

# The Dunes at Juno Beach

## Juno Beach, Florida

### Statement of Use

**October 27, 2023**

**Revised March 29, 2024**

**Revised May 22, 2024**

Project Control Number (PCN) 28-43-41-28-10-007-0111

Legal Description: NEW PALM BEACH HEIGHTS BLKS 7, 11 & 12 LYG W OF SR 5 R/W & ABND  
R/WS OF PALM AVE & OLEANDER AVE LYG BETWEEN (LESS SLY 233.33 FT OF NLY 247.33 FTOF  
ELY 416.11 FT & N 14 FT DONALD ROSS RD R/W)

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## I. Project Overview

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### Introduction

On behalf of the applicant, Pulte Home Company LLC, we are requesting approval of a new clustered single-family (TH) development consisting of up to 40 town home units, formally known as The Dunes at Juno Beach. As part of this request, five (5) separate applications have been submitted to the Town of Juno Beach, which include 1.) Zoning Map Amendment 2.) Comprehensive Plan Amendment 3.) Development and Site Plan 4.) Special Exception, and 5.) Easement Abandonment.

The Subject Property is located at Project Control Number (PCN) 28-43-41-28-10-007-0111 in the Town of Juno Beach, Florida. The Subject Property (Parcel 1) is situated on approximately 4.32 acres of land, conveniently located near the southwest intersection of Donald Ross Road and US Highway 1. Currently, the easternmost portion of the property along US Highway 1 comprises a vacant bank with a drive-thru and parking (to be demolished as part of this proposal), while the remainder of the property is vacant. It is important to note that the proposed plan includes abandoning the existing 50-foot Coconut Avenue Right-of-Way (ORB 27585, PG 1656) immediately to the west parcel boundary of the Subject Property. For purpose of remaining consistent with the proposed development plan, the subject property will be referred to as 4.70 acres (including Coconut Ave ROW) throughout the rest of this analysis.

The proposed development aims to provide a complimentary use to the adjacent commercial parcel located to the north, which spans approximately 1.95 acres and features retail and restaurant uses. Additionally, the applicant seeks to provide shared parking spaces, accessible to the public outside of the gated area, to accommodate the aforementioned commercial property. Please refer to the Location Map at the end of this report for reference. While the Subject Property has been used for Christmas tree sales in the past, it has otherwise remained vacant. This proposed clustered single-family (TH) development will not only fill the void of a long-vacant parcel but also inject new life and vitality into the area, serving as a valuable addition to the community.

On August 17, 2023, Cotleur & Hearing and Pulte Home Company LLC held a public workshop meeting at Town Hall Council Chambers, inviting the residents of Juno Beach to discuss the project in its entirety and provide feedback. During the meeting, the residents in attendance spoke thoroughly on the site's proposed architecture and landscaping. Following the meeting, the applicant has revised the site and architectural plan, based on resident feedback, to include a perimeter fence, prioritizing lush landscaping along Floral Drive, as well as implementing a lighter yet neutral color palette consisting of browns, greys, and whites.

### Project Contact

All correspondence in connection with this request should be directed to:

**Cotleur & Hearing**

Donaldson Hearing, ASLA, PLA, LEED, Principal  
Zach Ciciera, Land Planner  
1934 Commerce Lane, Suite 1  
Jupiter, Florida 33458  
Tel: (561) 747-6336  
Fax: (561) 747- 1377  
Email: [dhearing@cotleur-hearing.com](mailto:dhearing@cotleur-hearing.com)  
Email: [zciciera@cotleur-hearing.com](mailto:zciciera@cotleur-hearing.com)

**Project Team**

**Pulte Home Company, LLC**

Aimee Craig Carlson, Director  
Andrew Maxey, VP  
1475 Centrepark Blvd, Suite 140  
West Palm Beach, FL 33401  
Phone: (561) 268-5821  
Email: [Aimee.Carlson@Pulte.com](mailto:Aimee.Carlson@Pulte.com)  
Email: [Andrew.maxey@pultegroup.com](mailto:Andrew.maxey@pultegroup.com)

**Cotleur & Hearing**

Donaldson Hearing, ASLA, PLA, LEED  
Zach Ciciera, Land Planner  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
Phone: (561) 747-6336  
Email: [dhearing@cotleur-hearing.com](mailto:dhearing@cotleur-hearing.com)  
Email: [zciciera@cotleur-hearing.com](mailto:zciciera@cotleur-hearing.com)

**Kimley-Horn & Associates, Inc.**

Adam B. Kerr, P.E.  
1615 S. Congress Avenue, Suite 201  
Delray Beach, FL 33445  
Phone: (561) 330-2345  
Email: [adam@kerr@kimley-horn.com](mailto:adam@kerr@kimley-horn.com)

**Schnars Engineering Corporation**

Jeffrey T. Schnars, P.E.  
947 Clint Moore Road  
Boca Raton, FL 33487  
Phone: (561) 241-6455  
Email: [jeff@schnars.com](mailto:jeff@schnars.com)

**EW Consultants, Inc**

Edward R. Weinberg, President  
1000 SE Monterey Commons Blvd, Su. 208  
Stuart, FL 34996  
Phone: (772) 287-8771  
Email: [eweinberg@ewconsultants.com](mailto:eweinberg@ewconsultants.com)

**II. Rezoning and FLUM Amendment**

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The project proposes 40 town home 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, however, the applicant’s proposal of 40 total units is significantly less than the maximum permitted.

*Sec. 34-309. - Purpose.*

*The purpose of the RM-2 residential multiple-family—moderate density district is to provide for a variety of housing types at a moderate population density which are compatible with neighboring housing areas of lower density.*

The Subject Property is currently zoned as Commercial General (CG) and has an existing land use designation of Commercial (COM). Its boundaries are marked by Juno Square and US Highway 1 to the east, Donald Ross Road to the north, and Floral Drive to the south. A Future Land Use Map and Zoning Map are included at the end of this report for reference.

To the west, the property is bordered by conservation land and a single-family residential unit. Meanwhile, the south property boundary contains a commercial area and additional low-density residential units. On the east side of the property, there is a commercial zoning district with a corner strip center with restaurants and retail, and on the east side of US Highway 1, a restaurant and hotel, while the north is currently vacant but is approved for a new multifamily residential project called “Caretta”, which is in a commercial zoning district.

SURROUNDING PROPERTIES			
DIRECTION	PROJECT	LAND USE	ZONING
NORTH	Vacant	COM	CG
SOUTH	Single-Family Homes & Commercial, Medical, & Retail	LDR & COM	RS-5, R-DUP, & CG
EAST	Restaurant, Retail, & Hotel	COM	CG
WEST	Preserve & Single-Family Home	CON & LDR	REC-PRIV & RS-5

**Rezoning Criteria**

*The following items for an amendment or rezoning should also be considered by the Town Council/Planning and Zoning Board:*

- If the proposed change is consistent with the established land use pattern;  
**Applicant Response: A zoning designation of RM-2 will create a seamless transition between the commercial uses along Donald Ross Road and the adjacent single-family subdivision located south of the subject property. This proposal is consistent with the existing land use conditions of the surrounding area.***
- If the proposed change would create a related district to adjacent and nearby districts;*

***Applicant Response: A zoning designation of RM-2 will complement the single-family subdivision south of the subject property, creating synergy between the existing commercial and residential uses.***

3. *If the proposed change would naturally alter the population density pattern and there by reasonably maintain, or concurrently increase the availability of public facilities such as utilities, streets, etc.;*

