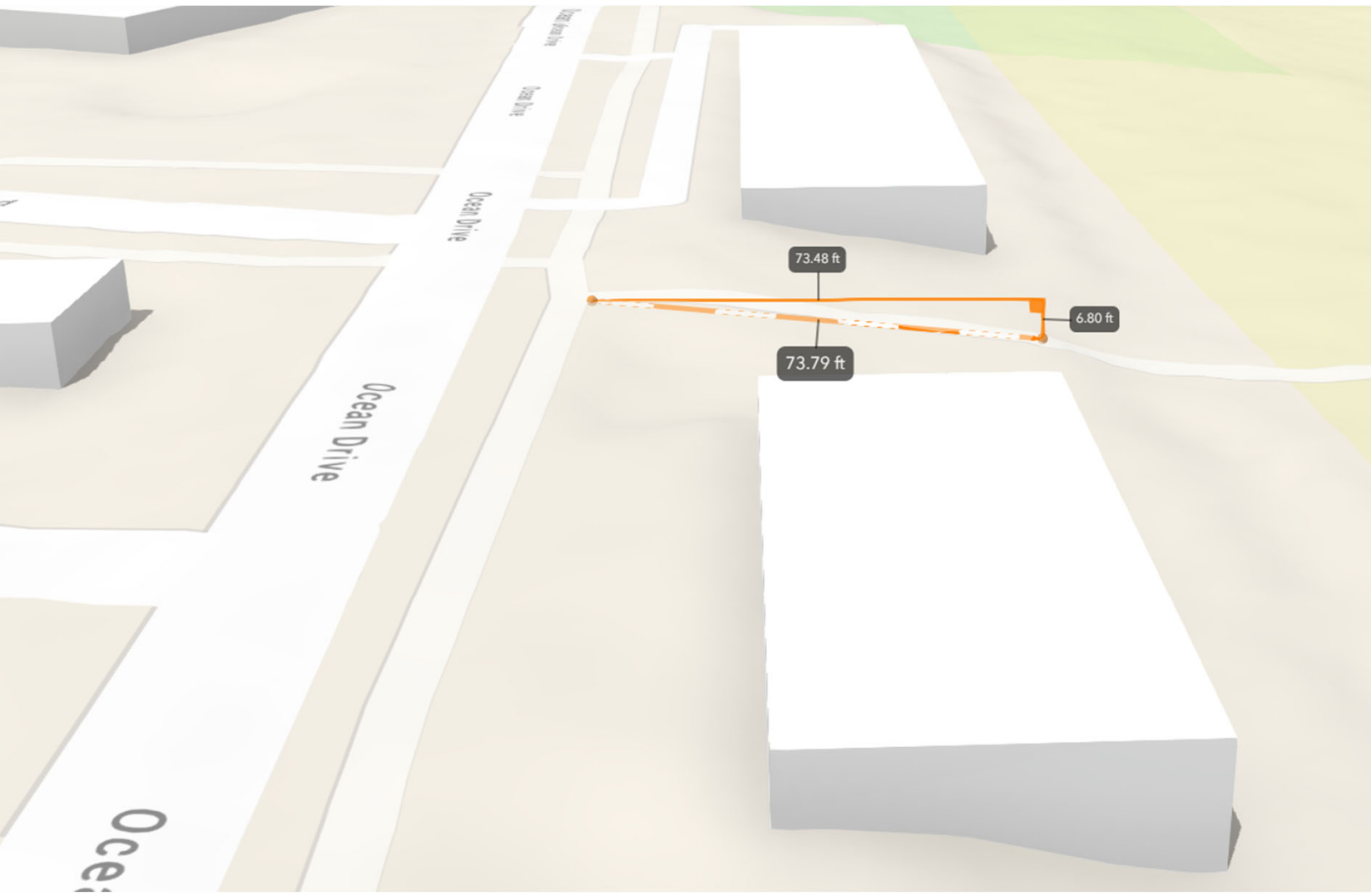
Chair Davis adjourned the meeting at 6:44pm.

Diana Davis, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk



I æruld#Jhfudwlrq#Ghyhærsp hqw#
Dvvlwdqfh#Surjudp
+IUGDS,



Unit: Feet

Direct	73.79 ft
Horizontal	73.48 ft
Vertical	6.80 ft

NEW MEASUREMENT















62D-5.059 Compliance Responsibilities.

The following constitutes the general requirements for program compliance:

(1) **SITE DEDICATION.** Land owned by the grantee, which is developed or acquired with FRDAP funds, shall be dedicated in perpetuity as an outdoor recreational site for the use and benefit of the general public. Land under control other than by ownership of the grantee such as by lease, shall be dedicated as an outdoor recreation area for the use and benefit of the general public for a minimum period of twenty-five (25) years from the completion date set forth in the project completion certificate. The dedications must be recorded in the public property records by the grantee.

(2) **MANAGEMENT OF PROJECT SITES.** Grantees shall ensure by site inspections that facilities on project sites developed with FRDAP funds are being operated and maintained for outdoor recreational purposes for a minimum period of twenty-five (25) years from the completion date set forth in the project completion certificate. All project sites shall be open at reasonable times and shall be managed in a safe and attractive manner.

(3) **CONVERSION.** Should a grantee, within the periods set forth in subsections 62D-5.059(1) and (2), F.A.C., convert all or part of the project site to other than public outdoor recreational uses, the grantee shall replace the area, facilities, resource or site at its own expense with project of comparable scope and quality.

(4) **NON-COMPLIANCE.** The Department shall terminate a project agreement and demand return of the program funds (**including interest**) for non-compliance by a grantee with the terms stated in the project agreement or this rule. If grantee fails to comply with the provisions of this part or the project agreement, the Department shall declare the grantee ineligible for further participation in FRDAP until such time as compliance has been obtained.

(5) **PUBLIC ACCESSIBILITY.** All facilities shall be accessible to the public on a non-exclusive basis, without regard to age, sex, race, religion, or ability level.

(6) **ENTRANCE FEES.** Reasonable differences in entrance fees for program projects may be maintained on the basis of residence. Such fees may only be charged if the grantee can clearly show that the difference in entrance fees reflects, and is substantially related to, all economic factors related to park management, and it is not simply related to the amount of tax dollars spent by the residents for the park; and that a definite burden on the grantee in park maintenance costs clearly justifies a higher fee for nonresidents.

(7) **NATIVE PLANTINGS.** In developing a project area with program funds, a grantee shall primarily use vegetation native to the area, except for lawn grasses.

(8) **POST COMPLETION INSPECTIONS.** Department staff shall have the right to perform an on-site inspection of program sites to ensure compliance with program requirements as stated in subsections (1), (2) and (3), of this section.

Rulemaking Authority 375.075 FS. Law Implemented 375.075 FS. History—New 12-10-90, Formerly 16D-5.059, Amended 8-13-98, 8-15-04.

Provided by Chair Davis
at the Aug. 7th, 2023
Planning & Zoning
Board Meeting

8-6-2023 Diana Davis Questions, **David Dyess response in bold underline.**

Project Description - Application for FRDAP grant funding for Donald Ross Dune Walkover

Purpose of the Program - "Renovation with composite lumber that will last upwards of 50 years." (statement from one page presentation) Please redraft to clarify that project includes all areas from the side walk east.

Walkover: What are estimates to rebuild the walkover? What is your experience with these costs in other locations? How do the costs compare to the money available?

We have not gone firm on the type of material for the path, but we got an estimate of \$19,000 for concrete. We are now thinking of a composite ground level boardwalk to the crossover and redoing the crossover in composite.

Are you seeking to make this area - wheelchair accessible? We have a wheelchair beach access at Loggerhead Marine Life Center. The concern is with any permanent walkway over the sand to access the ocean that would interfere with our endangered and threatened sea turtle population. The specifications for work in this location should prohibit any matting east of the stairs over the dune, or any other materials on the beach side of the project, to prevent any interference with turtle nesting or hatchlings. Suggest to have beach wheel chairs available for rent at pier and Loggerhead Marine Life Center - lifeguard locations with existing beach access. See attached. *All terrain transport chair.*

We were not, however, at the last council meeting that came up so we will evaluate that possibility. We would need to bring engineers in for that and we predict there would need to be slope modification.

If there is project matting over the sand at this location, it would have to be removed every afternoon and replaced every morning to prevent any interference with our nesting and hatchling sea turtles during sea turtle nesting season (these costs would have to be incorporated into the project).

We are speaking with Mobi Mat to see what their product is all about. I am told Jupiter has one.

Landscape to Remain - This walkover has the charming feature of a canopy of sea grapes that encircle the walkway and walkover. Any project scope should maintain the seagrapes over the walkway at this location.

Agree 100% love that feature!

Walkway: Are you also seeking funding to rebuild the brick pathway to the wooden dune walkover structure? The old brick walkway subsided in the area of stormwater runoff from the roadway. Does the project include an engineering plan to address

this stormwater runoff? Are you anticipating concrete pathway or the current sand pathway? If sand, do you have an engineering plan to address the road runoff damage that occurs after storms?

I don't think leaving it sand is going to be feasible. I think we will always have to contend with some sort of erosion if we do.

What are the estimates to rebuild the walkway?

With the \$19K concrete estimate we felt the \$50K would suffice even if we switched to boardwalk. The increased amount of funding would allow us to upgrade the amenities you mention below and possibly make it ADA.

