

To: Frank Davila, Director Planning and Zoning

From: Diana Davis, Town Council

Date: 9-23-2024

RE: Review of Site Plan submitted by landowner Juno Square LLP jointly with Pulte Homes, LLC for Townhouses on Christmas Tree lot adjoining the Juno Square Plaza commercial property

General Comments on Site Plan

Traffic Circulation & Optimization, Shared Parking Location, and Setbacks

1. Consider alternative site plan layouts as provided in drawings by a Juno Beach resident, who has 30-year experience in commercial development, provided to generate creative ideas that could optimize traffic circulation and improve traffic flow onto Donald Ross Road and U.S. 1. *See, ATTACHMENTS*
2. Evaluate the existing curb cuts for the Juno Square Plaza and consider moving to the west for traffic optimization for the intersection of Donald Ross and U.S. 1 (an intersection that fails LOS during season at peak hour evening)
3. Evaluate the proposed location of the shared parking and consider whether it should be closer to the primary user, which is Thirsty Turtle or Juno Beach Café in the Juno Square Plaza
4. Evaluate the location of the shared parking given the proposed ingress and egress from the Juno Square Plaza and consider whether a commercial plaza should exit through a residential street from the shared parking proposed. Evaluate whether the shared parking should remain commercial property or be rezoned as residential. Juno Beach Code Sec. 34-911 ingress and egress for commercial zoned properties.
5. Evaluate the setbacks for the Juno Square Plaza with the existing lots created and determine whether the property could be re-platted and the property lines re-drawn, so that the building setbacks would be in compliance prior to the development of adjoining properties. Juno Beach Code Sections: 34-631 Building Site Regulations- 30' set back; 34-907 Landscape Requirements for GC next to Residential – 6' landscape buffer for screening; and 34-1352 Allow Non-Conformities but not increasing the non-conformity.

Right of Way Abandonment / Value and Public Benefit Proposal

6. Right of Way Abandonment - Proposal for value for right of way abandonment and public benefits – suggest a land donation to the Town for property that adjoins the Donald Ross Road. See, resident proposal for a redesigned site plan that considers a land donation and a shared agreement for use of additional parking with the Town.

7. Proposal for Public Benefit – bury the overhead power line on U.S. 1. The landscape plan can then be adjusted to have Royal Palms match the Caretta project on the north side of Donald Ross, with both their spacing and quantity. Note that the Caretta project is burying the power line on the north side of Donald Ross along U.S. 1.

Specific Comments on Site Plan

8. Add elevated earthen berm or wall with landscaping to screen the project from drive by views on the entrances on Donald Ross Road and on the entrance at U.S. 1. The U.S. 1 planting area is shown as a swale, once converted into a landscaped elevated earthen berm or landscaped terraced wall, there will be a need to add infiltration capacity to address stormwater that would have otherwise been managed by the area as a swale.

9. Landscaping of Streets – add Royal Palms to line both Donald Ross and U.S. 1 to mimic the Caretta Landscaping as entrance to Juno Beach (see above proposal to bury power line)

Juno Beach Code Roadway Planting Requirements: Trees min 16' in height spaced max of 30 feet on center. Shade trees 45' on center. 3 palm trees equal a shade tree unless coconut palm, canary island date palms and royal palms if min. overall height 16 feet, accent trees min 8-10ft in height shrubs min 24 inches in height .

Donald Ross Road Street scape required 12' width and 11' width of landscape area.

U.S. 1 Street Scape requires a 9' width of landscape area.

10. Landscape specific comments: Quality and Quantity of species proposed.

A. The western border of the site adjacent to Juno Dune Natural Area - Landscape Plan Question: Why only four live oaks on site? – these native trees provide huge benefits as canopy trees. Need more live oaks adjacent to the PBC Natural Area, replace the Royal Poinciana with Oak trees.(Landscape Plan page 1)

B. The eastern border of site adjacent to the Juno Square Shopping Center. There is a 6' concrete wall, need 24" of hedge material on inside of wall (it is provided on the outside of the wall only) ; need canopy trees planted 24" on center along inside of that wall to screen

and provide energy efficiency of shade to cool down the wall for buildings 4 & 2 (Landscape Plan page 1)

11. Interior Building Landscaping – building parameter, front and rear yards, and between buildings - Six unit buildings only have on 2 large canopy trees planted around them. It is not sufficient for shading and softening the buildings to those viewing the rectangular structures. More canopy trees are needed in the plan for softening the buildings and for shade. What percentage of the landscaping is dedicated to the interior of the project versus the project boundaries and roadway landscaping?