***Applicant Response: The proposed zoning district will allow for a de minimis increase of population density while considering the density of Palm Beach Heights subdivision and adds an appropriate amount of public facilities to serve the added population and provide additional facilities to serve the neighbors.***

4. *If the proposed change would be consistent with the Comprehensive Plan;*

***Applicant Response: This proposal is consistent with all applicable goals and objectives within the comprehensive plan, as well as remaining consistent with the surrounding environment. (Detailed comprehensive plan compatibility on page 9)***

5. *If changed or changing conditions make the passage of the proposed amendment necessary;*

***Applicant Response: This amendment is necessary to achieve the required density for the proposed multifamily development while maintaining an adequate amount of open space and being mindful of adjacent uses.***

6. *If the proposed change will maintain or positively influence living conditions in the neighborhood;*

***Applicant Response: This proposal will enhance the living conditions in the neighborhood by providing lush landscaping, appropriate architecture styles, and connectivity within the corridor, thus promoting pedestrian circulation.***

7. *If the proposed change will maintain or improve traffic conditions, or otherwise address traffic-related public safety issues;*

***Applicant Response: Reduced traffic counts compared to commercial uses will significantly improve traffic conditions.***

8. *If the proposed change will maintain or improve drainage conditions;*

***Applicant Response: Downzoning the subject parcel to RM-2 will reduce the maximum permitted impervious surface percentage, thus improving drainage conditions.***

9. *If the proposed change will relatively maintain, or allow for appropriate light and air conditions to adjacent areas;*

***Applicant Response: Improved light and air conditions will be provided, as compared to commercial uses currently permitted.***

10. *If the proposed change will maintain or improve property values in the adjacent area;*

***Applicant Response: Rezoning the subject parcel to RM-2 will improve property values within the surrounding area, by creating a more transitional use to the adjacent residential area, and provide more exclusivity and potential customers for the adjacent commercial area.***

11. *If the proposed change will promote the improvement or development of adjacent property in accord with existing regulations;*

***Applicant Response: This proposal will enhance and promote the improvement of adjacent properties by allowing new high value residential product to buffer the existing adjacent residential and commercial uses and support the existing commercial uses to further align with the Town of Juno Beach regulations.***

12. *If the proposed change benefits the public welfare as opposed to resulting in a grant of special privilege to an individual owner;*

***Applicant Response: The proposed rezoning will benefit the public welfare by providing a better transitional zoning between the residential and commercial district with many public enhancements such as a meandering path connecting to the existing sidewalk, accompanied by lush landscaping, as well as providing housing within a primarily commercial corridor.***

13. *If there are substantial reasons why the property requires a change from existing zoning;*

***Applicant Response: The proposed site plan, as designed, would not be permitted within a commercial zoning district (CG).***

14. *Whether the change suggested is to scale, or appropriately balanced with the needs of the neighborhood or the Town;*

***Applicant Response: This proposal will provide the Town with an appropriate opportunity to create an effective transition between low density residential uses and commercial uses.***

15. *After using reasonable diligence, the Petitioner can demonstrate there is a reasonable lack of alternative sites available in the Town for the proposed use;*

***Applicant Response: After reasonable due diligence, it has been determined that there is a lack of alternative sites for the proposed use, given the transition between residential and commercial uses, including walkability.***

### **Comprehensive Plan Amendment Criteria**

In addition, responses to the following criteria related to the aforementioned comprehensive plan amendment are as follows: *\*Please note, criteria responses #1 through #12 have been provided within the attached Comprehensive Plan Amendment application\**

13. *Provide a map of the parcel that indicates generalized existing land uses, including: low density residential (0-5 units/acre); medium density residential (not to exceed 10*

*units/acre); moderate density residential (not to exceed units/acre); high density (not to exceed 22 units/acre); commercial; recreation; conservation; public buildings and grounds including educational facilities; historic resources; and vacant and undeveloped land. The map must also indicate the generalized existing land uses of all adjacent land.*

***Applicant Response: This has been indicated in the attached Future Land Use Map.***

14. *Indicate, in tabular form, the approximate acreage and the general range of density of use (units per acre) or intensity of use of each existing land use.*

***Applicant Response: This has been indicated in the attached Site Plan.***

15. *Provide a map of the parcel that indicates generalized existing natural resources, including: beaches and shores, estuarine systems; rivers, floodplains, harbors, and wetlands.*

***Applicant Response: This has been indicated in the attached FIRM, wetland map, and wellfield map.***

16. *Indicate, in tabular form, the acreage of each type of existing natural resources.*

***Applicant Response: This has been indicated in the attached environmental analysis and soils map.***

17. *Provide a map that indicates the proposed future land uses including: Low Density Residential; Medium Density Residential; Moderate Density Residential; High Density Residential; Transient/Residential; Commercial; Public Buildings and Grounds; Other Public Facilities; Recreation/Open Space; Conservation; or any new future land use classifications not currently depicted on the town's Future Land Use Map. The map must also indicate the future land uses of all adjacent land.*

***Applicant Response: This has been indicated in the attached Proposed Future Land Use Map.***

18. *Indicate whether proposed classifications would require text modifications (amendments) to existing classifications, or whether new future land use classifications are requested. If a text amendment or new classification is proposed, specify the proposed modification or classification. See Future Land Use Plan, Town of Juno Beach Comprehensive Development Plan for definitions of currently adopted future land use classifications.*

***Applicant Response: The applicant is proposing to amend the Future Land Use Map to change the existing designation within the subject parcel from Commercial (COM) to Moderate Density Residential (MODR).***

19. *Indicate in tabular form, the approximate acreage and the general range of density or intensity of each proposed future land use.*

***Applicant Response: This has been indicated in the attached site plan and Future Land Use Map.***



20. Describe how the proposed future land use is compatible with adjacent future land use classifications, the effect the amendment will have on the current distribution of residential and commercial future land uses, and if the proposed future land use is compatible with existing land uses, including those within and adjacent to the subject property.

**Applicant Response: The proposed Future Land Use Designation of MODR provides an appropriate transition between the Low Density Residential and Commercial districts surrounding the site.**

21. In addition to policies that may be affected by #'s 17 and 18 above, indicate any other goals, objectives or policies in the Future Land Use Element of the Town of Juno Beach Comprehensive Plan that may require modification (amendment) as a result of the proposed amendment. Indicate the specific modifications requested, and the justification (including appropriate revisions to supporting data and analyses) for each modification. Also indicate any additional modifications required, and the justification for that modification, to other portions of the Future Land Use map series of the Comprehensive Plan. The Future Land Use map series includes: the Town of Juno Beach Future Land Use Map, Generalized Soils Distribution, Natural Resources, and Surface Water Bodies and Flood Plains.

**Applicant Response: No additional amendments to the Comprehensive Plan are required by this scope of work.**

22. Indicate all goals, objectives or policies in other portions of the Town of Juno Beach Comprehensive Development Plan that may require modification (amendment) as a result of the proposed amendment. Indicate the specific modifications requested, and the justification (including appropriate revisions to supporting data and analyses) for each modification. Other portions of the adopted Town of Juno Beach Comprehensive Development Plan that could be affected include: Traffic Circulation Element, including the Future Traffic Circulation Map, functional classifications of roadways, number of lanes; Housing Element; Infrastructure Element, including Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge; Conservation Element; Recreation and Open Space Element; Coastal Management Element; Intergovernmental Coordination Element; Capital Improvements Element; Five-Year Schedule a/Capital Improvements; Population Projections and Definitions.

