



**Meeting Name:** Planning and Zoning Board  
**Meeting Date:** December 2, 2024  
**Prepared By:** Stephen Mayer  
**Item Title:** Tools to Limit Density Discussion

---

## **DISCUSSION:**

At the May 6, 2024, Town Council hearing, the Town Council gave consensus to add a discussion item on tools to limit density in commercial/residential development projects (parking, setbacks, etc.). This item has been prioritized as the top ranked topic for the remainder of 2024/25.

## **Background:**

Density is calculated by dividing the total number of dwelling units by the total land area. Density is commonly expressed as "dwelling units per acre" (du/ac). Town planners use residential density to determine how many residential units can fit in a particular area and to manage factors like traffic and infrastructure needs.

The Town's Comprehensive Plan caps densities for various FLU designations. Current densities are:

**Low Density Residential:** Residential Development limited to a density not to exceed **5.0** residential dwelling units/gross acre.

**Medium Density Residential:** Residential development limited to a density not to exceed **10.0** residential dwelling units/gross acre.

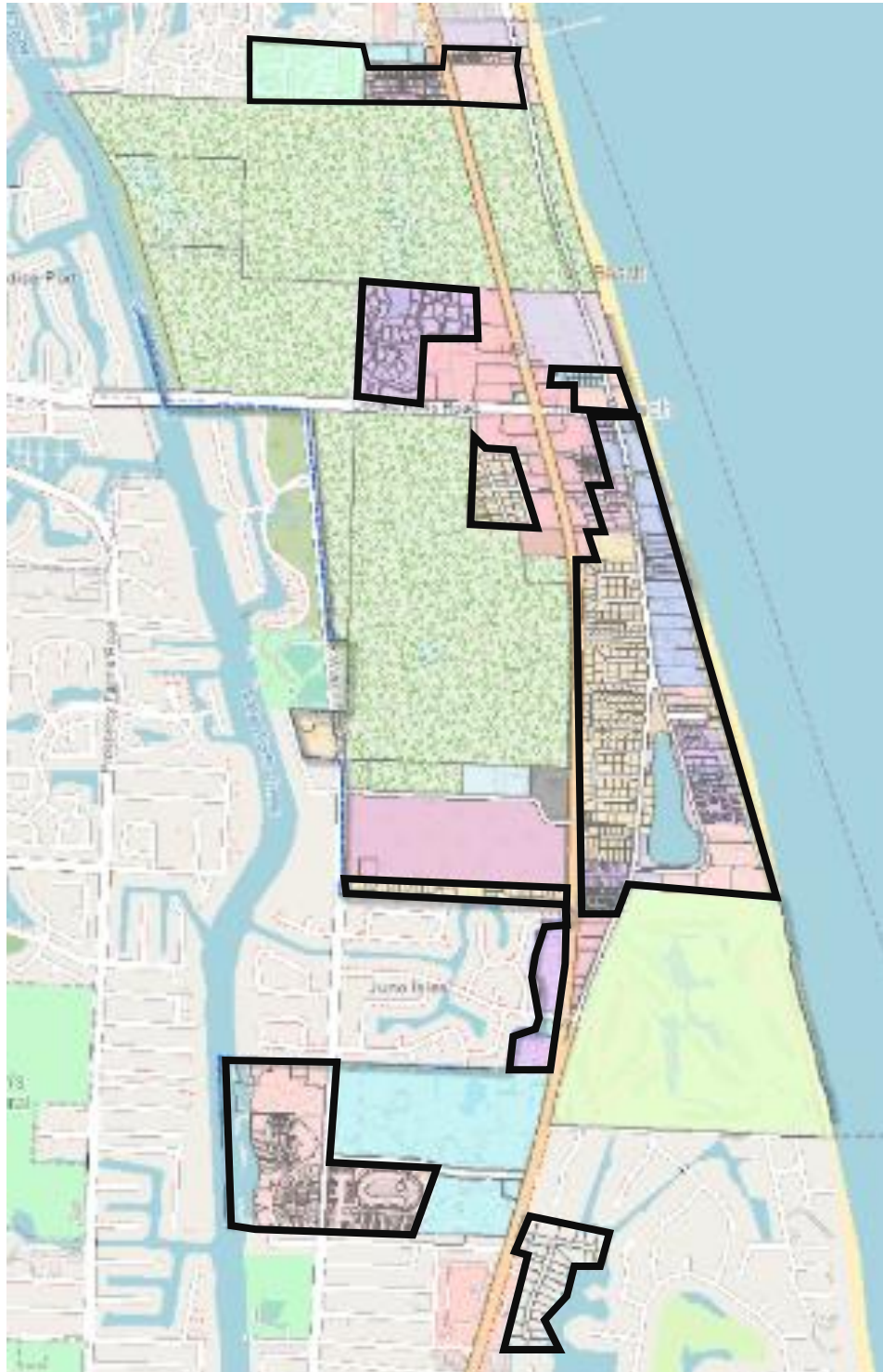
**Moderate Density Residential:** Residential development limited to a density not to exceed **15.0** residential dwelling units/gross acre.