Amenities: What about other amenities at this location? Currently there is an overhead shower, foot shower, water fountain, bench seating, garbage collection, doggie poop station, sidewalk and street roadway crossing at this location. Is the grant to maintain or improve these features? There should be an auto cut-off for the showers. A dog water station would be appreciated. The trashcans at this location over flow on the weekends and holidays.

Program Goals & Objectives

- Program Goals and Objectives
- Provide a List of Strategies to get to expected outcomes or vision
 - (A) history & governance structure - When was the current Dune Walkover built? Was it also funded by the FRDAP and will that impact receipt of these funds? If previously funded by FRDAP, did the FRDAP 25 year maintenance requirement from their earlier grant attach to Juno Beach?
 - (B) List value propositions for each programs, products & services. I would assume the project values propositions would be: for example, better pathway useability, safety for humans and turtles, and engineering plan to stop roadway runoff erosion. If the amenities are included; the showers, water fountain, bench, trash cans and cross walk, and other amenities such as including dog water fountain; can be included here in the discussion.

Timeline – It would be helpful to know an approximate time line for grant application, design, bids, and other steps that will go into the build project.

Application is now and award would be around July 2024. The engineering, design, bid, build would be after the award to use the funds for those steps.

Obligations for Accepting Grant Funding -Recreation Grant Funding Evaluation
– obligations for accepting grant funding

Florida Administrative Code, 62D-5.059, has the Compliance Responsibilities for the FRAP grant program compliance.

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Problem Statement

In the past, the building department staff, Planning and Zoning Board and Town Council have approved a series of retaining walls, which raises potential questions, for example:

- How can a series of retaining walls designed to change the slope and other topographical features be approved given the requirement in comprehensive plan and in code to preserve topographical features?
- How do we preserve our secondary dune system, if builders on the secondary dune are not prohibited from removing the dune, and/or bringing in fill and using a series of retaining walls to raise their property above its current elevation for a particular view relative to the neighboring properties?

Comprehensive Plan Mandates Protection of Topographical Features

Town of Juno Beach Comprehensive Plan ("Comp Plan") Conservation Element requires the preservation of our Dunes and topographic features.

- a. Policy 6.3: Maintain and enforce land development regulations so that development is planned in accordance with natural characteristics of the land such as slope, elevation, drainage patterns and native vegetation.
- b. Policy 6.5: Require all future development in the Town to accommodate the natural environment, giving special attention to topographic characteristics.

Juno Beach Municipal Code site plan criteria provides the same mandate to protect topographical features in 34-116, 34-314, 34-337, and 34-400

"34-116 (3)a.5. 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."

Potential Solution One – Maximum height for walls and fences within municipal code 34-905 [seek variances where needed]

In order to establish an interpretation of our comprehensive plan and municipal code provisions that is defensible as "in compliance," perhaps the "walls and fences" provisions of Section 34-905, guidance on maximum height of walls and fences should control.

Juno Beach Municipal Code Walls and Fences 34-905

Walls and fences maximum height according to 34-905, are four feet in the front yard, six feet in the side and back yard, with some exceptions for a swimming pool in the front

yard or for homes that back up to U.S. Highway 1. A series of walls and fences should not be allowed based on the code language and based on the requirement to preserve topographical features.

If there is a project that warrants special consideration, then a variance could be sought so that the maximum height restrictions of 34-905 could be exceeded.

Potential Solution Two * Pursue amendments to the Comprehensive Plan Policy 6.3 and 6.5; and to the Municipal Code sections 34-116, 34-314, 34-337, and 34-400 to remove the requirement for preservation of topographical features, so that future decisions allowing a series of walls to alter topographical features will not be subject to current restrictions within Town of Juno Beach's Comprehensive Plan and Code. If this route is pursued, then section 34-905, will need to be re-written also, to state a "series of walls or fences" are not subject to the maximum height restrictions currently listed in this section. * Not the recommended option.

Importance of Consistency with Comprehensive Plan

Consistency with the Comprehensive Plan is important. Any building structure approved must be in compliance with the Town's comprehensive Plan and with its municipal code. Court remedies in the past required that structures approved for buildings that are in conflict with a municipality's comprehensive plan must be torn down. For example, in Martin County, a five-story multifamily apartment building was ordered to be demolished when neighbors brought suit stating that the project was not consistent with the comprehensive plan. Pinecrest Lakes v. Shidel, 795 So.2d 191 (Fla. 4th DCA 2001), upheld 2002.

Authorities:

Section 163.3194, F.S., which establishes the legal status of the comprehensive plan, in subsection (1), provides:

"After a comprehensive plan or element or portion thereof has been adopted in conformity with this act, *all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted.* All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan or element or portion thereof."

Attorney General Opinion

<https://www.myfloridalegal.com/ag-opinions/issuing-permits-not-in-accord-with-comprehensive-plan>

Page 2 Pinder Troutman Applicant proposing provide parking 307 striped parking spaces with 17 utilized for valet.

Code non-residential 178 + 190 = 368

368-307 = 61x200= 12,200 Additional Open Space Requirement if approved

Sec. 34-631. - Building site area regulations.

(12)Minimum parking:

a. See article IV, division 4 of this chapter. In addition, a minimum of two parking spaces shall be required per residential dwelling unit for permitted residential uses. [94 unit x2= 190]

Multifamily - not in a commercial zoned 160 spaces

b. A shared parking study shall be required for all mixed use projects proposing less than the amount of parking otherwise required. The town council, in the exercise of its discretion, may approve a shared parking plan if the study clearly demonstrates that all uses included in the shared parking will not require more than the proposed amount. Projects utilizing shared parking shall not designate spaces for any specific use within the project, with the exception of approved valet parking as provided in subsection (12)d of this section.

Sec. 34-981. - General requirements; off-street parking plan.

(5)Schedule of off-street parking requirements.

a. *Generally.* The schedule of off-street parking requirements is as follows. The town encourages the use of angled parking for its residents.

Commercial retail establishments (excluding convenience stores) 69.9	1 parking space per 200 sq. ft. of gross floor area.
Restaurants, nightclubs and/or other eating places 101.2	1 space per 90 sq. ft. of gross floor area.
Business and professional offices 6.7	1 space per 300 sq. ft. of gross floor area.

Non residential use - Code Total 177.8 Shared use study 171 and 172

Non-resident peek hour demand estimated 142.

b. *Exceptions.* If a proposed use is not listed or if special circumstances exist for a particular use which causes it not to need the required minimum spaces or if **shared** parking is desired, a parking study acceptable to the town planning and zoning department shall be submitted for review by the planning and zoning board and approval by town council.

1. If the number of required spaces is reduced, the area that would have been used for parking shall be reserved as landscape open space. The number of spaces reduced multiplied by 200 square feet (see subsection (b)(1)a of this section) shall be required to be maintained as landscape open space and shall not be counted toward the minimum landscape open space requirement. **351-316=35x200=7,000 additional open space proposed**

