

TOWN OF JUNO BEACH

Town Council Meeting
August 28, 2024





The Dunes at Juno Beach

Applications

- Right of Way Abandonment Request
- Future Land Use Map Amendment
- Rezoning Request
- 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 (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

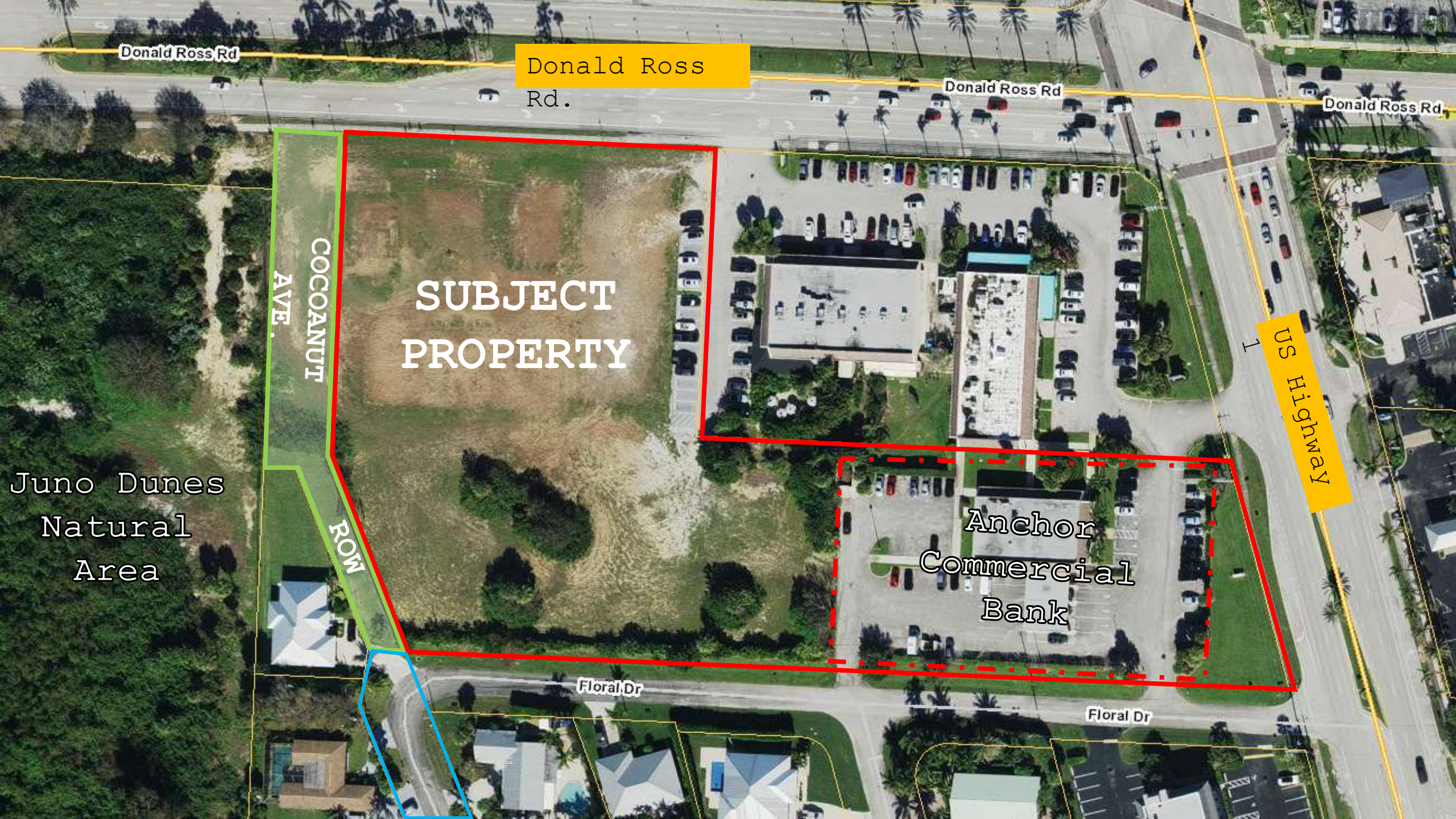
US Highway 1

Anchor Commercial Bank

Floral Dr

Floral Dr

Juno Dunes Natural Area



Right-of-Way (ROW) Abandonment

- Request to abandon a portion of the 50-foot-wide Cocoanut Avenue ROW.
- The land contains approximately 16,506 sq. ft. or .3789 acres.
- With ROW abandonment the total site will be 4.7 acres.
- The other section of the Cocoanut Avenue ROW was abandoned in 2002.