**High Density Residential:** Residential development limited to a density not to exceed **22.0** residential dwelling units/gross acre.

Please note that staff is drafting a **VERY Low-density Residential** designation, which will cap properties designated with the new designation at **2.0** residential dwelling units/gross acre. Staff is creating this new designation because it will be a best fit for some of our potential annexation areas (and an existing annexation area, Captain's Key).

As shown on the Town of Juno Beach's Future Land Use Map, 24.5% of the property in Juno Beach is designated for "Residential" (Outlined in black), while 9.5% of the land is designated "Commercial" (primarily clustered at the US1 and Donald Ross intersection and the FP&L campus). Please note that residential use (single-family and/or multifamily dwellings) is a preferred use with a maximum 75 percent of the total gross floor area on the site may be used within the commercial zoning districts. One can visually differentiate areas where residential density is encouraged.

### Town of Juno Beach Future Land Use Map



Section 34-268 of the Town of Juno Beach’s Land Development Code regulates minimum lot areas, which is a method to limit the number of units per acre for single family uses. As an example, RS-1 requires a 10,000 square foot lot for each unit, which calculates to 4.3 DUs/Acre (43,560 square foot per acre/10,000 square feet per unit = 4.3 units per acre), but caps the density at 4 units per acre. Please see the tables below for the comparison of densities in each zoning district.

**Single Family Zoning Districts:**

<b>Zoning District</b>	<b>Minimum Lot Dimensions (Square footage/ DUs/acre)</b>	<b>Density Cap (DUs/Acre)</b>
<b>RS-1</b>	<b>10,000 (4.3)</b>	<b>4.0</b>
<b>RS-2 (Juno, Jupiter, Zenith)</b>	<b>8,000 (5.5)</b>	<b>4.0</b>
<b>RS-3 (Mars Way)</b>	<b>6,000 (7.3)</b>	<b>5.0</b>
<b>RS-4 (Juno Heights)</b>	<b>5,500 (7.9)</b>	<b>5.0</b>
<b>RS-5 (New Palm Beach Heights)</b>	<b>6,500 (6.7)</b>	<b>5.0</b>

**Multiple Family Zoning Districts:**

<b>Zoning District</b>	<b>Single Family Density</b>	<b>Two Family</b>	<b>Townhome</b>	<b>Multiple Family</b>	<b>Transient facility</b>
<b>RM-1 (Medium Density)</b>	<b>4.0</b>	<b>8.0</b>	<b>8.0</b>	<b>8.0</b>	<b>N/A</b>
<b>RM-2 (Moderate Density)</b>	<b>4.0</b>	<b>8.0</b>	<b>12.0</b>	<b>12.0</b>	<b>N/A</b>
<b>RMT (Moderate Density)</b>	<b>4.0</b>	<b>8.0</b>	<b>12.0</b>	<b>12.0</b>	<b>15.0</b>
<b>RH (High Density)</b>	<b>4.0</b>	<b>8.0</b>	<b>18.0</b>	<b>18.0</b>	<b>N/A</b>

**Overview:**

For the Board’s review and discussion, staff is providing the following information:

The following methods are offered as discussion points for the control of residential density.