**Applicant Response: No additional amendments to the Comprehensive Plan are required by this scope of work.**

23. Describe how the proposed amendment is consistent with and furthers the Town of Juno Beach Comprehensive Development Plan. Indicate specific goals, objectives and policies that the proposed amendment furthers or with which the proposed amendment is consistent.

#### **FUTURE LAND USE**

*GOAL: Promote future growth by supporting development and redevelopment that is sustainable, and enhances historical values and architectural styles that will preserve, enhance, and promote the established character of the Town, encourage sustainability and protect natural environmental ecosystem.*

***Applicant Response: The applicant has prioritized the alignment of the architectural styles, sustainability, and historic values implemented within this proposal with the vision and history of the Town of Juno Beach.***

*Policy 2.6: Ensure safe, efficient, and convenient traffic flow (both vehicular and pedestrian) and vehicle parking needs.*

***Applicant Response: In addition to access from Donald Ross Road and Floral Drive, this project has prioritized pedestrian circulation within the corridor by implementing public multi-modal paths in connection with existing sidewalks, as well as cross access provided to the adjacent commercial property.***

*Policy 2.10: Land development regulations adopted to implement this Comprehensive Development Plan shall be based on and be consistent with the following standards for residential land use densities as indicated below:*

- a. Low density residential -not to exceed 5.0 residential units per gross acre.*
- b. Medium density residential -not to exceed 10.0 residential units per gross acre.*
- c. Moderate density residential -not to exceed 15.0 residential units per gross acre.*
- d. High density residential -not to exceed 22.0 residential units per gross acre.*

***Applicant Response: The proposed density of 8.5 du/ac is significantly less than the maximum permitted density within the Moderate Density Residential land use designation.***

*Policy 10.2: The Town will continue to support walkways, bike lanes, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness.*

***Applicant Response: Pedestrian interconnectivity has been prioritized through a creative design process implementing a green meandering multi-modal path and architectural elements promoting walkability while providing transit readiness.***

*Objective 11: Encourage redevelopment while promoting strong sense of community, and consistent quality of design that protects neighborhood integrity and historic and environmental resources.*

***Applicant Response: The proposed architecture for The Dunes at Juno Beach townhomes presents a fresh interpretation of the Key West Cracker style while incorporating historical features of Juno Beach to further protect and align with the integrity of the surrounding neighborhoods.***

## **TRAFFIC CIRCULATION**

*Objective 1: To provide an efficient interrelationship between the traffic circulation system and various land use activities.*

***Applicant Response: The proposed public multi-modal path along the perimeter of the site will provide pedestrian interconnectivity between a multitude of uses within the district. The unique location of the site allows for adequate circulation, given its frontages on multiple roadways.***

*Objective 2: To establish traffic circulation that is safe and offers controlled movement of vehicular and non-vehicular, motorized and non-motorized traffic.*

***Applicant Response: Providing cross access to the adjacent commercial site will create a safer environment, circulating traffic appropriately while delineating pedestrian pathways for biking and walking traffic.***

*Objective 8: To maintain a transportation system that provides for alternative modes of travel.*

***Applicant Response: The proposed green meandering path provides for alternative modes of travel and connectivity to a variety of uses within the corridor.***

## **HOUSING**

*GOAL: A residential environment that: provides safe, sanitary and otherwise adequate housing and living conditions to its residents and supports county-wide affordable housing policies; embraces creative and innovative architecture and reflects styles characteristic of Juno Beach and South Florida history.*

***Applicant Response: This proposal aligns this provision by implementing innovative architecture styles consistent with the Town's vision and creating a safe and enhanced environment for Juno Beach residents.***

*Objective 1: To maintain a high quality housing inventory in Juno Beach and to ensure that new construction is of the same high quality.*

***Applicant Response: This proposal is of the highest quality while remaining considerate of the site's surrounding environment and existing conditions.***

*Objective 2: To promote residential design of all types that complements and is in concert with efficient provision of community facilities.*

***Applicant Response: The proposed clustered single-family townhome development will provide variety to the surrounding housing types while promoting design consistent with the Town's vision.***

*Policy 2.2: Provide for a broad range of housing types and styles which encourage clustered developments and which maintain the Planned Unit Development concept for major residential development areas and develop other innovative residential development concepts, as necessary, that embrace a strong community identification,*

*which is consistent with the FUTURE LAND USE and HOUSING GOALS of this Plan, and which provides for efficient urban services.*

***Applicant Response: The proposed clustered single-family townhome development will provide variety to the surrounding housing types while promoting pedestrian circulation by enhancing the walkability of the Donald Ross/US HWY 1 district.***

*Objective 9: To require architectural styles of all future housing and other structures that reflects the “Old Florida” theme sought by the Town.*

***Applicant Response: The proposed architecture style utilized in this project is an innovative representation of Key West Cracker, further aligning with the Town’s “Old Florida” theme.***

24. *Analyze the impact of the proposed amendment on any existing blighted areas.*

***Applicant Response: This project will have no impact on any existing blighted areas but will allow a long existing vacant parcel to become useful and better contribute to the tax base of the Town.***

25. *Analyze the character of the developed and undeveloped land included in the amendment, including: the ability to be served by existing or proposed public water, sewer, transportation, and drainage facilities; the types of soils and the ability to support the proposed amendment; topography; the impact of the proposed amendment on existing natural resources, including flood prone areas, wetlands, uplands, native vegetation and protected plant and animal species; and the impact of the proposed amendment on existing historic resources.*

***Applicant Response: The subject site is currently able to be served by existing utilities and public facilities. The proposed amendment will have no impact on natural resources, flood prone areas, wetlands, uplands, native vegetation, and protected plant and animal species, as indicated in the attached Environmental Analysis, Drainage Statement, and Traffic Generation Analysis.***

26. *Indicate how water and sewer will be provided. If from a public supply system, describe how an existing system will be expanded to provide service to the subject property. If from an expanded or from a new system, describe any facilities (including new treatment plants) that will be constructed to provide service, an approximation of the cost and the funding source(s).*

***Applicant Response: Potable water service is provided from the Town of Jupiter Utilities. There is an existing 6” water main along US 1 and a 12” water main along Donald Ross Road. Connections will be made to both these mains and an 8” water main will be looped through the site.***

***Sanitary sewer service is provided by the Loxahatchee River District. There is an existing 8” gravity sewer line along the south side of the site that extends north***

***through the site. A new 8" gravity sewer main will be extended from the southeast corner of the site through the project.***

27. Describe the existing drainage pattern of the subject property. Describe the impacts the proposed amendment will have on the quality and quantity of stormwater runoff, and the anticipated general approach to be taken regarding stormwater management.

***Applicant Response: The proposed reduction in intensity given the established permitted uses and impervious surface ratio will thus improve the drainage efficiency and quality of stormwater runoff.***

28. Demonstrate that levels of service for public facilities and services can be met by development permissible because of the proposed amendment. Public facilities and services for which levels of service are established include transportation (roads), solid waste, recreation, public supply water, public supply sewer, and drainage.

***Applicant Response: The proposed reduction in intensity will allow for adequate public facilities and services as previously provided for within the current commercial designation.***

With regard to transportation impacts, indicate the Maximum number of net new trips that could be generated by the amendment if development occurred at the maximum density or intensity allowed by the requested future land use classification. Specifically state and justify any extenuating circumstances that would result in the number of new net trips being less than that otherwise permissible by the maximum density or intensity allowed. Demonstrate the impact this will have on existing and projected transportation levels of service for all impacted roadways. The analysis and methodology must be included. Existing and projected transportation level of service information is included in the attached worksheet.