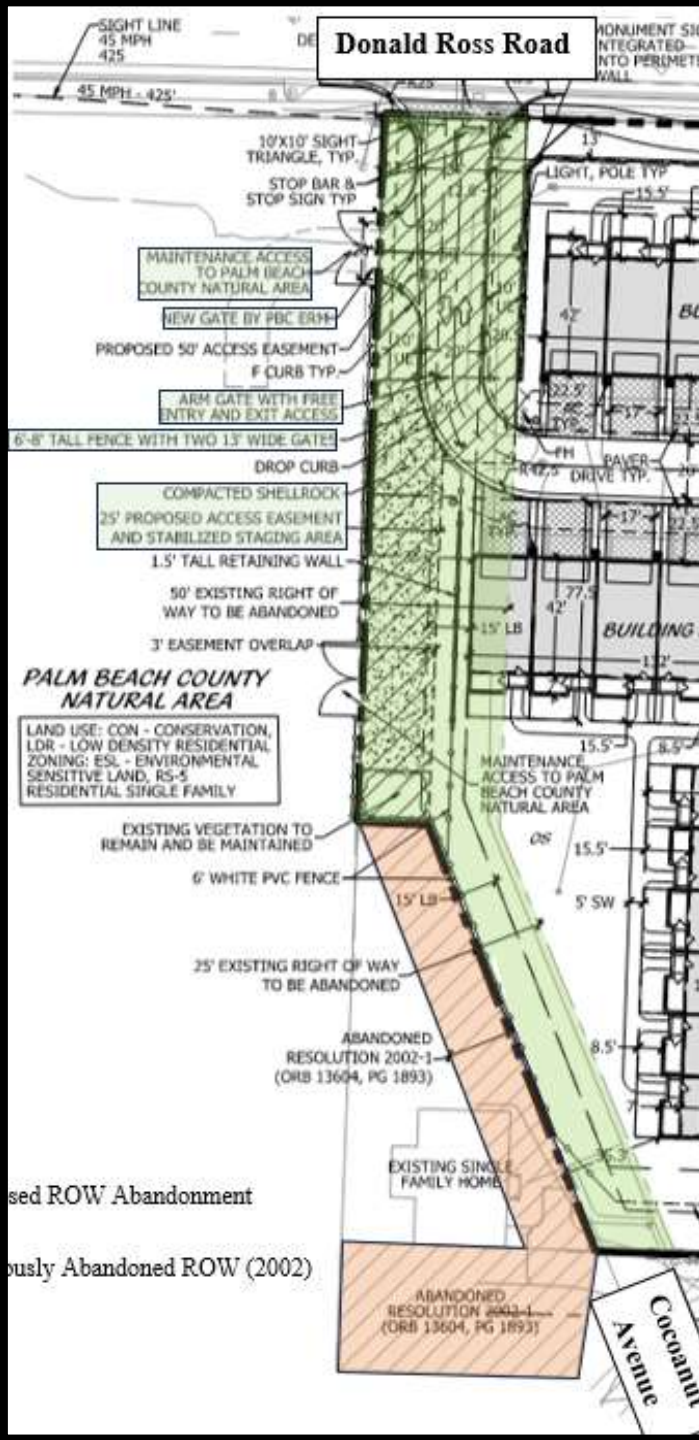


Right-of-Way (ROW) Abandonment

Applicant's Justification:

"increasing the area of subject to parcel to allow for further flexibility in design and an additional townhome unit. As designed, the additional space thoroughly improves pedestrian connectivity within the project area while maintaining an





Right-of-Way (ROW) Abandonment

- Proposed Improvements on ROW
- Private Drive (to serve their residents and PBC ERM as means of egress and ingress).
- Stabilized Staging Area, shell rock (to serve PBC ERM for equipment staging).
- Two Maintenance Access Gates to the Palm Beach County Natural Area.
- Arm Gate with Free Entry/Exit Access to the residential project for their residents.
- Fences/Walls.
- A portion of a Townhome with a driveway (Bldg. 3).

