



Meeting Name: Planning and Zoning Board Meeting
Meeting Date: October 2, 2023
Prepared By: Davila, F.
Item Title: Discussion on Floor Area Ratio (FAR)

DISCUSSION:

As part of the Board's prioritized agenda items list, item D, discussion on Floor Area Ratio (FAR), Town staff is bringing this item for board discussion.

FAR's are used to either limit the intensity of land use to lessen the impacts of development or to control the mass or scale of development.

The Practice of Local Government Planning - 3rd Edition, often referred to as the green book by planners, states that "Floor Area Ratio is the ratio of permitted floor area of a building in relation to the size of the lot. An FAR of 1.0 means that a one-story building may cover 100 percent of the lot, a two-story building may cover 50 percent of the lot and so forth (see figure below). While the FAR – and therefore the intensity of land use – remains constant, the standard offers the developer some flexibility in choosing building configurations, although other standards, especially height or setback restrictions, may temper that flexibility. FAR requirements are common in the zoning ordinances of large cities."

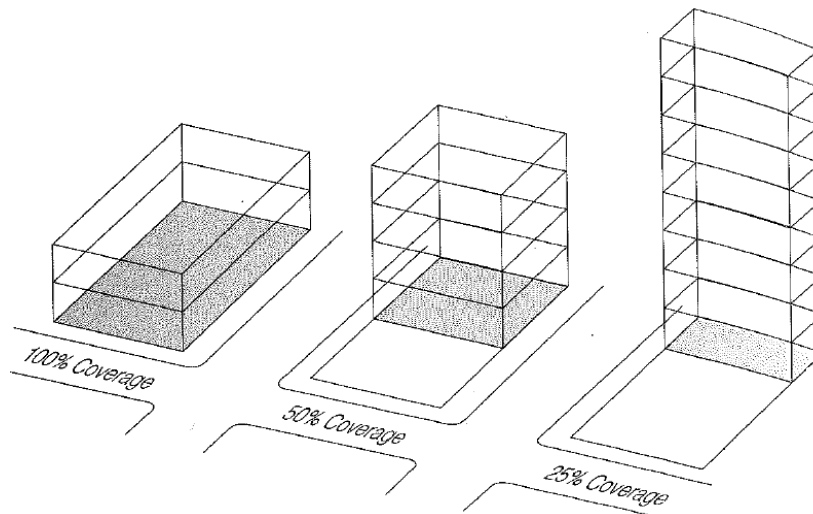


Figure 14-8. Three buildings with the same floor area ratio and equal bulk: one covers 100 percent of the site, one covers 50 percent of the site, and one covers 25 percent of the site.

Please note that the Town of Juno Beach does not use FAR's as a method to guide development, the Town's Building Site Area Regulations vary by zoning district and encompass regulations on density, setbacks, building height, lot coverage, maximum building dimension, minimum landscape open space, parking requirements, and accessory structure regulations.

RECOMMENDATION:

Staff is prepared to answer any questions that the Board may have on this item.