2. A **shared** parking plan shall be enforced through written agreement, unity of title, or unity of control.



Caretta

REQUEST FOR A MAJOR SITE PLAN AMENDMENT

PLANNING AND ZONING BOARD MEETING 8/7/2023

Background

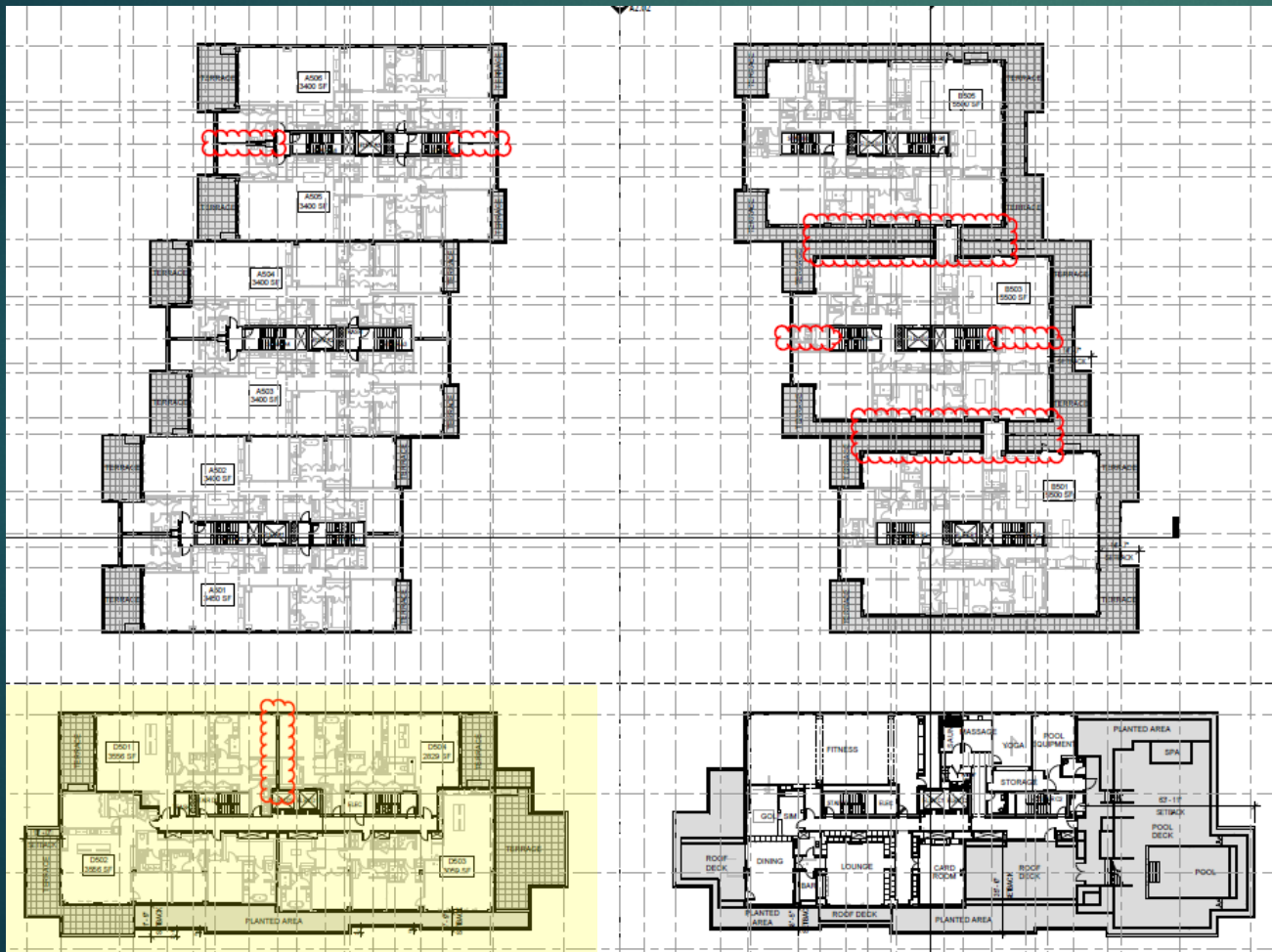
- ▶ Request to amend Resolution No. 2022-09 – Caretta Mixed-Use development.
- ▶ Caretta Mixed-Use development was approved by Town Council on August 24, 2022.
- ▶ The project is located in the northwest corner of US Highway 1 and Donald Ross Road.
- ▶ It consists of 94 residential units, 2,000 square feet of office space, 13,978 square feet of retail space, 7,112 square feet of restaurant space, and 2,000 square feet of outdoor dining area.

Background

- ▶ The project is classified as a special exception due to the applicant using the optional site development modification option to reduce the foundation planting along the façade of each building from **40% to 30%**, increasing the building height from **4 stories 60 feet to 5 stories 60 feet**, increasing the maximum building dimension from **200 feet to 234.7 feet**, and increasing the residential total gross floor area of the project from **75 % to 92.2%**. Finally, the **restaurant use** also required a special exception request.

Applicant's request

- ▶ Add 1 residential unit, increasing the total number of units from 94 to 95 and increasing the density from 17.47 du/ac to 17.66 du/ac.



- ▶ 5th Story Floor Plan
- ▶ No additional square footage or building area has been added.
- ▶ CG Zoning district allows for 18 du/ac

Applicant's request

▶ Request the use of Shared Parking

Attachment 3A
Caretta
Shared Parking Analysis - Weekday

Weekday Time of Day Adjustments ¹

Land Use	User	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail Typical	Visitors	1%	5%	15%	0	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Fine / Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	2%	1%	0%	0%
Multi-Family Residential	Resident	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Guest	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%

Land Use	Parking Req ²	User	Modal Adj ³	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail Typical	50	Visitors	90%	1	3	8	18	27	34	45	45	43	39	39	39	41	36	30	23	8	3	-
	13	Employees		1	2	3	6	10	12	13	13	13	13	13	13	13	13	12	8	5	3	-
Fine / Casual Dining	86	Visitors	90%	-	-	-	-	13	34	59	59	50	31	39	59	74	77	77	77	74	65	22
	15	Employees		-	3	8	11	14	14	14	14	14	11	11	15	15	15	15	15	15	13	5
Office	1	Visitors		-	-	-	1	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	6	Employees		-	1	3	5	6	6	5	5	6	6	5	4	2	1	-	-	-	-	-
Non-Residential Hourly Peak Demand				2	9	22	41	71	100	136	136	128	99	106	129	144	142	134	123	102	84	27
Multi-Family Residential	160	Resident		160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
	14	Guest		-	1	3	3	3	3	3	3	3	3	3	5	8	14	14	14	14	11	7
Total Hourly Parking Demand				162	170	185	204	234	263	299	299	291	262	269	294	312	316	308	297	276	255	194

¹ Source: ULI, Shared Parking, 3rd Edition except for residential. No residential unit shared parking percentages shown.

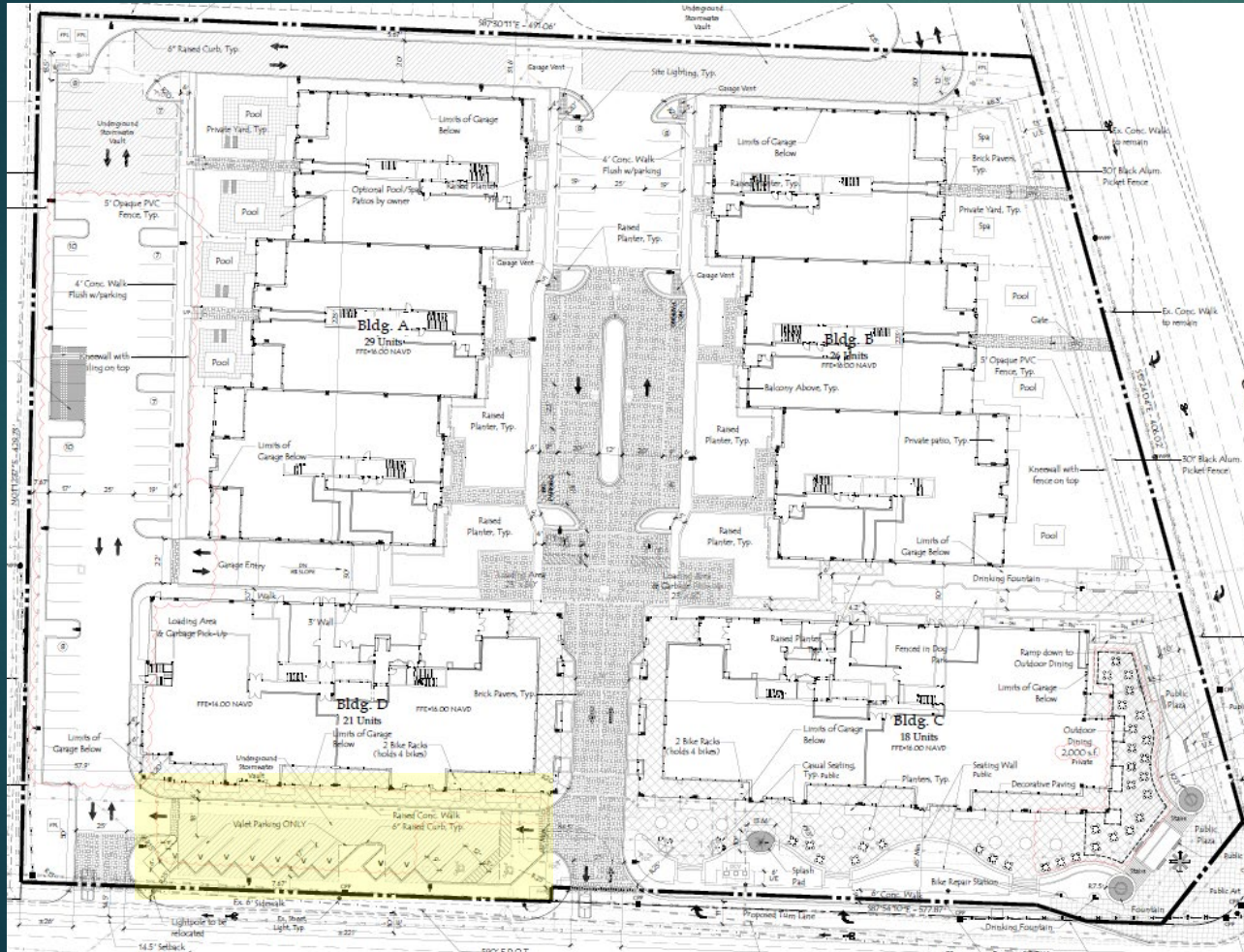
² See Attachment 2.

³ Modal adjustments represent residents located on site that will walk to use as well as ride share. Applied to retail visitors from 10 AM to 8 PM and restaurant visitors from Noon to 10 PM.

- ▶ Code Section 34-981(b)(5)(b) allows for the used of shared parking.
- ▶ The shared parking study determined the visitor and employee ratios and the hourly percentages for both the weekday and weekend for each use.
- ▶ The peak demand of 316 spaces occurs from 7pm to 8 pm on a weekday.
- ▶ The shared parking study was reviewed and approved by the Town's Traffic Engineer.