12. Existing Tree Disposition Plan – describe why more trees are not being relocated. 23 remove, (3 poor shape or non-native), others possibly relocate. See also Boundary Topography and Tree Survey for distribution of existing trees.

13. Boundary Topography and Tree Survey page 3 – replace canopy trees missing in parking lot islands in the Juno Square Parking lot.

14. Color Rendition of Corner pg 1 – remove 7 coconut palms lining Donald Ross Road to the intersection of U.S. 1, the right of way bordering Juno Square Shopping Center, replace with Royal Palms to match the Caretta project and to provide symmetry as the entrance of Juno Beach.

15. Color Rendition pg 2 – on Floral Drive looking North East – confirm that the tall palm trees are Royal Palms.

16. Color Rendition pg 3-7 – coconut palms replaced with Royal Palms; same page 4 – remove coconut palms, same page 5 remove coconut palms replace Royal Palms, page 7 – not enough canopy trees

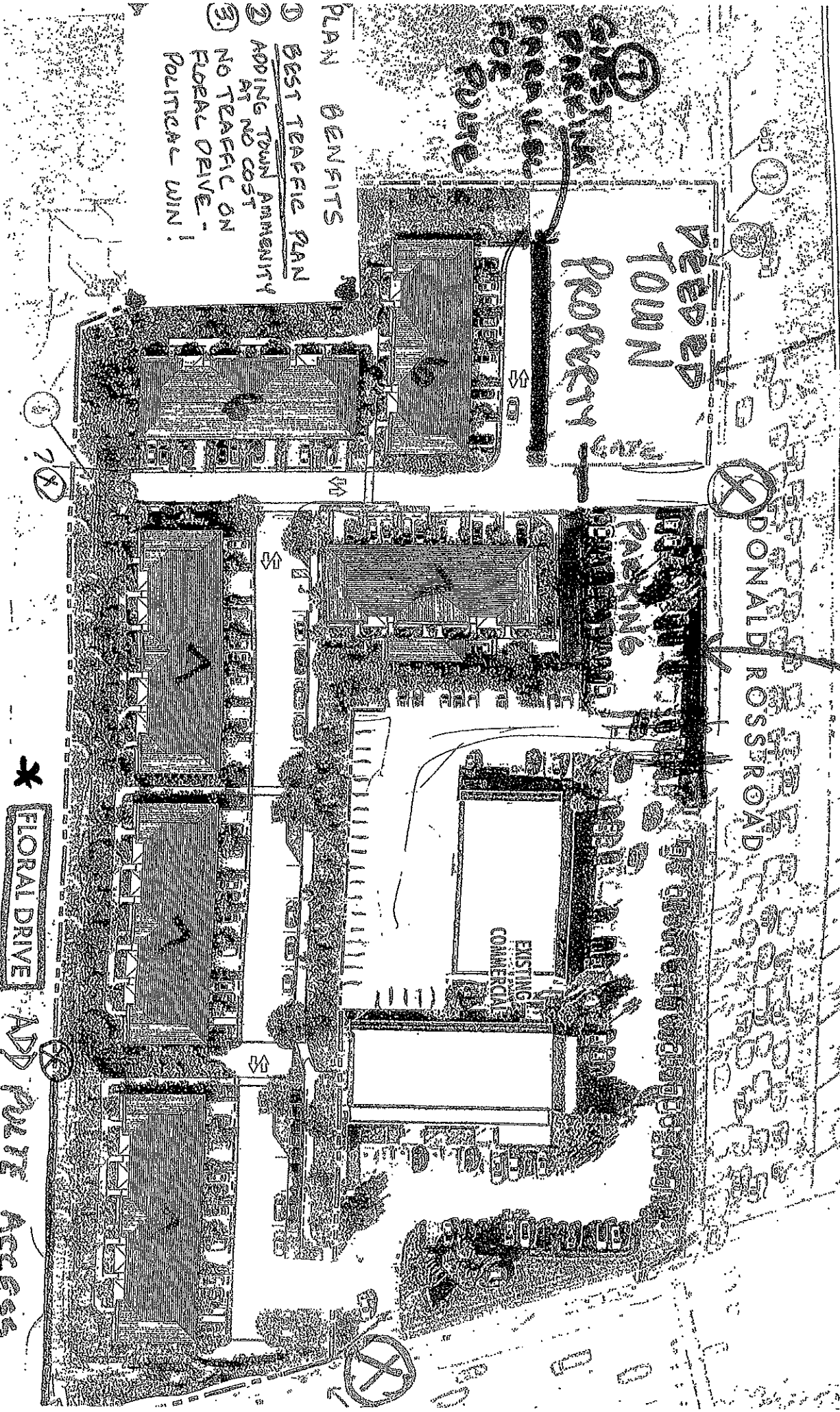
17. Color Rendition pg 7 - sign appears to be neon back lighting – make sure it meets code for signage – more traditional lighting suggested so long as it meets dark skies criteria