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

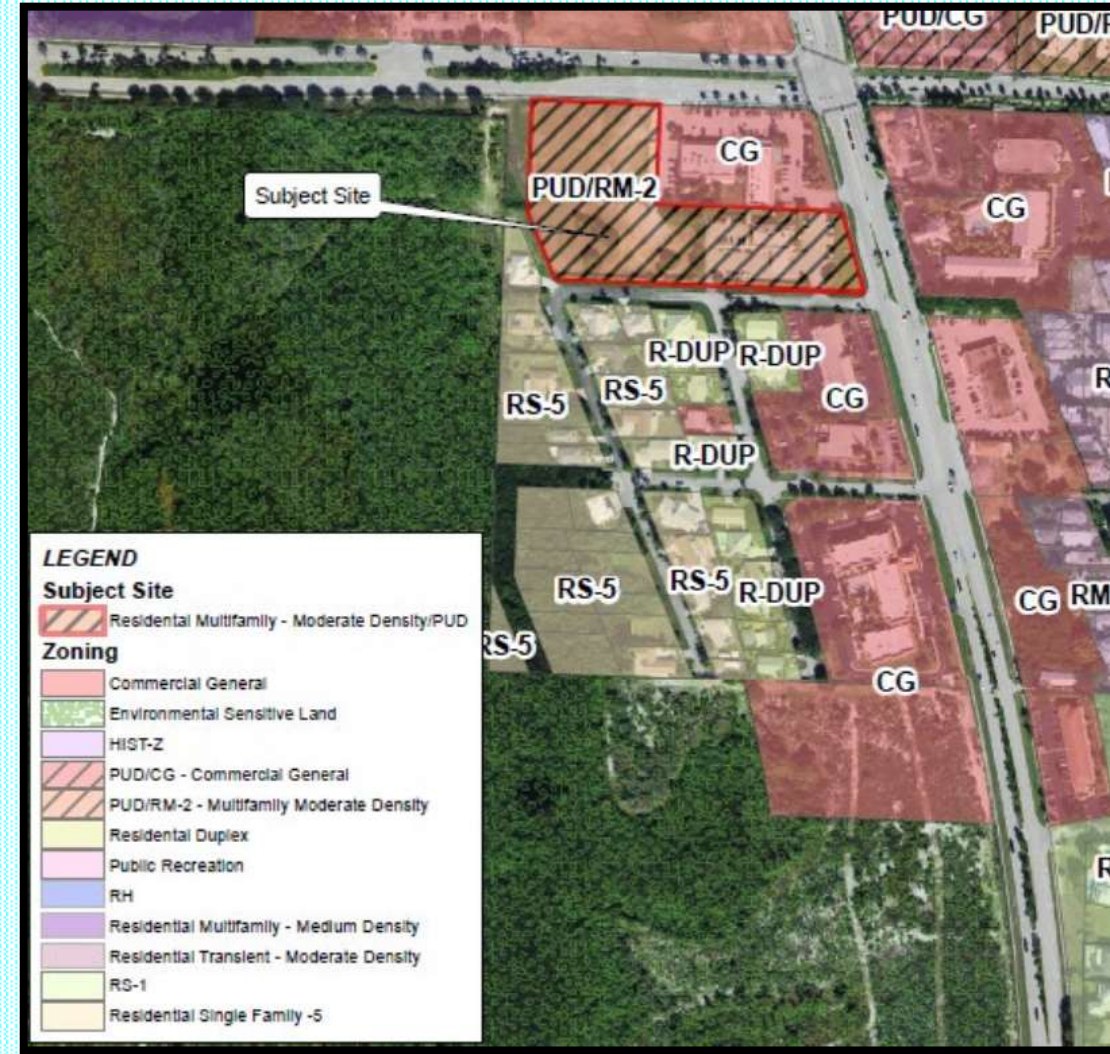
- Request to amend the Town of Juno Beach's Future Land Use Map (FLUM) for the subject property from Commercial (COM) to Moderate Density Residential (MODR, up to 15 units per acre).
- This is considered down zoning.
- Total acreage of the site