If construction of roadway improvements will be required to support the amendment of the development, indicate what the improvements are, the approximate cost and the funding source(s).

29. Provide copies of any permits, correspondence or other documentation you have received from other local, regional, state, or federal entities concerning development of the subject property.

***Applicant Response: Documents provided by outside agencies have been included in this application.***

30. Provide any information and drawings that you have developed as a concept plan for the property, such as the type and size of project, proposed roads and roadway improvements, location and types of public facilities, conceptual drainage information, or a development schedule. Also provide any other information, drawings, statements or materials that are relevant to, or provide justification for, the proposed amendment.

***Applicant Response: All applicable plans and drawings have been included in this application.***

31. Describe how the proposed amendment is consistent with state and regional goals (Treasure Coast Comprehensive Regional Policy Plan and the State Comprehensive Plan).

***Applicant Response: The proposed amendment aligns with the State of Florida's desired future as outlined in the State Comprehensive Plan, as well as the Treasure Coast Comprehensive Regional Policy Plan.***

32. Provide a copy of the property identification card(s) from the Palm Beach County Property Appraiser for all parcels included in the amendment.

***Applicant Response: A copy of the property identification card has been provided within this application.***

### III. Development and Site Plan Criteria

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Pulte Home Company, LLC, is proposing a development plan for the Subject Property that involves constructing seven (7) buildings, consisting of a total of 40 town home units. Each building will have two garage spaces per unit, and the proposed height is 3 stories not to exceed 40-feet. Additional parking spaces will be provided within the Subject Parcel to accommodate the parking needs of the residents, exceeding the minimum spaces required pursuant to the Town of Juno Beach Zoning Code.

Vehicular egress is proposed on Donald Ross Road, providing entry into the Subject Parcel separately from the adjacent commercial parcel. A second vehicular access way will be provided from Floral Drive. This has been strategically located east of Oleander Avenue to mitigate any potential traffic impacts on the adjacent single-family subdivision.

Pedestrian access is proposed throughout the entirety of the Subject Parcel, connecting to Donald Ross Road, Floral Drive, and the US Interstate 1 Right of Way, including connectivity to the adjacent commercial parcel. Improvements are also proposed for the pedestrian sidewalk along all three (3) roads including widening, meandering, and landscaping.

#### Density

The Applicant, Pulte Home Company LLC, is proposing 40 clustered single-family town home units within the Subject Parcel. As mentioned earlier in this report, the applicant is proposing to abandon the Coconut Avenue Right-of-Way, thus accruing additional square footage, totaling 4.70 acres. Based on this, the project's density is estimated to be about 8.51 dwelling units per acre (DU/AC) as permitted in the Moderate Density Residential zoning district and future land use designation (Max. 12 DU/AC). It's worth noting that Moderate Density Residential (RM-2) is the least intense district to accommodate the project's proposed density.

### Architecture

The proposed architecture for The Dunes at Juno Beach townhomes presents a fresh interpretation of the Key West Cracker style. Drawing inspiration from Juno Beach's coastal setting, the design incorporates historical features that early settlers used for heat relief. Key architectural features include:

- Low-pitched metal roofs with a main-body roof pitch of 5:12
- Wide porch overhangs with extensive use of outlookers and/or rafter tails on all facades for definition and embellishment
- Deep 1st floor porches
- Decorative 1st and 2nd floor balcony railings
- Diverse windows with a vertical emphasis
- 1st and 3rd floor lap siding
- Vibrant louvered awnings and decorative shed roofs
- Two-stepped banding for enhanced facades
- Vertical grids and detailing on all windows and doors.

The proposed architecture has equilibrium with the surrounding area through three distinct areas within the overall concept of Harmony:

- Mass & Bulk
- Proportion & Scale
- Height & Orientation

Mass & Bulk – Having these elevations be three-stories in size helps to provide a natural transition between the existing one & two-story single family residential communities to the South, and the larger/bulkier four & five-story Caretta condominiums to the North. To keep from feeling overly heavy or massive, designing open porches and balconies down at the pedestrian level and stepping back at the upper level, makes a supporting connection to the structure seen in nature (the taller/larger the element, the larger/wider the base becomes).

Proportion & Scale – Within the three-story buildings there is an established rhythm of two main features: The double-stacked covered porches and appropriately sized coastal brackets in the roof eaves. Both design intentions help strengthen the connection to the human scale. This affords a larger structure to feel lighter and more proportionate to the landscape and surrounding environment.

Height & Orientation – The positioning and overall height of the three-story buildings provide a buffer for the surrounding single family residential communities from the neighboring commercial projects. The intentional use of open-air porches on the first level, rather than having the body of the structure built right up against the property line, provides a softer and more pleasant experience to the sidewalk traveler.

The chosen color palette is gentle, evoking the ocean and mirroring Juno's coastal character. The front façade offers both horizontal and vertical articulation, providing visual appeal, relief, and a distinct character.

Together with the site layout, the proposed architecture integrates seamlessly with the streets, evoking a small-town, walkable atmosphere. The landscape design complements and accentuates the architecture. Together, the home, landscape and site design enhance and are in harmony with the surrounding area.

### Landscape

The landscaping Plan has been designed to meet and exceed the requirements of Section 34-1084 of the Town code. The design exemplifies the implementing criteria identified in Section 34-1079. Special attention has been given to the streetscape frontages along Donald Ross Road, US Highway 1 and Floral Drive which will result in an improved aesthetic appearance of the town. The applicant proposes to install meandering multi-modal sidewalks with landscaping along all the road frontages. The design increases pedestrian safety and promotes walkability. The perception of noise along the busy arterial roads is diminished by beautiful coastal plantings. Royal Palms are used along Donald Ross Road to complement the Royal Palms proposed as a part of the Caretta project on the north side of road. The landscaping along US Highway 1 screens the existing parking areas servicing Juno Square and enhances the most significant intersection in the town.

The coastal landscape palette has been carefully selected to ensure long term viability, reduce maintenance, and encourage water conservation. The palette consists of predominantly native species naturalized to coastal areas of northern Palm Beach County. The proposed design utilizes xeriscape and Florida Friendly design principles. Palms are used to provide scale for the proposed residential townhome buildings however the landscape design emphasizes the use of native canopy trees. Ornamental plant material is utilized in select areas to provide focal points, color variation and flowers.

The landscape design provides a dense buffer to the existing single-family homes at the southwest corner of the site. Quality buffering is also provided along Floral Drive to ensure compatibility while at the same time incorporating CEPTED principals. Every aspect of the landscape from the species selection to the placement of material is extremely intentional. The irrigation will be designed to meet the requirements of Section 34-1088 of the Town code. Turf areas will be isolated on separate zones where practical to promote water conservation.

### Environmental Analysis

The Juno Square property has been cleared and maintained as a grassy field maintained since the early 1970s with some small patches of mostly non-native trees as well as some native vegetation. There are no wetlands located on the property. The subject property lacks the presence of any native upland habitat. There is low potential for the occurrence of state and/or federally listed wildlife species on the subject property. No listed wildlife species or signs of their



presence were observed onsite. Please find the referenced Environmental Analysis, prepared by EW Consultants, Inc, included herein.

### **Traffic Analysis**

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures outlined in Policy 3.5-d of the Palm Beach County Comprehensive Plan. An overall net **decrease** in trip potential has been determined, given the proposed future land use designation. Currently, the site has a Commercial General future land use classification. Juno Beach does not utilize FAR in its comprehensive plan; the standards are based off lot coverage. The maximum lot coverage for the commercial general land use is 40%. The proposed future land use designation is Moderate Density Residential, which permits 15 dwelling units per acre. It should be noted that the proposed zoning district for this project is Moderate Density Residential (RM-2) which permits a maximum density of 12 dwelling units per acre. This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in the town of Juno Beach. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.