18. Architectural Review - At the architectural charette held April 26, 2023, a soft color palette was identified for the Juno Beach - Key West Cracker (Late Victorian) architectural style. (Criteria of 34-116(3)(b)1.h., Soft color accent palette). The currently shown dark roof and the dark porch railings & accent areas are too dark. Rookwood Sash is too dark - a lighter color is more in keeping with the Key West Cracker (Late Victorian style). The porch railings for the Juno Square Plaza are white, it would complement the neighboring buildings if they matched.

⊗ - ONLY 2 ACCESS POINTS
 * ADD ADDITIONAL ACCESS POINTS

THE DUNES AT JUNO BEACH
 Juno Beach, Florida

PARKING EMERGENCY BREAK TIME TOWN
 SINCE W/SHOPPING CENTER

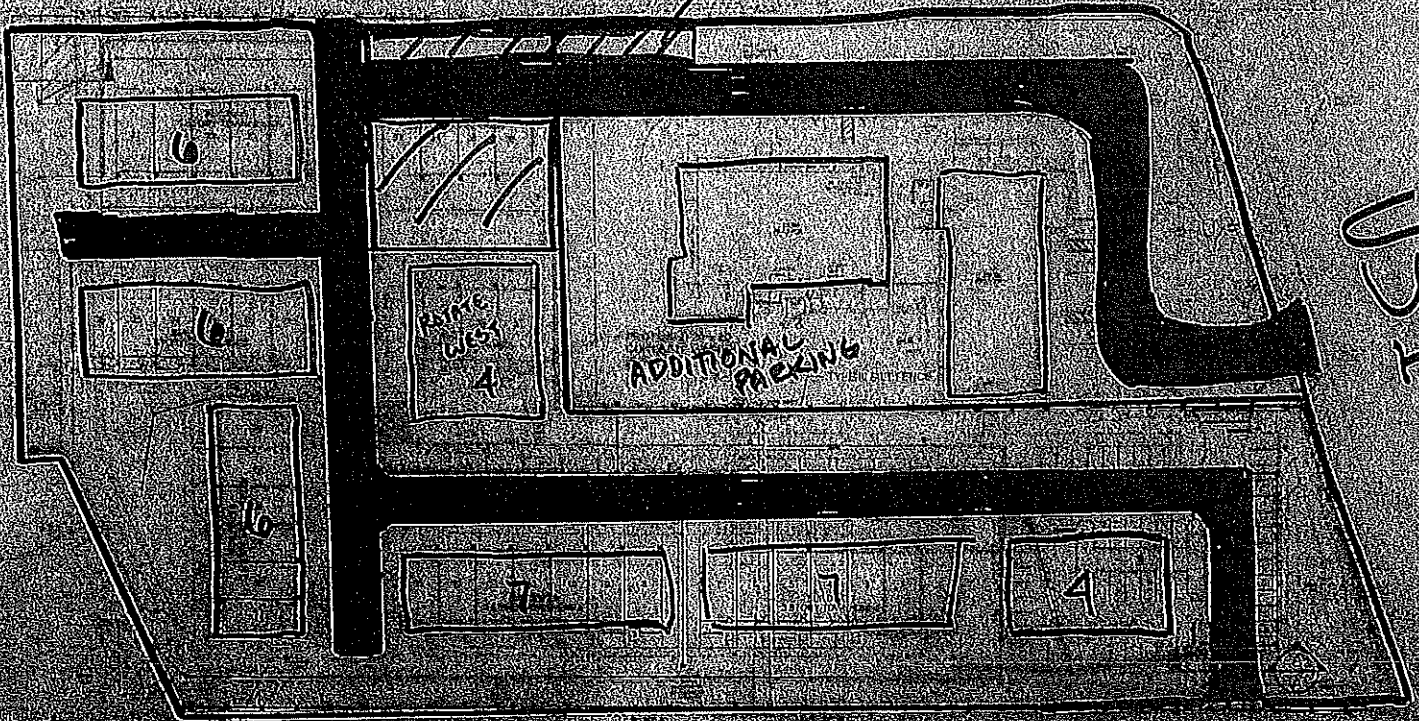


- PLAN BENEFITS
- ① BEST TRAFFIC PLAN
 - ② ADDING TOWN AMENITY AT NO COST
 - ③ NO TRAFFIC ON FLORAL DRIVE - POLITICAL WIN!

* FLORAL DRIVE ADD POLITE ACCESS

RIGHT TURN IN AND OUT

ADDITIONAL PARKING



US 1

FURAL CANE

HINARS

THE HINARS
DESIGN GROUP

PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF CALIFORNIA
NO. 45678

THE DUNES ARCHITECTS
ARCHITECTS
NO. 12345

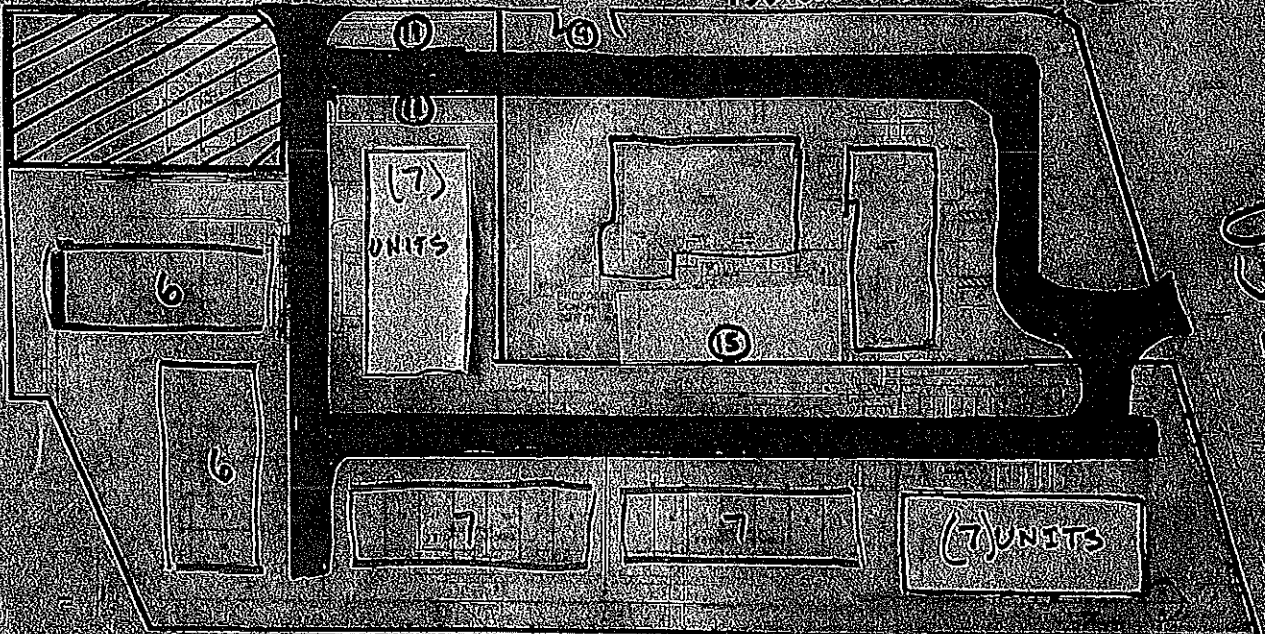
CONTRACT NO. 12345
DATE: 12/31/2023

DONALD ROSS

160' X 90' ±

RIGHT IN + RIGHT OUT
RELOCATE
THIRTY TUBES
CURB OUT
155' WEST ±

(B)



FLORAL DRIVE

US 1

NOTES:
 1. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED PRIOR TO ANY SITE WORK.
 2. THE STORAGE OF EQUIPMENT/MATERIALS MUST BE DONE ON SITE.

