

Rank	Subject	Summary
1	<b>Techniques for sound and slow growth</b> <b>TOWN COUNCIL INITIATED</b>	Council requested for staff to research planning techniques to promote slow growth and sound development in Juno Beach. Staff's recommendations include parking, landscaping, setback/lot coverage, incentives for certain uses, elimination of combination of Architectural styles in our current code.
2	<b>Landscape Requirements</b> <b>TOWN COUNCIL INITIATED</b>	Council requested for staff to benchmark the entirety of the Town's landscape requirements with Palm Beach Gardens, and other communities. (discussed at Oct. P&Z Board meeting).
3	<b>Floor Area Ratio / Volume and Massing of Single-Family dwellings.</b> <b>TOWN COUNCIL INITIATED</b>	Council requested for staff to have a consultant review and benchmark other communities for mass, size, scale, height, building area regulations, wall treatment, 2 <sup>nd</sup> floor area, floor area ration, cubic ratio, off-street parking for single family homes, and to specifically benchmark the city of Lake Worth Beach, North Palm Beach and Palm Beach.
4	<b>Sign Regulations</b> <b>STAFF INITIATED</b>	Staff initiated – The Town's sign code was last amended in 2006, with the changes in state legislature, some of our codes cannot be enforced effectively. Any amendments will require a legal review of the proposed language, this was planned to be addressed with a consultant.
5	<b>Topographical Features</b> <b>TOWN COUNCIL INITIATED</b>	Council requested for staff to work with a consultant to review the Town's Code regarding current topographical features, the installation of fill and excavations.
6	<b>Wall and Fence</b> <b>TOWN COUNCIL INITIATED</b>	Council requested for staff to have a consultant review this section of the code. Most recently, council directed staff to discuss this item again without the need of a Geotechnical Engineer.
7	<b>Exterior Lighting Spillover</b> <b>P&amp;Z BOARD INITIATED</b>	Discussion – as part of the Planning and Zoning Board's 2024 Topics, they wish to discuss limiting intrusive, spillover lighting from family residences. Previously, in January 2024, Town Council directed staff to proceed with the addition of a code section to address exterior lighting on residential housing and to not include a reference chart with foot candle criteria. At the March 2024 P&Z meeting, the Board requested for staff to work with an Engineer on creating lighting criteria, this was planned to be addressed with a consultant.

Rank	Subject	Summary
1	Limiting Density for Commercial/Residential projects <b>COMPLETED</b>	Discussion - as part of the Planning and Zoning Board's 2024 Topics, they wish to discuss tools to limit density in commercial and residential development projects.
2	Single-Family Site Plan Review <b>IN PROGRESS</b>	Council requested for staff to prepare a draft ordinance that includes both site plan criteria and appearance review criteria. (discussed at Oct. P&Z Board meeting).
3	Excavation Permit <b>FEB. 26 TC MEETING</b>	Staff initiated – following the recent adoption of Construction Site Standards and the Town's current requirement on not allowing the regrading of a property without a building permit, staff would like additional information and impose requirements when projects are removing or adding fill to assure their methods are safe.
4	Tower Structure Height	Discussion – Clarify scope of work to only include RH, RM-1, RM-2 zoning districts. Previous direction was to include all applicable zoning districts.
5	Definitions	Staff initiated – review Section 34-4 to add/modify existing definitions, such as but not limited to, lot coverage, accessory apartments, dwelling units, accessory structures, recreational vehicle (RV's), swales, Coastal High Hazard Area, North American Vertical Datum (NAVD 88), .
6	Subterranean Parking <b>FEB. 26 TC MEETING</b>	Discussion by Council at a future meeting
7	Discussion on Traffic Concerns on Donald Ross Road and US Hwy 1 Intersection <b>IN PROGRESS</b>	Council requested a temporary moratorium on all new mixed-used development(s) to study the impacts of mixed-use development in commercial zoning districts and determine the appropriate methods and regulatory controls to ensure that future development does not permanently alter the character of the Town and overwhelm existing infrastructure and roadways.
8	Zoning in-progress inspections	Discussion by Council at a future meeting
9	Vacation Rental Application Fees	Discussion by Council at a future meeting
10	Non-conforming mechanical equipment	Discussion by Council at a future meeting

# CMA Proposal

Includes:

- Coordination with Town Staff
- Due diligence and research
- Writing text to amend Zoning Code
- Public workshops
- Attend Public Meetings with P&Z Board and Town Council
- Cost without public workshops totals \$62,950

**TOTAL COST: \$74,550.**