### **Existing Site Development**

This scenario represents the current trip generation occurring on site. The site is currently vacant hence, no trips have been generated for current daily, AM peak hour and PM peak hour conditions.

### **Existing Future Land Use Potential Development**

This scenario represents the maximum development potential for the site under the existing FLU designation. For the Trip Generation Comparison shown in Table 1, Shop Plaza (40-150k) was used for the land use. The maximum intensity of development under the currently adopted future land use designation has the potential to generate 3,102 net new external daily trips, 79 net new external AM peak hour trips (+49 inbound, +30 outbound), 239 net new external PM peak hour trips (+117 inbound, +122 outbound).

### **Proposed Future Land Use Potential Development**

This scenario represents the maximum development permitted on site under the proposed FLU designation, which equates to 65 dwelling units of residential use. As indicated in Table 1, the maximum density of development under the proposed future land use designation has the potential to generate 438 net new external daily trips, 26 net new external AM peak hour trips (+6 inbound, +20 inbound), 33 net new external PM peak hour trips (+21 inbound, +12 outbound). Because the proposed amendment for the subject site results in an overall net decrease in the trip generation potential of the site on a daily, AM and PM peak hour basis in comparison to the existing uses on site, no further analysis is required.

**Table 1: Trip Generation Calculations Summary**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Development								
Vacant	0.0%	0	0	0	0	0	0	0
Pass-By Capture								
Vacant		0	0	0	0	0	0	0
Driveway Volumes		0	0	0	0	0	0	0
Net New External Trips		0	0	0	0	0	0	0
Existing FLU Maximum Intensity								
Shop Plaza (40-150k) w/o Sup Market	75.308 ksf	5,085	130	81	49	391	192	199
	Subtotal	0	0	0	0	0	0	0
Pass-By Capture								
Shop Plaza (40-150k) w/o Sup Market	39.0%	1,983	51	32	19	152	75	77
Driveway Volumes		5,085	130	81	49	391	192	199
Net New External Trips		3,102	79	49	30	239	117	122
Proposed FLU Maximum Intensity								
Multifamily Low-Rise	65 DU	438	26	6	20	33	21	12
Pass-By Capture								
Multifamily Low-Rise	0.0%	0	0	0	0	0	0	0
Driveway Volumes		438	26	6	20	33	21	12
Net New External Trips		438	26	6	20	33	21	12
Proposed FLU Maximum Trips - Existing Development Trips (Short-range)		438	26	6	20	33	21	12
Short-Radius of Development Influence:		0.5 miles						
Proposed FLU Maximum Trips - Existing FLU Maximum Trips (Long-range)		-2,664	-53	-43	-10	-206	-96	-110
Radius of Development Influence:		No Significant Impact						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Multifamily Low-Rise	6.74 trips/DU	0.4 trips/DU (24% in, 76% out)			0.51 trips/DU (63% in, 37% out)			0.0%
Shop Plaza (40-150k) w/o Sup Market	67.52 trips/ksf	1.73 trips/ksf (62% in, 38% out)			5.19 trips/ksf (49% in, 51% out)			39.0%

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Commercial General to Moderate Density Residential. The project is located on the southwest corner of Donald Ross Road & US-1, in Juno Beach, Florida. Due to the overall decrease in trip generation potential, no further analysis is required.

### Drainage Analysis

According to the geotechnical report prepared by UES and the survey, the site topography, the underlying soil characteristics, and the low water table are consistent with coastal ridge areas that are suitable for the required groundwater bleed down and flood protection purposes of stormwater runoff utilizing an exfiltration trench system. The 4.70-acre parcel will have sufficient proposed sub-surface exfiltration dry retention to satisfy the predevelopment flood stages of the existing 1.95-acre to remain. The surface water management calculations conservatively include the entire 6.65 acres. Please find the referenced Storm Drainage Report, prepared by Schnars Engineering Corp., attached herein.

### Parking Analysis

The Town of Juno Beach is committed to minimizing the visibility of parking lots along US Highway 1 to enhance the aesthetic appeal of the area. To comply with this objective, the applicant has proposed a heavy landscape buffer along US Highway 1, thus screening all vehicle

parking from the public right-of-way. Furthermore, the project formalizes and protects the parking solution of shared parking between the proposed use and the existing adjacent parcel uses to efficiently park the combined parcels and reduce the overall number of spaces that would not be used. Pursuant to the Town of Juno Beach's Parking Code Requirements, this project is required to provide a minimum of 86 parking spaces (2 spaces per unit, and 1 guest space per 7 units). The applicant has significantly exceeded this requirement by providing 169 parking spaces designated for tenant and guest parking, and an additional 69 shared parking spaces to accommodate the adjacent commercial property located to the north. Providing additional parking spaces accessible to the public will allow the legal nonconforming commercial property to attain code compliance with the Town's parking requirements pursuant to the existing Shared Parking Agreement.

### **Site Plan Criteria**

The criteria to be used in this review shall be to ascertain that the proposed site plan for new development meets the following criteria:

#### **Sec. 34-116(3)a. Site Plan Criteria.**

1. *Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;*

***Applicant Response: This proposal is in conformity with the goals and objectives set forth in the comprehensive plan and is not detrimental to the adjacent land uses consisting of low density residential, commercial, and conservation. The proposed project enhances the neighboring land uses by providing transitional multifamily use as a buffer of existing neighboring single family use and in support of the existing neighboring commercial use.***

2. *Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;*

***Applicant Response: The site provides for an entrance and exit along Donald Ross Road, and secondary access along Floral Drive. Pedestrian paths have been incorporated into the entirety of the site promoting walkability, including a perimeter path connecting to the existing sidewalks along the adjacent arterial roadways.***

***Two (2) garage parking spaces have been provided at each unit with additional parallel parking spaces. The parking lot located at the southeast corner of the site will accommodate guest parking and allow the adjacent commercial lot to conform with the Town's parking regulations through additional shared parking, including interior cross access.***

3. *Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;*

***Applicant Response: The unique location of the site abutting two arterial roadways allows for adequate access as well as interior circulation providing ease for waste collection.***

4. *Complies with the provisions of [chapter 20](#), article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;*  
***Applicant Response: Compliance with the provisions of Chapter 20, article III, have been met as indicated in the attached Drainage Statement, Traffic Generation Analysis, and Utility Letters.***
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;*  
***Applicant Response: The current property generally slopes from north to south. The property will be graded to accommodate the proposed project and existing drainage patterns.***
6. *Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;*  
***Applicant Response: This site is vacant with no material environmental features or native vegetation and the proposal thoroughly enhances the environmental features within the site and surrounding area through the use of native vegetation as indicated in the attached landscape plan.***
7. *Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;*  
***Applicant Response: There are no estuarine areas within the subject property.***
8. *Complies with all sections of this chapter.*  
***Applicant Response: This proposal meets and exceeds all sections of this chapter.***

#### **Appearance Review Criteria**

##### ***b. Appearance review criteria.***

1. *Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as, but not limited to, exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials*

*such as glass, steel, iron, and concrete; and the use of natural light through large and expansive windows;*

***Applicant Response: The proposed architecture for The Dunes at Juno Beach townhomes presents a fresh interpretation of the Key West Cracker style. Drawing inspiration from Juno Beach's coastal setting, the design incorporates historical features that early settlers used for heat relief. Key architectural features include:***