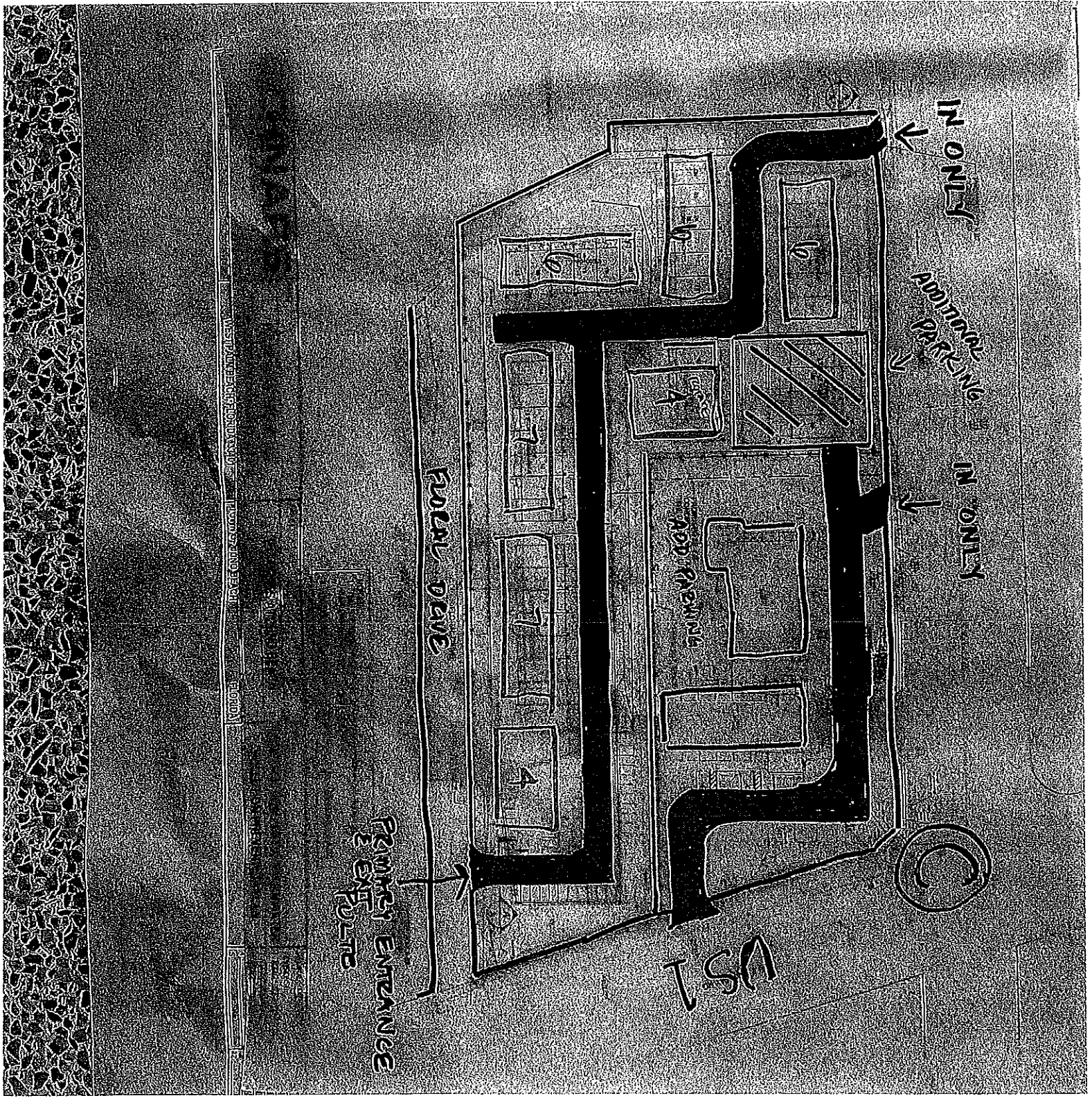
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 6700 N. W. 11th Ave.
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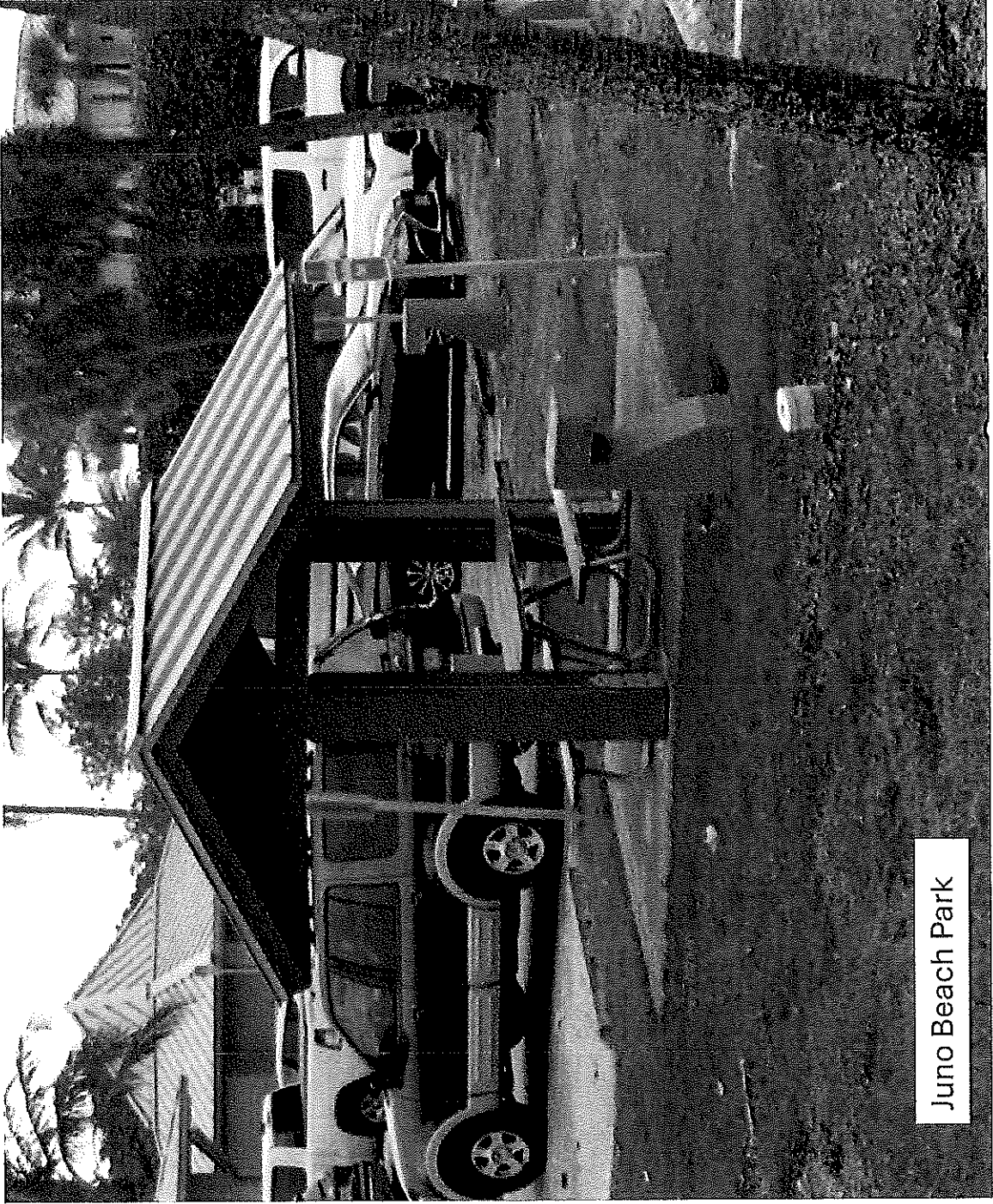
PULTE HOME GROUP, LLC
 1415 CENTRE PARK BOULEVARD, SUITE 1400
 WEST PALM BEACH, FLORIDA 33411

PROJECT:
 THE DUNES AT JUNO BEACH
 TOWN OF JUNO BEACH
 FLORIDA

DATE:
 CONSTRUCTION PERIOD STORMWATER
 POLLUTION PREVENTION PLAN

SCALE:
 AS SHOWN
 DATE:
 1/20/11





Juno Beach Park

Juno Dunes Natural Area