Applicant's request

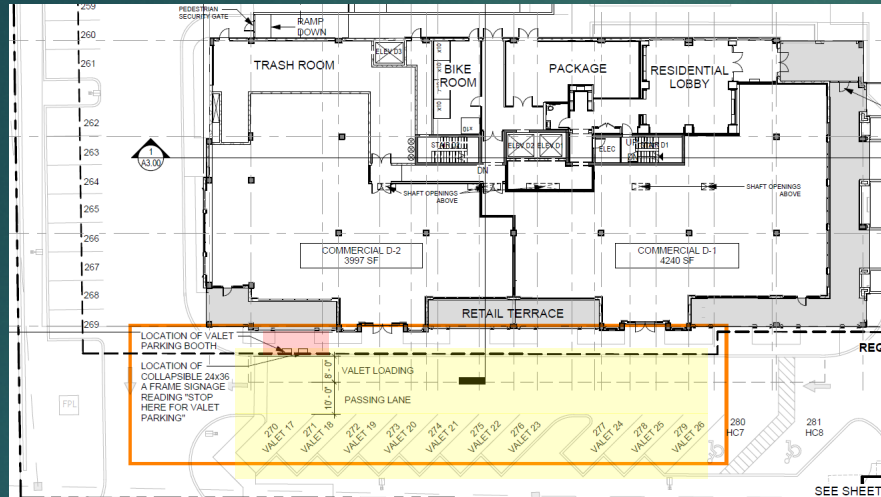
- ▶ Request the use of valet parking and the addition of 26 Valet Parking Spaces



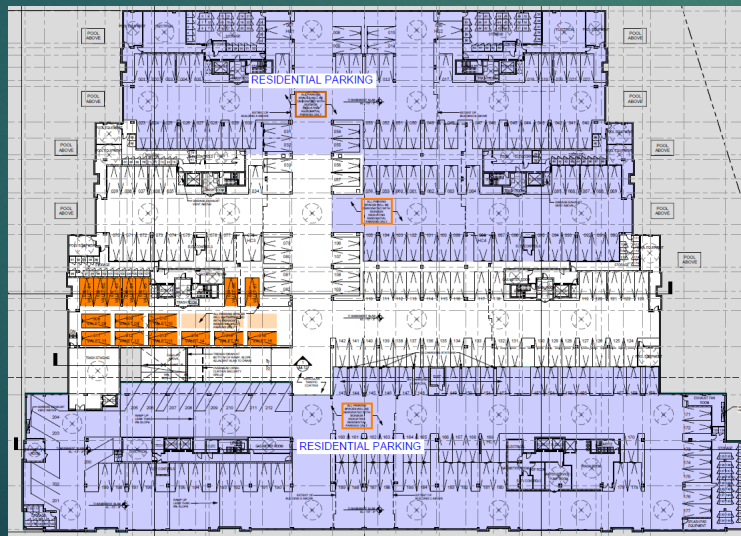
- ▶ Code Section 34-631 (12)(d) allows for the applicant to request the use of Valet Parking to Town Council.
- ▶ The applicant is requesting 26 Valet Parking spaces, which represent 18% of the required non-residential parking.
- ▶ The use of Valet Parking requires the Valet Parking plan to address 6 questions.

Applicant's request

- ▶ The Valet Parking Plan shall address the following:



- ▶ The valet parking booth is located on the southwest corner of building D, the valet loading area is in the immediate vicinity.



- ▶ The applicant is proposing 26 valet parking spaces, 10 spaces are located on the surface parking lot and the other 16 spaces are located in the underground parking garage.

Applicant's request

- ▶ The Valet Parking Plan shall address the following:
 - ▶ The applicant indicated that the dedicated valet parking spaces “are owned by the property and will remain with the commercial owner of the retail property in perpetuity. If ever a sale of the retail property occurs, the dedicated valet parking area is to remain with and transfer to the new owner and will be required to remain dedicated commercial valet parking spaces”. **Town staff included this as a condition of approval, a requirement that the Town receive a copy of the documentation that is to be recorded to assure the valet parking spaces remain with the commercial owner of the property.**

Applicant's request

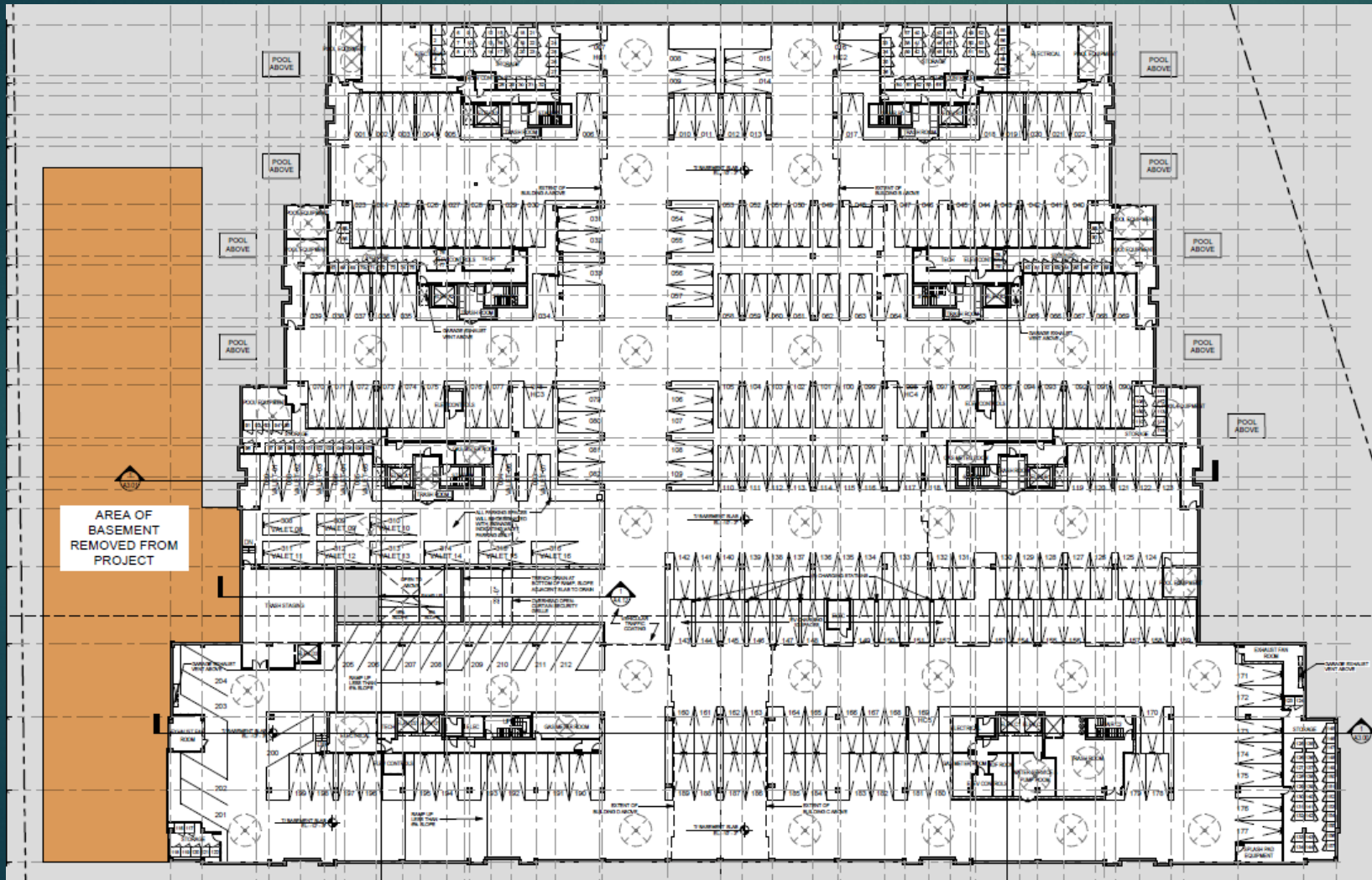
- ▶ The Valet Parking Plan shall address the following:
 - ▶ The Valet Parking was taken into consideration by the Engineer when the Shared Parking Plan was created. The proposed location of the valet parking loading area is between two vehicular entrances off Donald Ross Road, allowing patrons access to the valet by entering through the easternmost entrance off Donald Ross Road. The patrons that wish to self-park or use other amenities of the project can still access the site through both entrances off Donald Ross Road. The applicant has also designated the parking spaces adjacent to the valet parking loading area as valet parking only. The width of the one-way road has been extended to 18 ft. to allow for the addition of a passing lane to be added adjacent to the valet loading area, which resulted in the reduction of the size of the planters located on the south end of building D (see updated landscape plans).

Applicant's request

- ▶ The Valet Parking Plan shall address the following:
 - ▶ The hours of operation will be from 5 pm to 11 pm.
 - ▶ The proposed sign location is in the same vicinity of the parking booth and will be a temporary (movable) A-Frame signage that reads "Stop Here for Valet Parking".