- ***Low-pitched metal roofs with a main-body roof pitch of 5:12***
- ***Wide porch overhangs with extensive use of outlookers and/or rafter tails on all facades for definition and embellishment***
- ***Deep 1<sup>st</sup> floor porches***
- ***Decorative 1<sup>st</sup> and 2<sup>nd</sup> floor balcony railings***
- ***Diverse windows with a vertical emphasis***
- ***1<sup>st</sup> and 3<sup>rd</sup> floor lap siding***
- ***Vibrant louvered awnings and decorative shed roofs***
- ***Two-stepped banding for enhanced facades***
- ***Vertical grids and detailing on all windows and doors***

***The chosen color palette is gentle, evoking the ocean and mirroring Juno's coastal character. The front façade offers both horizontal and vertical articulation, providing visual appeal, relief, and a distinct character.***

***Together with the site layout, the proposed architecture integrates seamlessly with the streets, evoking a small-town, walkable atmosphere. The landscape design complements and accentuates the architecture. Together, the home, landscape and site design enhance and are in harmony with the surrounding area.***

2. *Is of a design and proportion which enhances and is in harmony with the area;*

***Applicant Response: The proposed architecture has equilibrium with the surrounding area through three distinct areas within the overall concept of Harmony:***

- ***Mass & Bulk***
- ***Proportion & Scale***
- ***Height & Orientation***

***Mass & Bulk – Having these elevations be three-stories in size helps to provide a natural transition between the existing one & two-story single family residential communities to the South, and the larger/bulkier four & five-story Caretta condominiums to the North. To keep from feeling overly heavy or massive, designing open porches and balconies down at the pedestrian level and stepping back at the upper level, makes a supporting connection to the structure seen in nature (the taller/larger the element, the larger/wider the base becomes).***

***Proportion & Scale – Within the three-story buildings there is an established rhythm of two main features: The double-stacked covered porches and appropriately sized coastal brackets in the roof eaves. Both design intentions help strengthen the connection to the human scale. This affords a larger structure to feel lighter and more proportionate to the landscape and surrounding environment.***

***Height & Orientation – The positioning and overall height of the three-story buildings provide a buffer for the surrounding single family residential communities from the neighboring commercial projects. The intentional use of open-air porches on the first level, rather than having the body of the structure built right up against the property line, provides a softer and more pleasant experience to the sidewalk traveler.***

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

***Applicant Response: Not Applicable***

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

***Applicant Response: Benches, Bike Racks, and Trash Cans have all been included on-site with careful consideration to the color selection and theme of the project. The black decorative aluminum fence proposed within the interior of the site is compatible with the theme and landscape palette.***

5. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

***Applicant Response: Each building within this proposal will not exceed 40-feet in height.***

6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

***Applicant Response: All mechanical equipment will be screened to complement the building's architecture, while mitigating any potential negative impact to surrounding properties.***

7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

***Applicant Response: Special attention has been given to the streetscape frontages along Donald Ross Road, US Highway 1 and Floral Drive which will result in an improved aesthetic appearance of the town. Shade trees have been implemented to further comply with Sec. 34-1302. The applicant proposes to install meandering multi-modal sidewalks with landscaping along all the road frontages.***

#### IV. Moderate Density Residential (RM-2) District Standards

The Subject Property is currently zoned as Commercial General (CG). As part of this request, the applicant is proposing to down-zone the subject property to Moderate Density Residential (RM-2). The Code of Ordinances for the Town of Juno Beach describes the purpose of the RM-2 moderate density residential district in Division 4, Section 34-309 as follows: *“The purpose of the RM-2 residential multiple-family—moderate density district is to provide for a variety of housing types at a moderate population density which are compatible with neighboring housing areas of lower density.”*

As noted above, this district provides for a variety of housing types which include clustered single-family dwellings (townhouses) as indicated in Sec. 34-310. This district aligns with the applicant’s proposal of up to 40 town home units within the 4.70 acre site while remaining significantly under the maximum permitted density, outlined in Sec. 34-314.

#### Permitted Uses

Div 4, Sec. 34-310: RM-2 Permitted Uses	
(1)	Single Family detached dwellings
(2)	Two-family dwellings.
(3)	Multiple-family dwellings.
(4)	Clustered single-family dwellings (townhouses).
(5)	Group homes (see article IV, division 11 of this chapter).
(6)	Community residential homes (see article IV, division 11 of this chapter).
(7)	Public safety facilities such as fire and/or police stations.
Sec. 34-312. – Special Exception Uses.	
(1)	Planned unit development—residential (see article V of this chapter).
(2)	Public and private utility structures.
(3)	Public or private academic schools.
(4)	Churches, synagogues and other houses of worship.
(5)	Satellite dish antennas (see article IV, division 13 of this chapter).

#### Development Regulations

BUILDING AREA SITE REGULATIONS		
MODERATE DENSITY RESIDENTIAL (RM-2) ZONING DISTRICT		
	RM-2 Building Site Area Regulations	Subject Property
Minimum total area	20,000 SF	204,827 SF (4.70 AC)
Minimum lot width	100 Feet	618.45 Feet
Minimum lot depth	150 feet	229.56 Feet
Max Density	12 DU/AC	8.51 DU/AC
Min Front Setback	30 Feet	41 Feet
Min Side Setback	35 Feet Total (Min 15 ft.)	35 Feet (EAST) / 35.3 Feet (WEST)
Min Rear Setback	30 Feet	41.1 Feet
Max Building Height	40 Feet	40 Feet
Max Stories	3 Stories	3 Stories
Max Building Dimension	150 Feet	154 Feet
Min Building Separation	30 Feet	22.5 feet
Max Lot Coverage	50%	18%
Min landscaped open space	15%	41%

## V. Special Exception

### Special Exception Criteria

The following criteria are required to be met to be considered for Town Council approval:

#### **Division 3 Sec. 34-93(4) Special Exception Criteria**

- Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;

***Applicant Response: The site provides for an entrance and exit along Donald Ross Road, and secondary access along a very limited section of Floral Drive near US Highway 1. This design provides for multiple avenues of access for first responders. Pedestrian paths have been incorporated into the entirety of the site promoting walkability, including a perimeter path connecting to the existing sidewalks along the adjacent arterial roadways. The paths will greatly enhance the pedestrian experience and safety of the neighborhood.***

- Provide for parking and loading areas, refuse and service areas, with particular attention to subsection (4)a of this section and to their effects on surrounding property;



***Applicant Response: Two (2) garage parking spaces have been provided at each unit with additional parallel parking spaces. The parking lot located at the southeast corner of the site will accommodate guest parking and allow the adjacent commercial lot to conform with and exceed the Town's parking regulations through additional shared parking, including interior cross access.***

- c. Provide for screening and buffering with respect to type, dimensions and location;

***Applicant Response: The site will be heavily landscaped with canopy trees, shrubs, hedges, groundcover, walls, etc., to screen the site appropriately from surrounding land uses. Four-sided architecture has been implemented in the building design.***

- d. Provide for signs, if any, and proposed lighting;

***Applicant Response: One (1) monument sign will be installed at the corner of US1 and Floral Drive, and adequate site lighting have been provided and in compliance with all applicable sign and lighting requirements set forth in the Juno Beach Code of Ordinances. Additionally, lettering mounted on the proposed landscape wall will be provided at the Donald Ross entrance to alert drivers on Donald Ross.***

- e. Provide for required yards and other open space;

***Applicant Response: A significant amount of open space has been provided throughout the entirety of the site, including an open park area centrally located within the development.***

- f. Not adversely affect the public interest;

