



Cotleur &  
Hearing

**THE DUNES AT JUNO BEACH**

**September 25, 2024**

Juno Beach, Florida

- Applicant- Pulte Home Company
- Architect- Pulte Architecture
- Civil Engineer- Schnars Engineering
- Traffic Engineer- Kimley Horn & Associates
- Landscape Architect- Cotleur & Hearing
- Community Relations – Merchant Strategy
- Environmental Consultant – EW Consultants

The logo for Kimley & Horn, with "Kimley" in black and "Horn" in red, separated by a stylized red double arrow.The logo for Cotleur & Hearing, featuring a stylized green and black circular icon to the left of the company name.

## 1. Future Land Use Amendment

*Commercial (COM) to Moderate Density  
Residential (MODR) – Ordinance 789*

## 2. Rezoning

*Commercial CG to Residential Moderate Density  
(RM-2) – Ordinance 790*

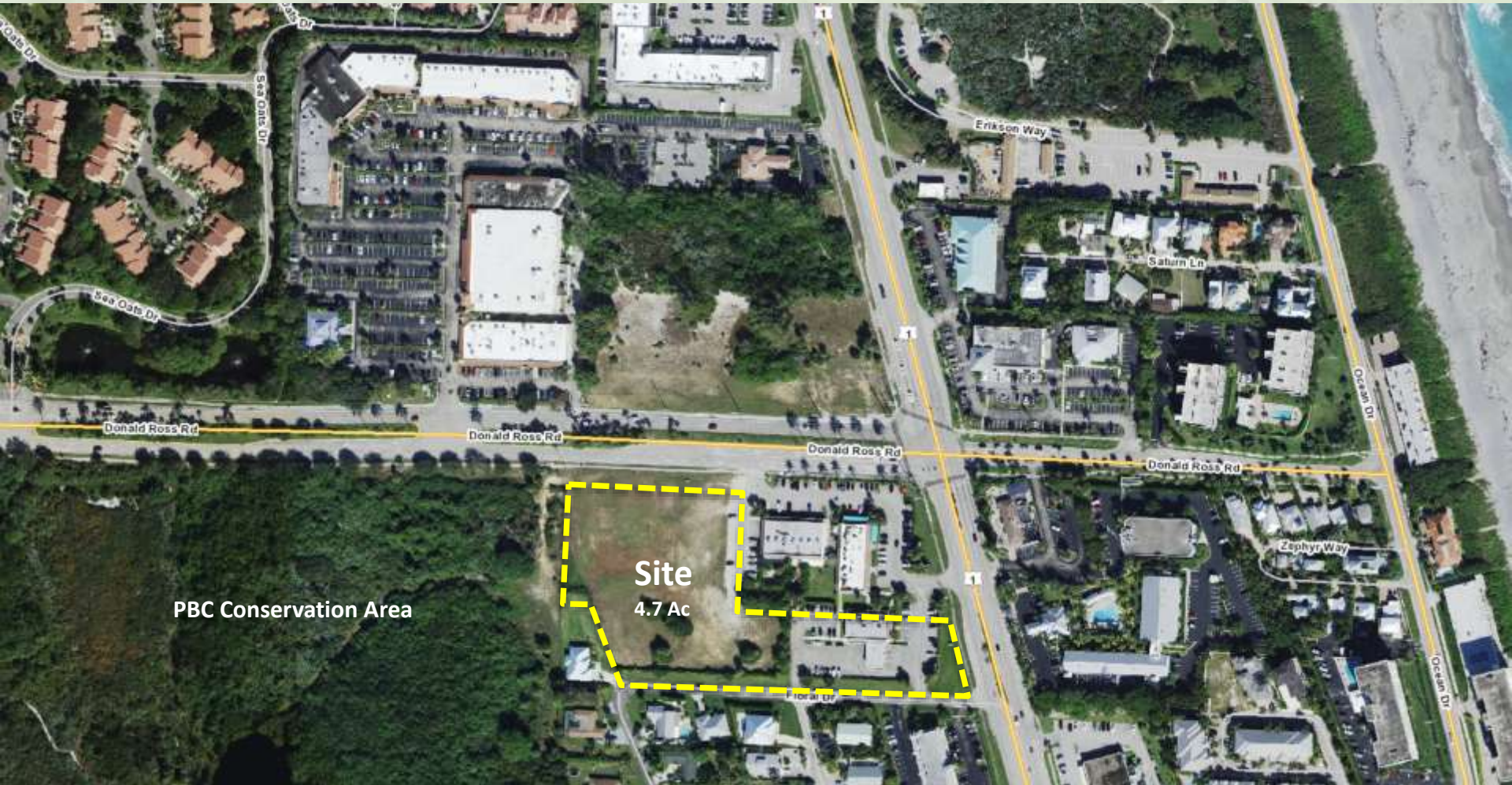
## 3. Planned Unit Development

*PUD approval for 40 Residential Townhomes (8.5  
Du/Ac) – Resolution 2024-13*

## 4. ROW Abandonment

*Abandonment of Cocoanut Ave ROW – Resolution 2024-12*

The site is located at the southwest corner of Donald Ross Road and US Highway 1.



## EARLY 2023 PLANS INCLUDED

- 5 STORY MULTI FAMILY BUILDINGS (60 FEET TALL)
- ACCESS ACROSS FROM OLEANDER AVENUE
- SEPARATED PARKING AREA



**Pulte Home Company and team held an advertised Community Workshop at Town Hall on August 17, 2023.**

**We've continuously refined our plans to align with the input we've received from residents, including:**

- ❖ **Complete overhaul of the proposed color palette.**
- ❖ **Restrict accessibility to New Palm Beach Heights subdivision.**
- ❖ **Enhanced landscape buffers adjacent to New Palm Beach Heights subdivision.**



Throughout the past year, we have continued to meet with community residents and stakeholders such as:

**Bosso Realty**

**Sweet Juno**

**Thirsty Turtle**

**Juno Beach Café**

**Bikes Palm Beach**

**New Palm Beach Heights subdivision**

**Sea Oats subdivision**

**And many more,**

We look forward to continuing our discussions with all interested parties and value the meaningful feedback we have received thus far.