Applicant's request

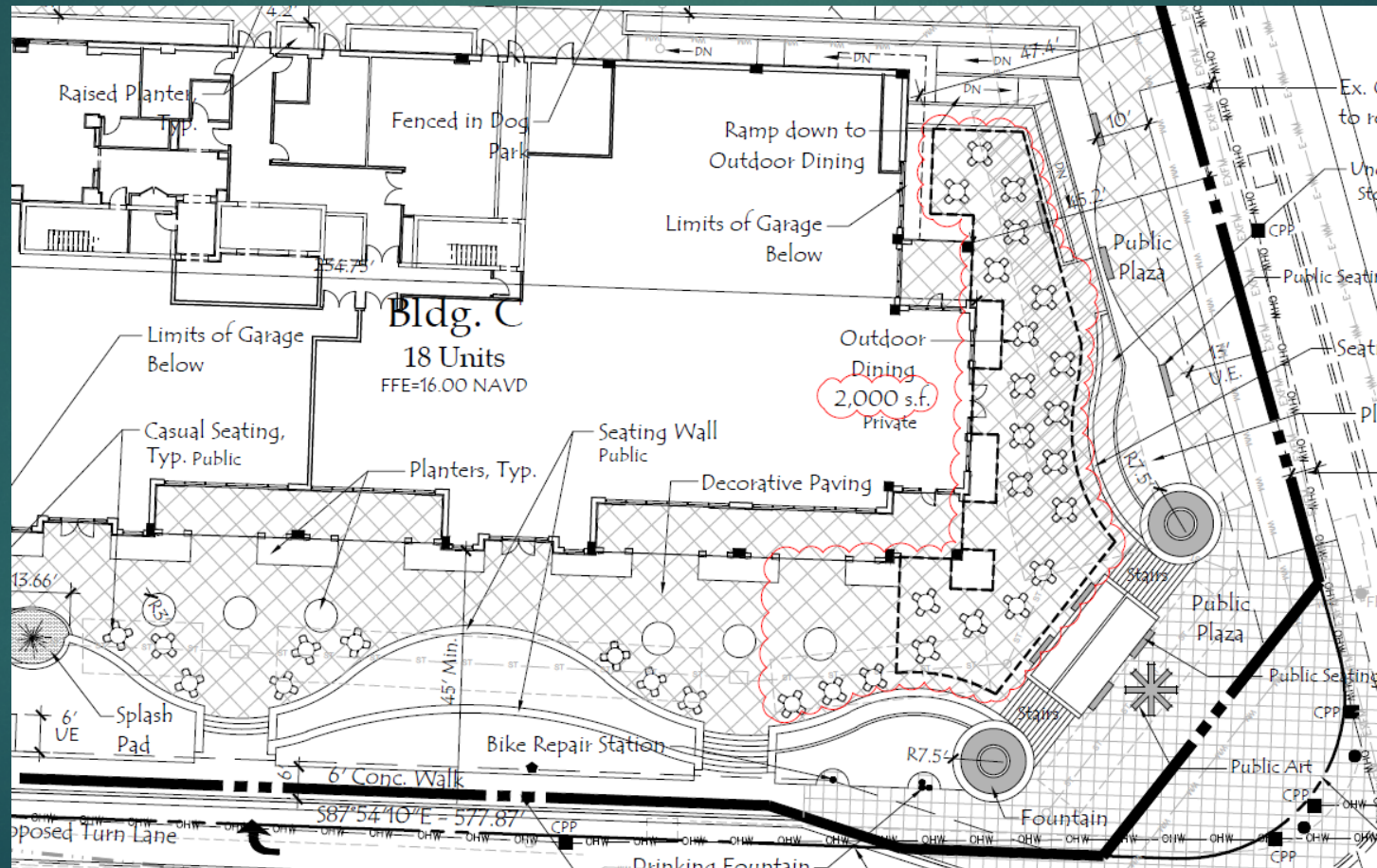
- ▶ Reduce and reconfigure the size of the underground garage



- ▶ The use of a shared parking and valet parking results in an overall reduction of 49 spaces from the previously approved site plan.
- ▶ Previously required number of spaces was 355, the applicant provided 365 spaces.
- ▶ With the reduction of the outdoor dining and additional residential unit, the new required number of spaces is 351.
- ▶ By using shared parking and valet parking, the required spaces is now 316.

Applicant's request

- ▶ Per the Town Council's request, the applicant is reducing the outdoor dining area from 2,500 square feet to 2,000 square feet.



Site Plan Criteria, Appearance Review and Special Exception

- ▶ It is staff's conclusion that the proposed site plan amendment does not impact or modify staff's previous determination of compliance with the site plan criteria and appearance review nor the special exception request.

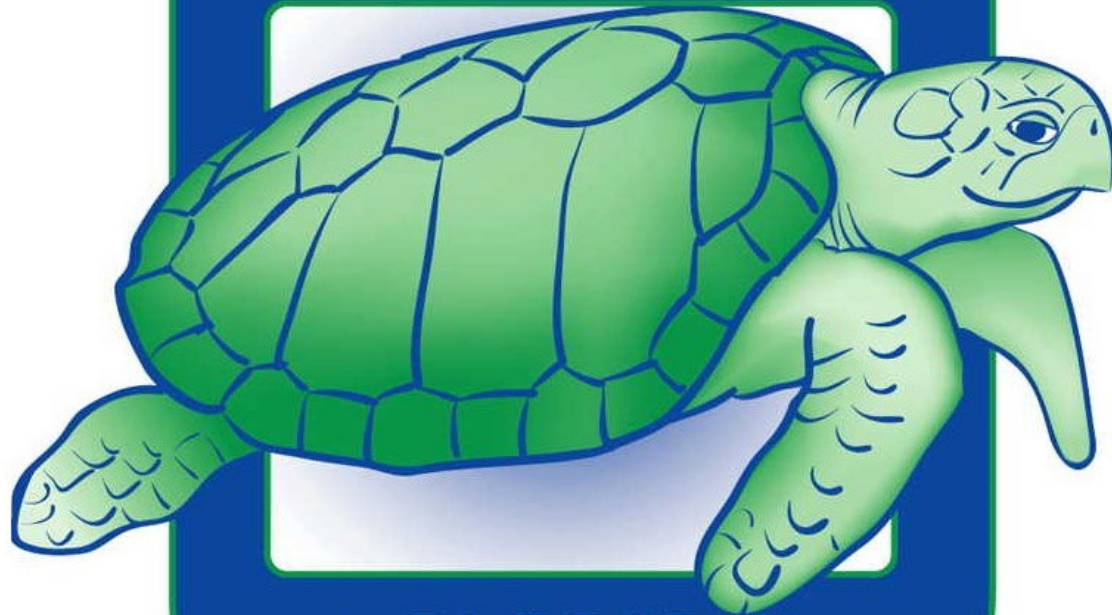
Recommendation

- ▶ Staff recommends that the Planning and Zoning Board provide a recommendation to the Town Council for the request of a Major Site Plan Amendment for the Caretta Project. If the Board recommends approval, Town staff requests that the project be subject to the conditions outlined in the memorandum.

Applicant's Presentation

TOWN OF

JUNO BEACH



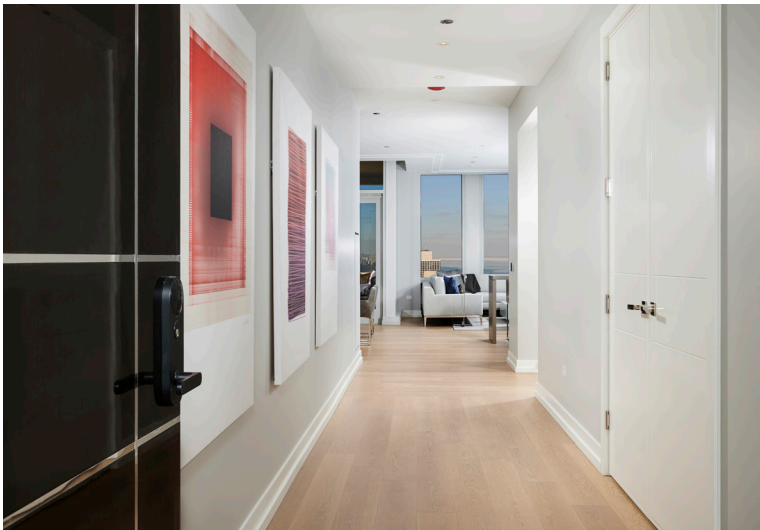
• **FLORIDA** •

INCORPORATED 1953

JDL DEVELOPMENT

CREATING ENVIRONMENTS FOR LIFE

- FOUNDED IN 1993 BY JIM LETCHINGER
- RECOGNIZED AS CHICAGO'S LEADING RESIDENTIAL DEVELOPER
- SPECIALIZES IN THE CONSTRUCTING THE BEST IN CLASS RESIDENTIAL PROPERTIES
- WORLD CLASS DESIGN, FINISHES AND CONSTRUCTION
- 20-YEAR RESIDENT OF PALM BEACH COUNTY



C A R E T T A



TODAY'S PRESENTATION

MODIFICATIONS TO APPROVED RESOLUTION 2022-09:

1. REDUCED PARKING COUNT FROM 365 TO 316

- URBAN LAND INSTITUTE, SHARED PARKING, 3RD EDITION
- PROVIDING VALET PARKING TO ASSIST WITH PEAK HOURS AND HELP WITH ON SITE TRAFFIC MANAGEMENT