***Applicant Response: This proposal will provide economic growth and enhance the aesthetic of the Donald Ross corridor.***

- g. Comply with specific requirements governing the special exception requested;

***Applicant Response: This request is in compliance with all applicable standards set forth in Article III Division 4, Article IV, and Article V. As part of this request, two (2) waivers are proposed to Sec. 34-313 as follows: 1.) Exceed the maximum permitted building dimension by 3 feet (proposed 153 ft. total), and 2.) Reduce the minimum principal structure separation by 7.5 feet (proposed 22.5 ft.).***

- h. With conditions and safeguards attached, be generally compatible with adjacent properties and or property within the district;

***Applicant Response: This proposal is compatible with adjacent properties and similar uses within the district.***

- i. Not generate excessive noise or traffic;

***Applicant Response: This proposal will not generate excessive noise or traffic to surrounding properties as indicated on the attached traffic generation analysis. The proposed residential use will generate less noise and traffic than a commercial project.***

- j. Not tend to create fire, disease or other equally or greater dangerous hazard;  
***Applicant Response: This proposal will not cause or create a dangerous hazard. The proposed 22.5-foot building separation provides adequate space for fire prevention and evacuation.***
- k. Be in harmony and compatible with the present and/or future developments of the area concerned;  
***Applicant Response: This proposal is compatible with the existing development in the area and has been designed to create harmony between residential and commercial uses.***
- l. Conserve the value of buildings and encourage the most appropriate use of the land and water;  
***Applicant Response: This proposal is an appropriate transition between the low density residential and commercial uses within the district.***
- m. Provide adequate light and air;  
***Applicant Response: The site has been carefully designed to provide adequate light and air.***
- n. Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including but not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;  
***Applicant Response: All aforementioned public requirements are to be provided for within this proposal.***
- o. Conform to the character of the district and its peculiar suitability for particular uses;  
***Applicant Response: This proposal will enhance the character of the district with the addition of lush landscaping, sidewalks, and appropriate architecture.***
- p. Be consistent with the needs of the town for land areas for specific purposes to serve the population and economic activities;  
***Applicant Response: Given the surrounding uses along Donald Ross Road, this proposal is consistent with the corridor and will provide a transitional housing alternative and serve to support existing economic activities.***
- q. Protect the tax base; and not create a financial burden on the town; and  
***Applicant Response: This proposal will not create a financial burden on the Town of Juno Beach and will enhance the tax base by improving the long dormant land.***

- r. Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare.

***Applicant Response: This proposal will seamlessly complement the character of the neighborhood, creating synergy between residential and commercial uses.***

### **Waivers Requested**

As part of this request, two (2) waivers are proposed to Sec. 34-313 as follows: 1.) Exceed the maximum permitted building dimension by 4 feet (proposed 154 ft. total), and 2.) Reduce the minimum principal structure separation by 7.5 feet (proposed 22.5 ft.), as indicated in Table A. The site consists of seven (7) principal structures, two (2) of which contain 7-units within the cluster. These 7-unit clusters have a length of 154 ft, located on the southernmost portion of the site. The unique shape of the site has required a creative design process to carefully place the proposed townhome clusters while maximizing potential. Given that the south boundary line measures 690 feet, these 7-unit buildings are located appropriately and buffered from Floral Drive.

The requested reduction in building separation is needed to accommodate the aforementioned 7-unit clusters, as well as the two (2) buildings fronting Donald Ross Road. These two (2) locations utilizing a 22.5-foot building separation are needed to provide adequate open space, roadway width, and setbacks, while maintaining the proposed density. The proposed 22.5-foot building separation provides adequate space for fire prevention and evacuation.

TABLE A		
	RM-2 Building Site Area Regulations	Proposal
Maximum Building Dimension	Maximum 150 ft.	154 ft
Principal Structure Separation	Minimum 30 ft.	22.5 ft.

### **Public Benefit**

This project aims to provide multiple public benefits, beyond its own scope. It provides a more transitional use to protect the single-family neighborhood to the south from a harsher commercial use as currently zoned. The plan removes the threat of a Right of Way running adjacent to the single-family home in the Southwest corner of the project, that could also be used to allow unwanted traffic into the neighborhood. The proposed use removes the possibility of much less desirable development from occurring on the property based on current zoning and state laws.

Another key feature of this proposal is the implementation of a “green” meandering path along the adjacent roadways. The path is to be beautifully landscaped and extend beyond the boundary of the subject property, thus tying into the existing sidewalk to create a walkable corridor. Pedestrian circulation remains a theme within the site design by not only providing interior connectivity, but also along the adjacent arterial roadways, consistent with the Town’s vision for this district.

The applicant has prioritized protecting the single-family subdivision south of the site by utilizing heavy landscape buffers, four-sided architecture, and a reduced building height. Also, the entrance to the site along Floral Drive has been strategically located east of Oleander Avenue to mitigate any potential traffic impacts circulating through the adjacent neighborhood. Additional attention has been given to the single-family home located adjacent to the southwest corner of the site, providing a lush landscape buffer utilizing native species to create a natural screen in harmony with the existing environment throughout the neighborhood.

Additionally, the site is situated adjacent to a conservation area maintained by Palm Beach County. The conservation area has been previously accessed by County officials from the subject parcel, off of Donald Ross Road without any apparent legal authority. As part of the redevelopment's public benefit, the applicant is proposing to permit an ingress and egress easement for the benefit of TIFF to gain access to the preserve area through a designated area of the Property. Additionally, the applicant commits to enhancing this area to provide further public benefit and allowing ERM greater flexibility to maintain and patrol the conservation. Furthermore, providing ERM access through the subject site is a benefit as their legal access via Donald Ross Road presents challenges for them given the turning radii, unstable sugar sand present at the entrance, and vegetation obstructing the drive aisles.

The current shared parking agreement with Juno Square commercial plaza requires the applicant to provide 48 parking spaces available for use of Juno Square guests. The applicant has committed to significantly exceed this requirement by providing 69 parking spaces available to Juno Square. Given the current limited parking availability within Juno Square during peak hours, this commitment by the applicant provides a significant public benefit to this high traffic site by creating additional parking.

This project has been carefully constructed to align with the character of the surrounding neighborhood while implementing design features to represent the vision of Juno Beach.