- Instruments such as: Appearance review (for bulk, mass and scale), housing unit minimum size standards, and lot configuration standards. These instruments may indirectly control densities by limiting the sizes of buildings.

- Floor Area Ratio (FAR) is another major way of reducing the potential number of units, while also limiting the width, massing and bulk of buildings.
- Impact fees (traffic, public services, flood, environmental) for dwelling units may indirectly impact the demand for increased units and are intended to pay for services that are directly related to the increase in the number of units.
- Height limitations are a major way of reducing the potential number of units, especially for multi-family housing.
- Sustainability programs may be a method to affect long term changes to growth patterns, by discouraging dense construction of buildings in areas of coastal high hazard areas and special flood areas.
- Converting residential areas to zones for business, manufacturing, recreation, public spaces and commerce may remove potential residential development or redevelopment from occurring. For instance, flex spaces may be used as a residential unit or converted easily into a personal service business, small cafes, niche retail (like a bakery), or other home-based business. Flex spaces are utilized in Jupiter's Abacoa.

**Code benchmarks:**

Staff has provided local benchmarks to illustrate comparative densities and other approaches to density limits.

**Benchmarks of Residential Density in Commercial or Mixed-Use Zoning Districts**

Municipality (Maximum Density)	Zoning Category	DU/Acre	Notes
<b>Jupiter (15 DU/Ac) MXD/ICW</b>	MXD – RL MXD – RM MXD – NC MXD – RU	Min 3, Max 7 Min 4, Max 10 Min 7, Max 20* Gross is lower because they factored in open space around Abacoa	Comp Plan limits Density to no more than 15 DU/Ac even with density bonuses
	Inlet Village	Min 7, Max 16* *gross factors in open spaces regarding riverwalk	
	US1/ICW	Base up to 6, Max up to 12 Base 6, up to Max 15	
<b>Palm Beach Gardens (21 DU/Ac) TOD/MXD</b>	TOD overlay	Base density is 15	Comp Plan grants a 6 DU/Ac bonus for Affordable Housing
	PCD – RL	4 base, 5 max	
	PCD – RM	7 base, 9 max	
	PCD – RH	10 base, 12 max	
	PDA	Not more than 10	
	MXD	15 max	

<b>North Palm Beach (36 DU/Ac) Commercial Mixed Use</b>	C-T	Base 12 DU/Ac	Comp Plan limits gross density to no more than 36 DU/Ac with bonuses
	C-MU	Base 24 DU/Ac	
<b>Lake Park (48 DU/Ac) Downtown</b>	PADD	Up to 48 DU/Ac including density bonuses	
	CLIC MXD	15.78 DU/Ac 20 DU/Ac	
<b>Riviera Beach (15 DU/Ac) – Commercial (20 DU/Ac) – Residential</b>	C- PUD	Base 10 DU/acre Bonuses up to 15 DU/ac	Comp Plan limits Density to 20 DU/Ac in Residential High

**Abbreviation Key:**

- DU/Ac – Dwelling Unit per Acre
- MXD – Mixed Use Development
- RL – Residential Low Density
- RM – Residential Median Density
- RH – Residential High Density
- NC - Neighborhood Commercial
- RU - Residential Urban
- US1/ICW – US Highway 1/Intercoastal Waterway Overlay
- TOD – Transit Oriented Development
- PCD – Planned Community District
- PDA – Planned Development Area
- C-T – Commercial Transitory
- C-MU – Commercial Mixed Use
- PADD - Park Ave Downtown District
- CLIC – Campus Light Industrial and Commercial
- C-PUD – Commercial Planned Unit Development

**RECOMMENDATION:**

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