2. INCREASED DWELLING UNIT COUNT FROM 94 TO 95

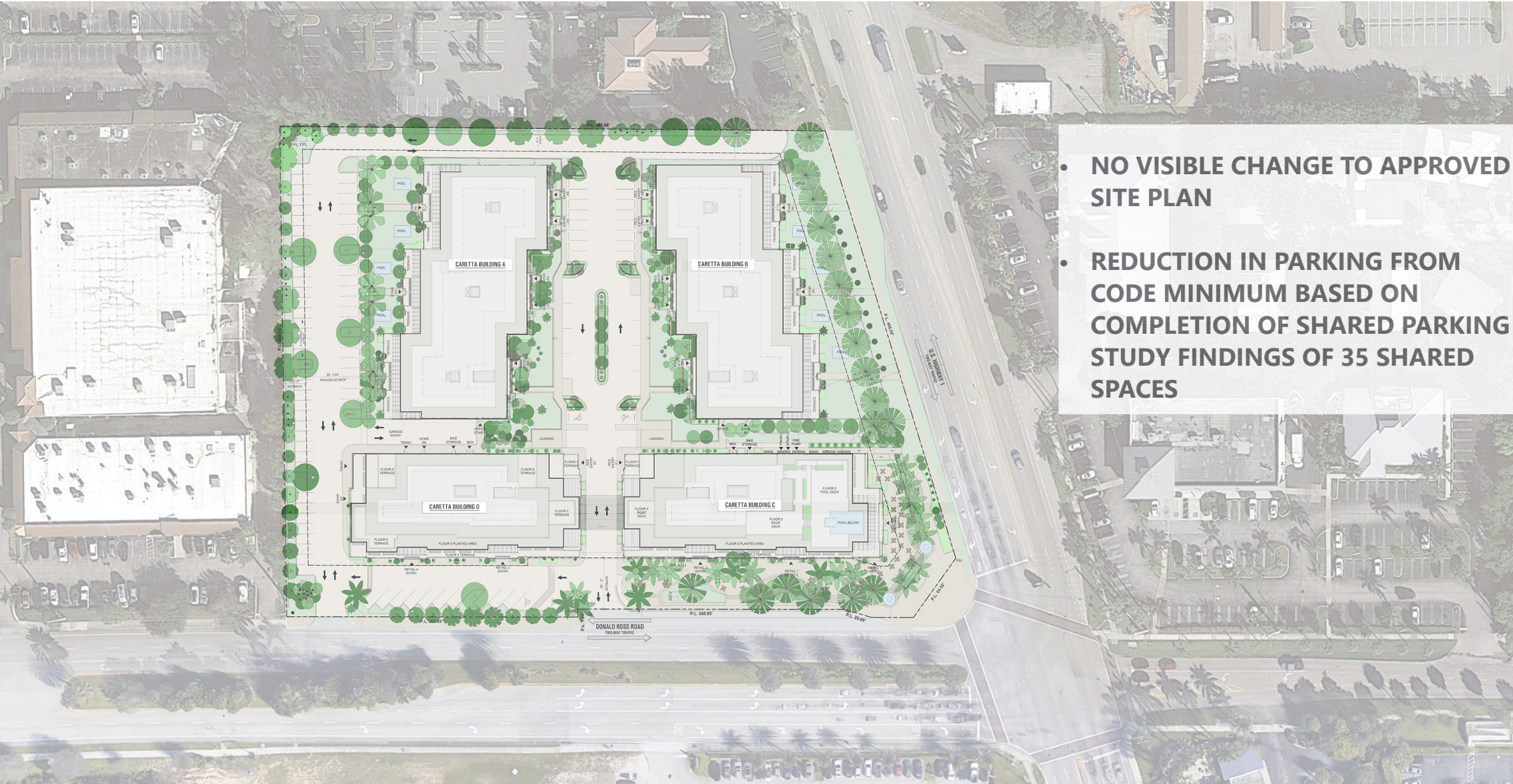
- NO CHANGE TO PROJECT AREA OR BUILDING FOOTPRINT
- NO CHANGE TO 92.2% RESIDENTIAL (AS APPROVED)
- STILL LESS THAN THE 96 THAT ARE ALLOWED PER EXISTING ZONING



SHARED PARKING ANALYSIS



SHARED PARKING STUDY FINDINGS



- NO VISIBLE CHANGE TO APPROVED SITE PLAN
- REDUCTION IN PARKING FROM CODE MINIMUM BASED ON COMPLETION OF SHARED PARKING STUDY FINDINGS OF 35 SHARED SPACES

SHARED PARKING ANALYSIS DATA BY PINDER TROUTMAN CONSULTING, INC.

WEEKDAY USES AND PEAK DEMAND

Land Use	User	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail Typical	Visitors	1%	5%	15%	0	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%
Fine / Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	100%	85%	35%
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	2%	1%	0%	0%
Multi-Family Residential	Resident	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Guest	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%

WEEKDAY PEAK DEMAND:

316 SPACES
7PM PM 8PM

WEEKEND PEAK DEMAND:

310 SPACES
8PM-9PM

35 SPACES OF THE REQUIRED 351

351-35 = 316

TOTAL REQUIRED BASED ON SHARED PARKING

Land Use	Parking Req ²	User	Modal Adj ³	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail Typical	50	Visitors	90%	1	3	8	18	27	34	45	45	43	39	39	39	41	36	30	23	8	3	-
	13	Employees		1	2	3	6	10	12	13	13	13	13	13	13	13	13	12	8	5	3	-
Fine / Casual Dining	86	Visitors	90%	-	-	-	-	13	34	59	59	50	31	39	59	74	77	77	77	74	65	22
	15	Employees		-	3	8	11	14	14	14	14	14	11	11	15	15	15	15	15	15	13	5
Office	1	Visitors		-	-	-	1	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	6	Employees		-	1	3	5	6	6	5	5	6	6	5	4	2	1	-	-	-	-	-
Non-Residential Hourly Peak Demand				2	9	22	41	71	100	136	136	128	99	106	129	144	142	134	123	102	84	27
Multi-Family Residential	160	Resident		160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
	14	Guest		-	1	3	3	3	3	3	3	3	3	3	5	8	14	14	14	14	11	7
Total Hourly Parking Demand				162	170	185	204	234	263	299	299	291	262	269	294	312	316	308	297	276	255	194

WEEKEND USES AND PEAK DEMAND

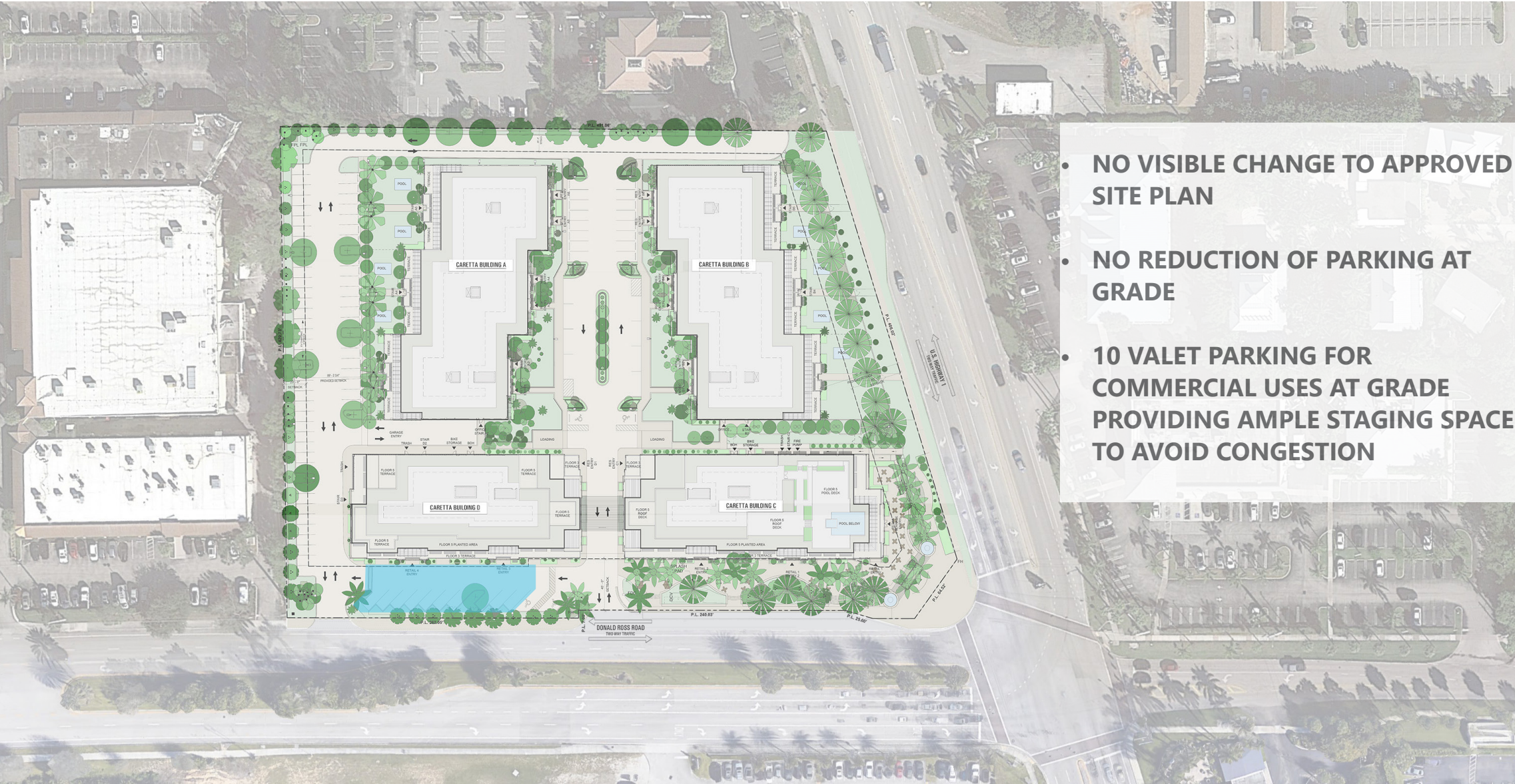
Land Use	User	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	20%	10%	0%
	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Fine / Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	100%	85%	50%
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Multi-Family Residential	Resident	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Guest	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%