## VI. Conclusion

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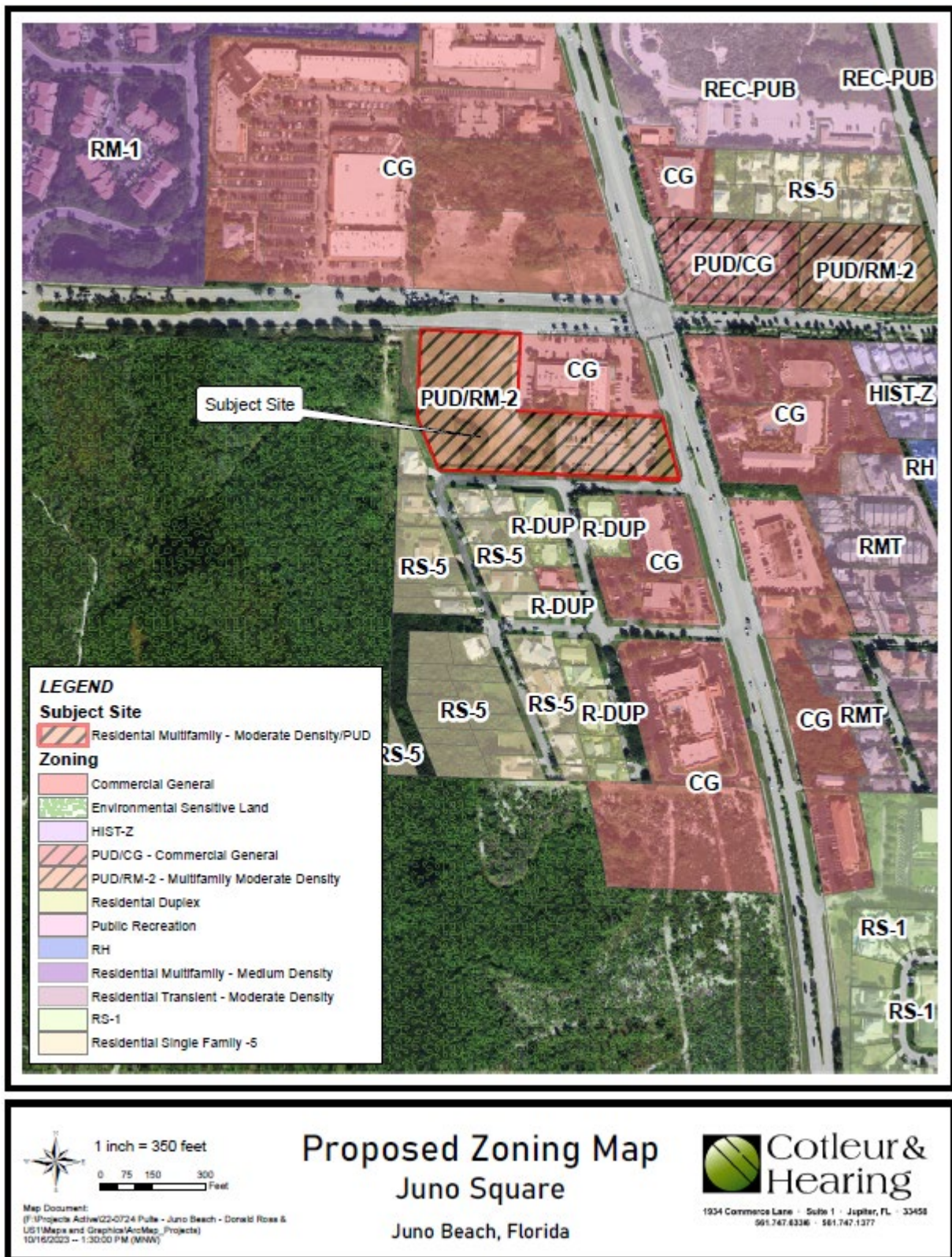
In conclusion, the project is well-suited for the community, and enhances and supports the attributes of the existing neighboring uses. Extensive feedback from the community and staff has resulted in evolving the plans to the currently well received proposal, with a focus on high-quality architecture and public benefits. PulteGroup's proposal meets the high standard of development and improvements to this corner of the Town.

PulteGroup is proactive in working with the community throughout the process and is continuing to do so with a notification to residents via the "NextDoor" app to inform them of the project's progress. Overall, the project will bring significant and synergistic value to the area.

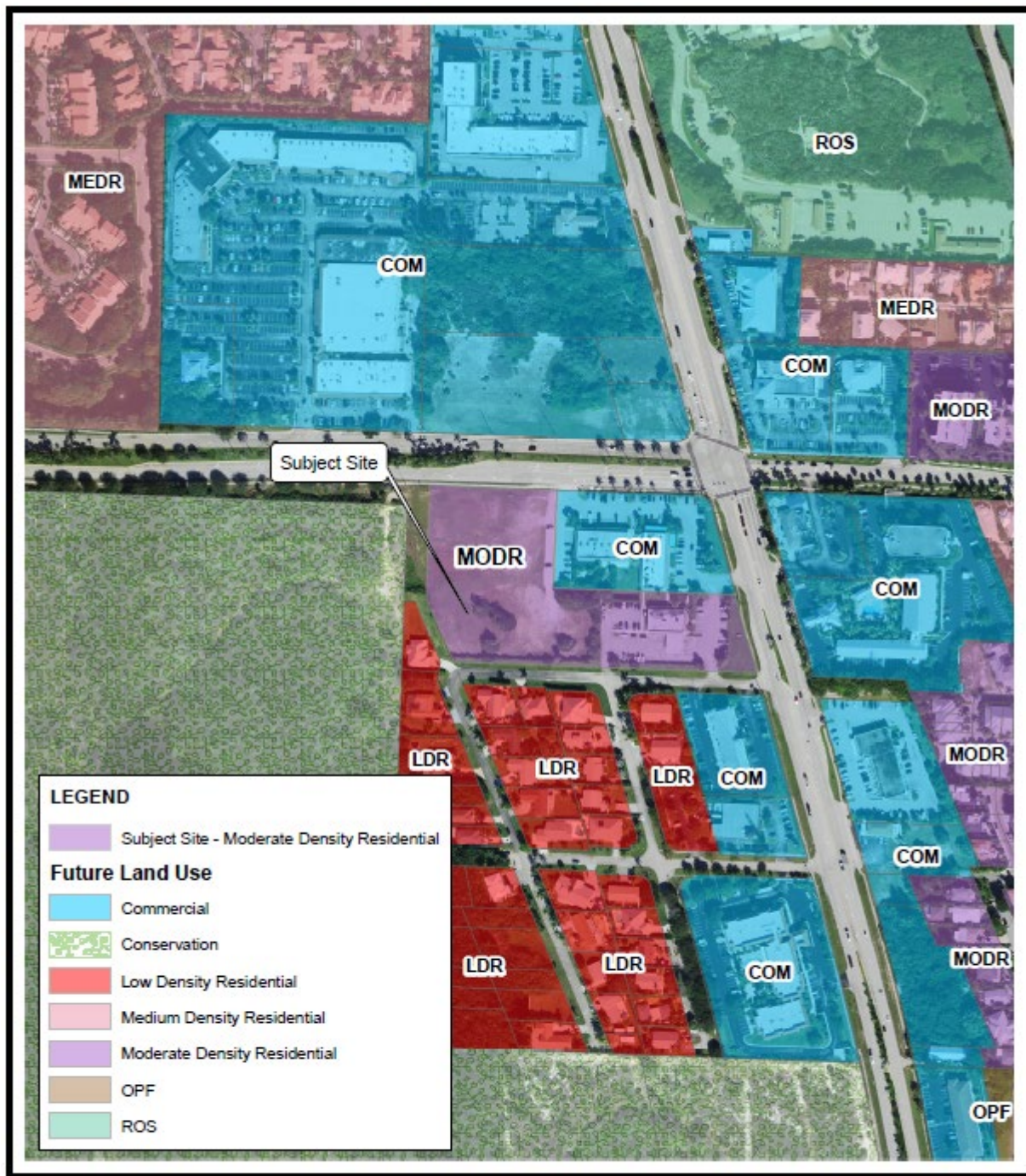
## VII. Exhibits











1 inch = 300 feet

Map Document:  
(F:\Projects\Active\22-0724 Pulse - Juno Beach - Donald Rose &  
US1\Maps and Graphics\ArcMap\_\Projects)  
03/24/2023 - 1:30:00 PM (MAK)

## Proposed Future Land Use Map

### Juno Square Juno Beach, Florida

**Cotleur &  
Hearing**  
1934 Commerce Lane - Suite 1 - Jupiter, FL - 33458  
961.747.8338 - 961.747.1377

The Dunes at Juno Beach  
Statement of Use  
October 27, 2023, Revised March 29, 2024, Revised May 22, 2024

