

**Public Benefits to consider rezoning to residential could be:**

1. Actual Juno Beach Traffic studies to confirm assumptions provided by Pulte
2. Requirement to underground the distribution line on U.S. one in front of Juno Beach Café. ~~(XXXXXXXXXX)~~
3. Fund the improvements to beach access JB 0
4. Fund additional improvements to Kagan Park.
5. Fund the Juno Beach Master Plan with Treasure Coast Regional Planning Council to determine the appropriate mix of commercial and residential in our commercial zoned areas.
6. Create a study to find the solutions to alleviate the ingress and egress problems with Sea Oates, as the residents of the proposed Juno Square may suffer the same issues, and create a fund to support the solutions found.
7. Fund lights in the street for the cross walks on Donald Ross and on U.S. 1, I was told they do not light the roadways when there is also a traffic light, however, I find the lights in the road much more visible and would request this type of redundancy for the cross walks.
8. Fund the street traffic lights that say – no turn on red – when there are pedestrians or bicycles in the roadway. Palm Beach has this type of extra – no turn on red street lights.
9. Fund traffic information signs on U.S. 1 that shows a countdown for the bridge opening on Donald Ross, with information such as use Indian Town Road or PGA Road to avoid a traffic backup when the bridge at Donald Ross is open.
10. Create a study to find the solutions to alleviate the excess traffic on Floral Drive and create a fund to support the solutions found.

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◦ Receive market value for easement abandonment.

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◦ Greater land term to hide build ups

◦ <sup>no</sup> private equity consortiums, sold to individual property owners

◦ deed restrict properties - vacant lots deed restrict, ESO land.

Provided by Diana Davis

12-8-2023

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**MEETING TO DISCUSS JUNO SQUARE PREAPPLICATION CONCEPT PLAN**

**TO: Don Hearing, Coteleur Hearing and Aimee Carlson, Pulte Homes**

**FROM: Diana Davis, Chair Juno Beach Planning and Zoning**

**DATE: 7-10-2023**

**RE: Juno Square Preapplication Conceptual Plan – summary of meeting & project thoughts**

Enclosed are my notes of our meeting held Monday, July 10, 2023 to discuss the Juno Square preapplication concept plan. At the meeting, I was provided with a copy of the preapplication concept plan. The project area appears to encompass – removal of the bank building, and 40 Townhomes with parking to wrap-around the existing commercial space. The Townhomes face outward with their garages and parking on the back sides. There are 7 buildings proposed – 2 with seven units, 3 with six units, and 2 with 4 units.

**Height and Density**

When reviewing projects, the largest concern is height and density. The project meets the 18 units per acre maximum at less than 10 units per acre. The project is also acceptable for the height proposed. Another concern is the 75%-25% max. residential commercial or special project 80%-20%, and establishing the unity of title or other legal mechanism for the residential only project to fit within the Commercial General Zoning district. The proposed three story fee-simple townhomes is a desirable use for the area. The current approximately 16,000 square foot of commercial and the 40 residential units creates approximately 81-82% residential when the project is considered as a whole. I look forward to receipt of the ratio of paved area to open/landscaped area. We appreciate consideration of permeable pavers and other sustainable building efforts to create storm worthiness for the project. I also look forward to understanding the drainage and engineering controls to prevent any neighbor impacts for the project

**Upgrade of Existing Commercial**

The proposed upgrade of the existing commercial exterior and landscaping with Thirsty Turtle and Juno Beach Café that is part of the project proposal was not shown by concept renderings provided. There is a concern with the parking lot that fronts both Donald Ross and US 1, and the ability of the upgrade of existing commercial to provide a sufficient landscape buffer that will be attractive, cohesive, using a native plant palette and be consistent with the Coretta project and Fish House landscaping. The suggestion would be to create tiered planting boxes or some other engineering concept to create the space needed for attractive landscaping that will screen the parking lots along Donald Ross and U.S. 1 fronting the roadway.

**Key West Style as a Coastal Concept**

I was shown briefly a concept for the front of the proposed Juno Square Town Homes. I understood the style proposed to be Key West Cracker / Late Victorian also described as coastal style to blend with the proposed Caretta project and the newly built Juno Beach Loggerhead Marine Life Center in the vicinity of this proposed project.

From our architectural charette held April 26, 2023, the Planning and Zoning Board will look for the following criteria for the Juno Beach - Key West Cracker (Late Victorian and Today) architectural style. Criteria of 34-116(3)(b)1., including:

- a. Metal Roof, pitches at 4/12 – 8/12 slopes
- b. Wide overhangs with outlookers.
- c. Raised floor.
- d. Surrounding Deep Porches.
- e. Second Story Balcony with decorative railings.
- f. Vertical windows and door proportions.
- g. Second story lap board finish.
- h. Soft color accent palette.