GRADE LEVEL
85 SELF PARKING
10 VALET PARKING
95

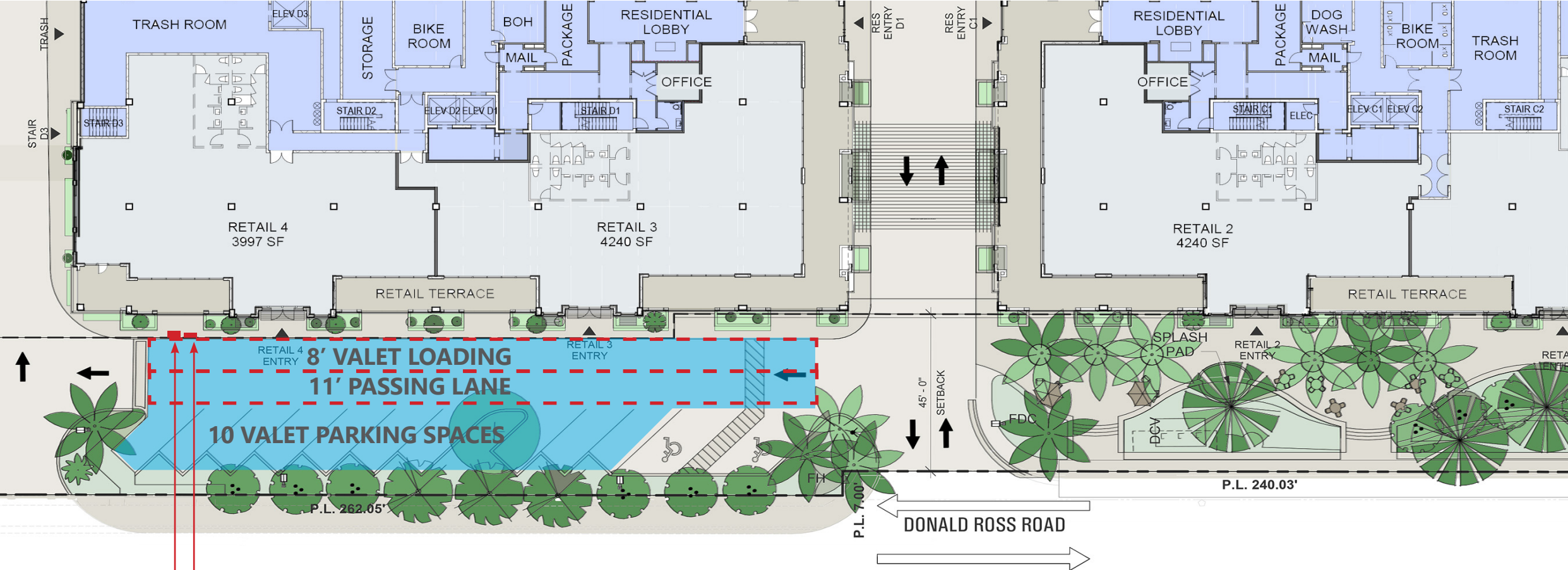
BASEMENT LEVEL
205 SELF PARKING
16 VALET PARKING
221
316 TOTAL DEVELOPMENT

Land Use	Parking Req ²	User	Modal Adj ³	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Retail Typical	56	Visitors	90%	1	3	17	28	35	45	48	50	50	48	45	41	38	35	32	28	11	6	-
	14	Employees		1	2	6	11	12	13	14	14	14	14	14	13	12	11	11	9	6	2	-
Fine / Casual Dining	87	Visitors	90%	-	-	-	-	-	13	40	43	35	35	35	47	70	75	78	70	70	78	44
	14	Employees		-	3	4	8	11	11	11	11	11	11	11	14	14	14	14	14	14	12	7
Office	-	Visitors		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	Employees		-	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-
Non-Residential Hourly Peak Demand				2	8	28	48	59	83	113	120	112	108	105	114	134	135	136	121	101	98	51
Multi-Family Residential	160	Resident		160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
	14	Guest		-	3	3	3	3	3	3	3	3	3	3	5	8	14	14	14	14	11	7
Total Hourly Parking Demand				162	171	191	211	222	246	276	283	275	271	268	279	302	309	310	295	275	269	218