| 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

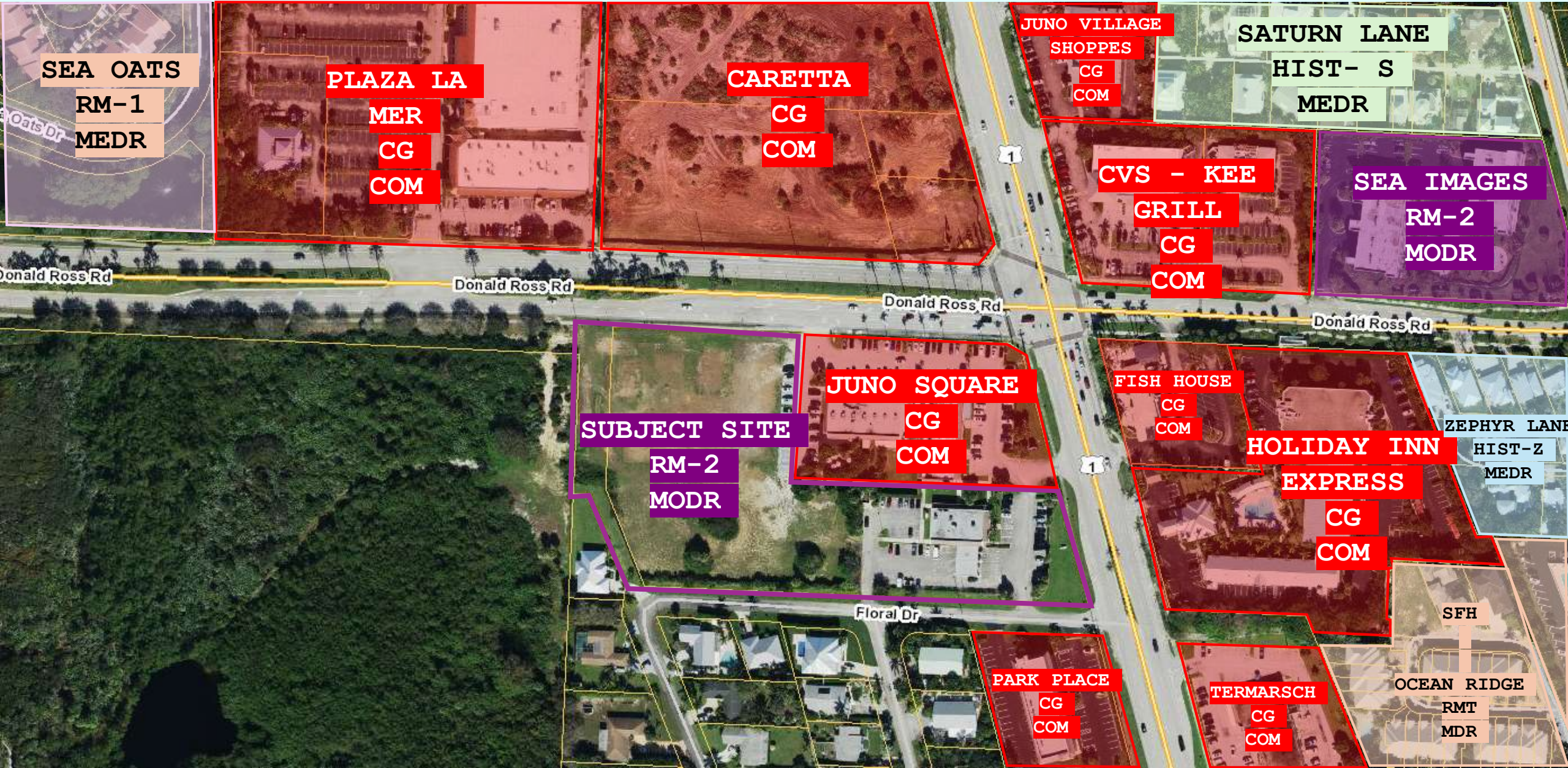
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Future Land Use and Zoning Map



Future Land Use and Zoning Map



Future Land Use and Zoning Map



Staff's Recommendation

Questions





The Dunes at Juno Beach