I did see some of the a.-h. above in the façade rendering. We would want an undulating front façade and not a flat front. We want to have the front porch opening to be welcoming and inviting. I understood that there was a setback for the third story from the columns of the front porches.

### **Gateway to Town**

The corner of Donald Ross and U.S. 1 is the northern gateway to the Town of Juno Beach. The Caretta project is using Royal Palms to be consistent with the southern gateway to our Town with the entrance near the Seminole Golf Course that is lined with Royal Palms. I look forward to receiving a street scape view. It would be attractive to have Royal Palms on Donald Ross Road on both sides of the street as a gateway feature.

The lighting along the side walk and medium of Donald Ross is an eyesore. In my opinion, either through the Caretta project or this project or a combination of both, we need to replace the outdoor lighting along Donald Ross Road up to US1. It should be similar in style to the decorative lighting on the Donald Ross bridge or something else that is attractive to view rather than unsightly and out of alignment light poles that currently exists. All lighting should be turtle friendly.

### **Connection to Neighborhood / Floral Drive and**

The landscape buffers and landscape barriers of Section 34-907, to separate commercially zoned properties from residential areas are a concern of mine. When I asked for the thirty-foot buffer with a wall and landscape on both sides; there was resistance. I understood the response to be that the concept of placing the front door of the townhomes facing outward instead of the garages was intended to connect Juno Square Townhome community with the Floral Drive community. There was a suggestion to understand what the neighbors expect from the street view along Floral Drive and whether they want incompatible buffers around property to prevent taller townhouses from dominating smaller homes. The incompatible buffer would be a berm/wall with native canopy trees 20' on center both sides of wall with 24" hedge on both sides of the wall.

A concern is screening the area of the bank parking lot from the neighborhood, which could be accomplished by a berm/ wall and incompatible buffer landscaped on both sides or some other methods of screening. .

All existing sabal palms should be preserved on site. I would like to see oak trees on twenty-foot centers along floral drive and the natural area with smaller native trees between the oak trees such as Geiger trees, lignum vitae trees and buttonwoods. With more emphasis on the neighborhood side of hardwood trees to provide shade and not just palm trees. Keep palm use to 25% of required trees and install 60% natives as a minimum.

The sidewalks shown as straight lines should be curvilinear and 6-8 foot wide to create a meandering path. This was not objectionable for a more attractive natural look of curved sidewalk with large oak or other hardwood shade trees placed in the curves.

#### **Connection to Juno Dunes Natural Area**

The natural area should be bordered by all native plant material. The Juno Dunes Natural Area as a neighbor means that fire retardant building materials, especially roofs, are requested. Either a metal roof or a cement tile roof would fit this requirement. While the planned burns in the natural areas have a multitude of safety factors built in, the area is still subject to lightning storm-initiated fires so any roof tops should be resistant to any possible embers.

Adding a dog park or another pet amenity would be beneficial to mitigate any four-legged friend from damaging to the native area.

#### **Summary**

Thank you for meeting with me on the Juno Square Townhome project at this conceptual phase. Because a lot of the specifics were not available, the comments are mostly general in nature, with a request for your consideration of the various topics. A public workshop with the neighbors and other stakeholders invited is very important for community input into this type of development.

**Meeting to Discuss Juno Square Application – Pulte Homes Residential Proposal**

**TO: Applicants - Don Hearing, Cotleur Hearing, Aimee Carlson and Andrew Maxey, Pulte Homes, Sharen Merchant, The Merchant Strategy**

**CC: Marianne Hosta, Vice-Mayor Pro Tem, Johnathan Butler, Cythnia Frasher**

**FROM: Diana Davis, Chair Juno Beach Planning and Zoning**

**DATE: January 3, 2024**

**RE: Juno Square Application – Pulte Homes Residential Proposal Meeting held on December 8, 2023**

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Enclosed are my notes of our meeting held on December 8, 2023 and subsequent conversations that I had with home owners who live in the New Palm Beach Heights neighborhood, specifically Cythnia Frasher and Johnathan Butler.

At the December meeting, we reviewed the application for removal of the bank building, and 40 Townhomes with parking to wrap-around the existing commercial space. The Townhomes face outward with their garages and parking on the back sides. There are 7 buildings proposed – 2 with seven units, 3 with six units, and 2 with 4 units. It was similar to the previous preapplication concept plan reviewed with some changes made based on previous meetings and the public workshop.

There was a question of parcel ownership and whether Pulte homes is the landowner or whether the property is still held by John Bills. It would be beneficial to see the contract for the property.