VALET PARKING STRATEGY



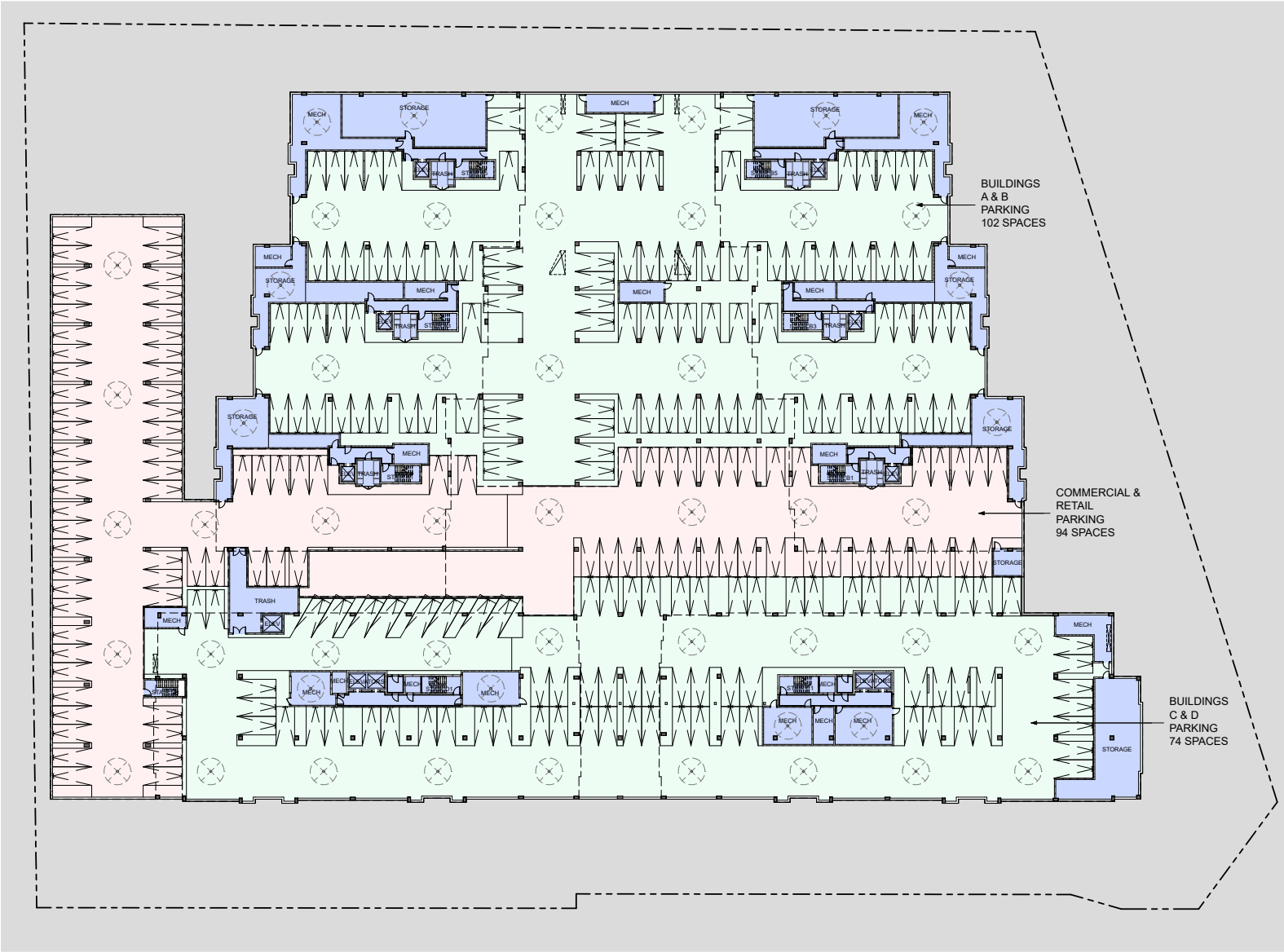
ENHANCED ARCHITECTURAL DESIGN - GROUND FLOOR PLAN



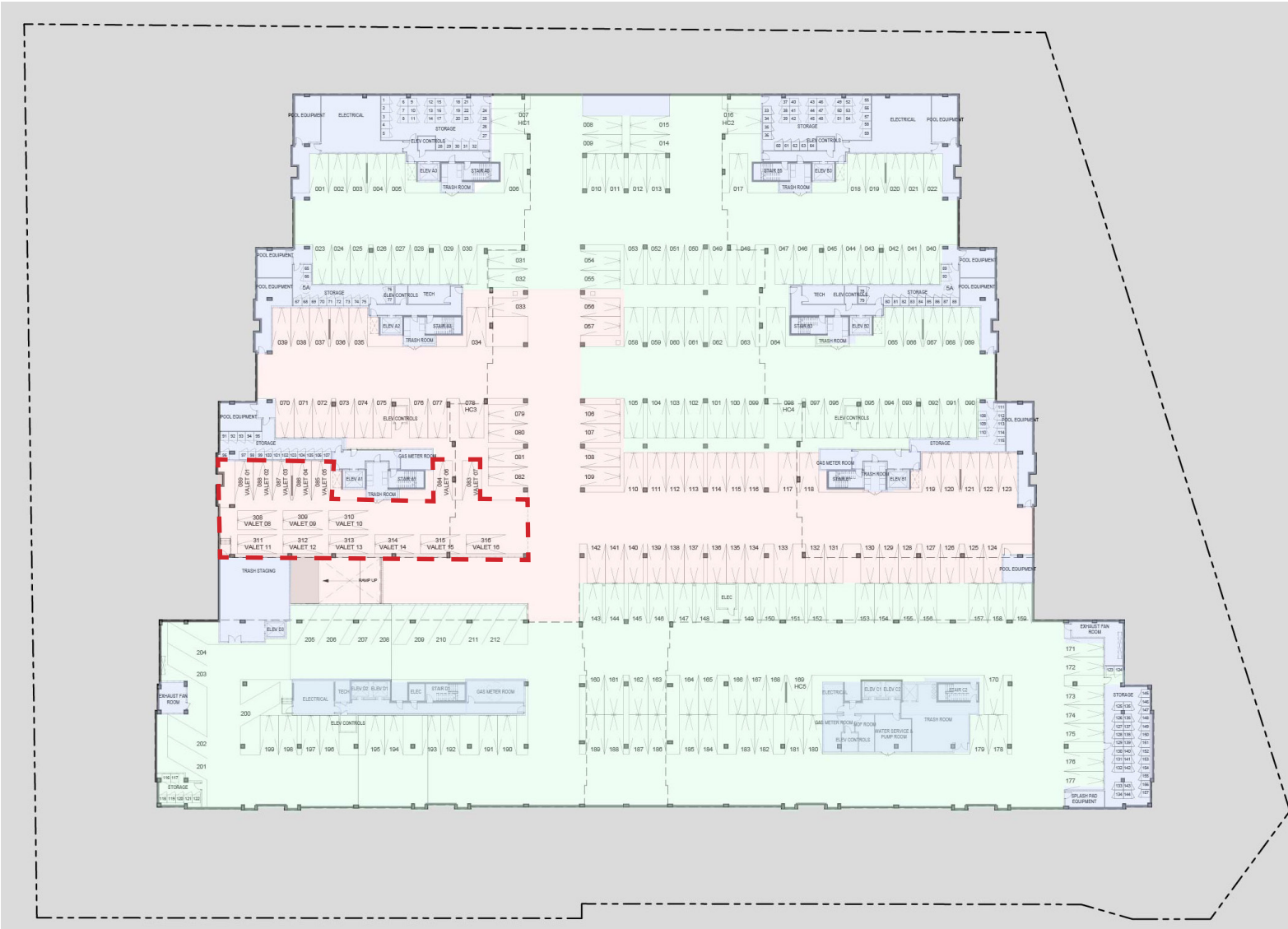
LOCATION OF COLLAPSIBLE 24"X36" A-FRAME SIGNAGE READING "STOP HERE FOR VALET PARKING"

LOCATION OF VALET PARKING BOOTH

ORIGINAL - BASEMENT PLAN



REVISED - BASEMENT PLAN



- **35 BASEMENT SPACES ELIMINATED**
- **BASEMENT VOLUME REDUCTION DECREASES STORM WATER DISCHARGE TO ROADWAY IN STORM SURGE EVENT**
- **ALL VALET PARKING SPACES WILL BE DESIGNATED WITH SIGNAGE INDICATING "VALET PARKING ONLY"**
- **16 VALET PARKING FOR COMMERCIAL USES AT GRADE**

GRADE LEVEL	
85	SELF PARKING
10	VALET PARKING
95	
BASEMENT LEVEL	
205	SELF PARKING
16	VALET PARKING
221	
316	TOTAL DEVELOPMENT

An aerial photograph showing a curved, paved walkway with a grid pattern of light-colored tiles. The walkway curves from the bottom left towards the top right. To the left of the walkway is a body of water with a textured, rippled surface. The text is overlaid on the right side of the walkway.

INCREASE DWELLING
UNIT COUNT 94 TO 95

ORIGINAL - 5TH FLOOR PLAN



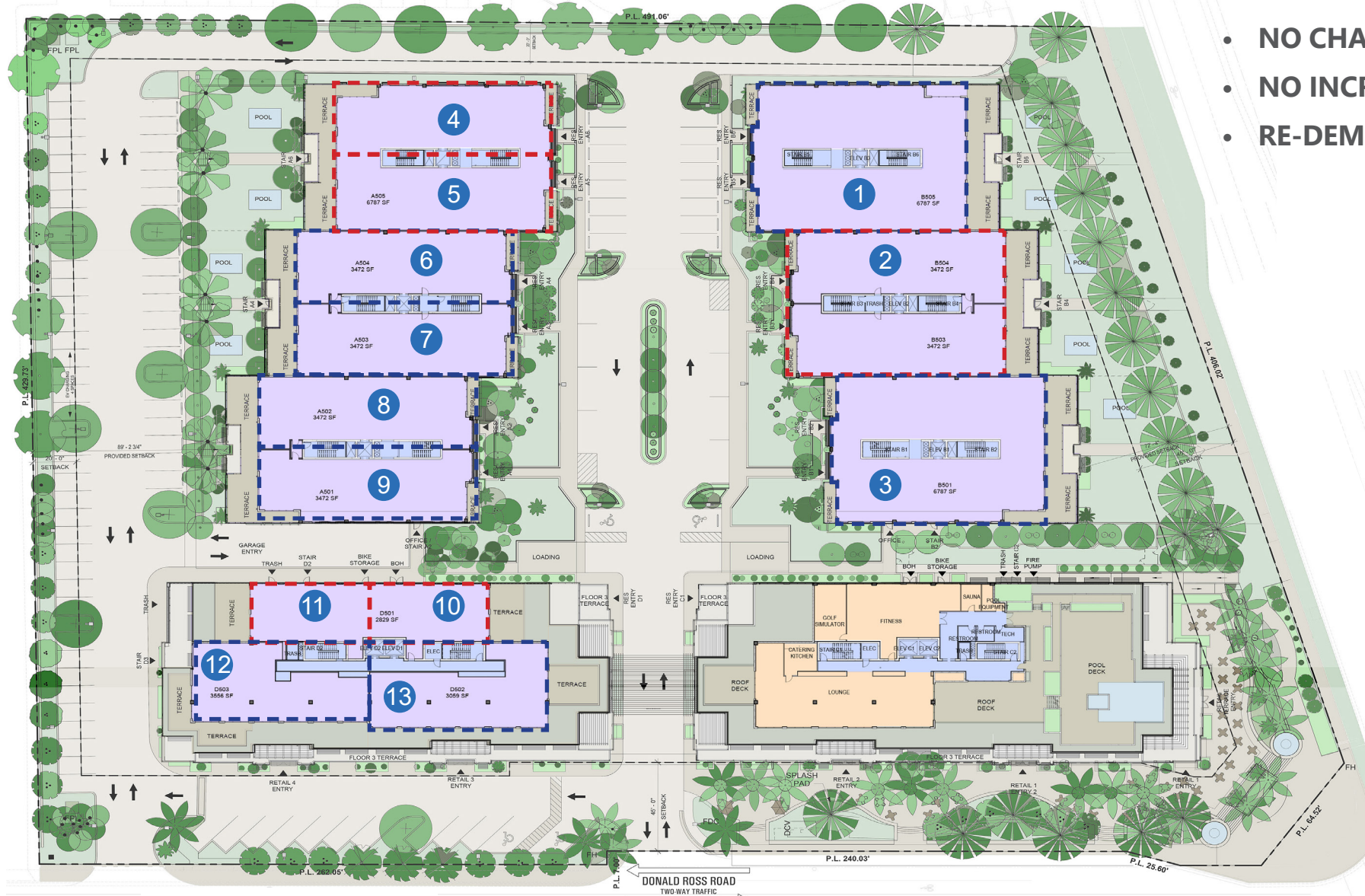
- NO CHANGE TO OVERALL BUILDING FOOTPRINT
- NO INCREASE OF BUILDING AREA
- RE-DEMISED UNITS AT 5TH FLOOR



C A R E T T A



REVISED DEMISING - 5TH FLOOR PLAN



- NO CHANGE TO OVERALL BUILDING FOOTPRINT
- NO INCREASE OF BUILDING AREA
- RE-DEMISED UNITS AT 5TH FLOOR

A modern, multi-story residential building with a courtyard. The building has large windows and balconies. The courtyard is paved with grey tiles and features several palm trees, outdoor seating areas with white tables and chairs, and people walking and sitting. The scene is bright and sunny, suggesting a warm climate. The text "THANK YOU" is overlaid in the center of the image.

THANK YOU