**Site Specific Zoning**

It is my understanding that in order to be eligible for “site specific zoning” that the applicant has to demonstrate that the rezoning is consistent with the Town of Juno Beach Comprehensive Plan and consistent with all procedural requirements of the zoning ordinance. It is not clear how the proposed rezoning is consistent with our comprehensive plan or if not then whether it can be established that conditions have substantially changed since the original adoption of the zoning code and that the rezone must bear a substantial relationship to the public health, safety or welfare.

**Any Proposed Zoning Change – Tied to a Specific Project**

If any zoning changes are to be approved, it would need to be linked to a specific project with height limitations and density limitations that are part of the specific project. For instance, the proposed project for Pulte Homes is less than 10 units per acre. The proposed three-story fee-simple townhomes would be a height limitation that is a desirable for the area.

There should be a traffic study that makes proposals as to how to mitigate the peak hour level of service problems that are existing now on Donald Ross Road and U.S. Hwy 1. We need the analysis to include information such as the location of the ingress and egress driveways, and how the driveway locations potentially impact traffic flow, as well as including information such as the timing of the lights and the bridge openings schedules to determine how to optimize the flow of traffic in this area especially during peak traffic hour.

### **No Impacts to Neighbors**

The current 40 Town Home residential units are requested to not impact the adjoining Floral Drive, the New Palm Beach Heights neighborhood, or the adjoining Juno Dunes Natural Area. The neighbors in New Palm Beach Heights suggest a six-foot fence instead of the proposed four-foot fence. It is desired to have a black wrought iron looking fence that the vegetation could grow through to make it appear to be part of the landscaping versus a separate fencing. The neighbors do not want a side walk on their side of the six-foot fence and choose to have vegetation separation from the Juno Square Development. We would want to keep the commercial requirements for setbacks. The Coconut Avenue ROW should not be included with the project.

### **Upgrade of Existing Parking lot of Existing Commercial**

The shared parking agreement provides an opportunity to upgrade landscaping and surrounding landscaping on both U.S. Hwy 1 and Donald Ross. There is a concern with the parking lot that fronts both Donald Ross and U.S. Hwy 1, and the ability of an upgrade to provide a sufficient landscape buffer that will be attractive, cohesive, using a native plant palette and be consistent with the Caretta project and Fish House landscaping.

The suggestion would be to create tiered planting boxes or some other engineering concept to create the space needed for attractive landscaping that will screen the parking lots along Donald Ross and U.S. 1 fronting the roadway.

Frank Davilla confirmed that the Caretta Project is undergrounding the distribution feeder that is on U.S. Hwy 1. If the Pulte Homes project agreed to underground the distribution feeder, it would be a benefit and there would be an opportunity to match landscaping along U.S. Hwy 1 on either side of Donald Ross.

### **Key West Style as a Coastal Concept**

The proposed Juno Square Town Homes style proposed is to be Key West Cracker / Late Victorian also described as coastal style to blend with the proposed Caretta project and the newly built Juno Beach Loggerhead Marine Life Center in the vicinity of this proposed project.

From our architectural charette held April 26, 2023, the Planning and Zoning Board will look for the following criteria for the Juno Beach - Key West Cracker (Late Victorian and Today) architectural style. Criteria of 34-116(3)(b)1., including:

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- d. Surrounding Deep Porches.
- e. Second Story Balcony with decorative railings.
- f. Vertical windows and door proportions.
- g. Second story lap board finish – on all building sides.
- h. Soft color accent palette.

I did see some of the a.- h. above in the façade rendering. We appreciate that there is an undulating front façade and not a flat front. We want to have the front porch opening to be welcoming and inviting. We appreciate the setback for the third story from the columns of the front porches. However, the roof does not have a wide overhang roof eaves as required. The color scheme should be more pastels and less black, dark grey or brown. Please see the Town guidance on colors for Key West – Victorian Styles

### **Gateway to Town**

The corner of Donald Ross and U.S. 1 is the northern gateway to the Town of Juno Beach. The Caretta project is using Royal Palms to be consistent with the southern gateway to our Town with the entrance near the Seminole Golf Course that is lined with Royal Palms. It would be attractive to have Royal Palms on Donald Ross Road on both sides of the street with same spacing as a gateway feature.

The lighting along the side walk and medium of Donald Ross is an eyesore. We need to replace the outdoor lighting along Donald Ross Road up to US Hwy 1. It should be similar in style to the decorative lighting on the Donald Ross bridge or something else that is attractive to view rather than unsightly and out of alignment light poles that currently exists. All lighting should be turtle friendly.

### **Summary**

Thank you for meeting with Planning and Zoning and Town Council members on the Juno Square Townhome project, so that we can achieve the best results for Juno Beach.