# SITE PLAN



SITE PLAN

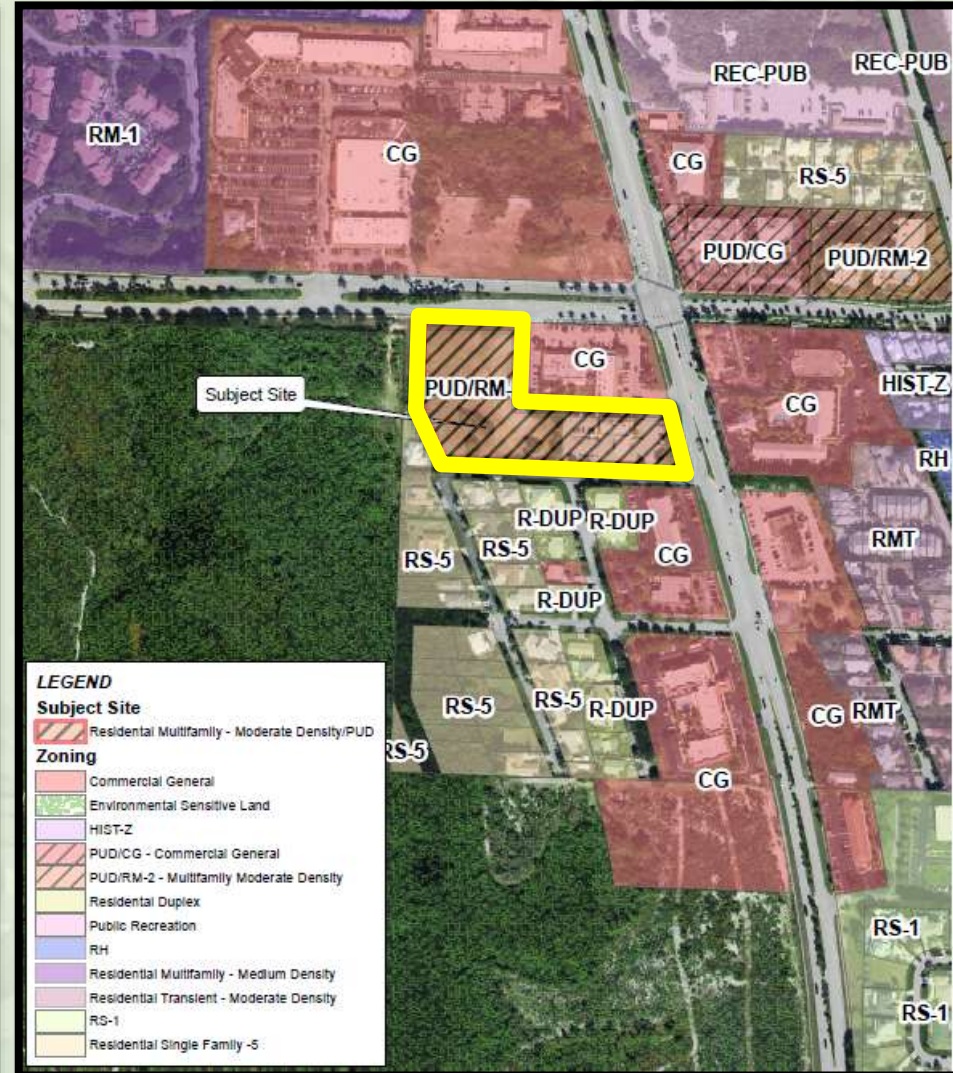




## PROPOSED FUTURE LAND USE MAP



## PROPOSED ZONING MAP



- ❖ **Increased Traffic on Donald Ross Road**
  - Indefinite delay of Hood Road construction
  - New Development on Donald Ross Road (Alton).
  - Additional commercial will attract from outside of Juno
- ❖ **Preserving Town Character Amid Regional Growth**
  - Preserving the quiet coastal feel
- ❖ **PBC Acquisition of ESL Lands**
  - Ensuring compatibility with surrounding area
- ❖ **Climate Change & Sustainability Objectives**
  - Warrants increased Green Space & Pervious Area
  - Reduction in traffic emissions
- ❖ **E-commerce & Post-COVID Environment**

# COMPREHENSIVE PLAN

<b>FUTURE LAND USE ELEMENT</b>
<b>Goal</b>
<b>Objective 2</b>
<i>Policy 2.3</i>
<i>Policy 2.6</i>
<i>Policy 2.7</i>
<i>Policy 2.11</i>
<i>Policy 2.12</i>
<i>Policy 2.16</i>
<b>Objective 3</b>
<i>Policy 3.1</i>
<b>Objective 5</b>
<i>Policy 5.1</i>
<b>Objective 6</b>
<i>Policy 6.1</i>
<b>Objective 9</b>
<b>Objective 10</b>
<i>Policy 10.2</i>
<b>Objective 11</b>

<b>TRAFFIC CIRCULATION</b>
<b>Goal</b>
<b>Objective 1</b>
<i>Policy 1.1</i>
<i>Policy 1.4</i>
<i>Policy 1.6</i>
<i>Policy 1.8</i>
<i>Policy 1.9</i>
<b>Objective 2</b>
<b>Objective 4</b>
<b>Objective 5</b>
<i>Policy 5.3</i>
<i>Policy 5.4</i>
<b>Objective 8</b>

- ❖ **Improve property values in the adjacent area.**
- ❖ **Restricts future development to be constructed at a coastal town scale.**

- ❖ **Creates a seamless transitional land use between the New Palm Beach Heights neighborhood and the existing Juno Square Commercial Plaza.**
- ❖ **Positively affect living conditions in the neighborhood.**
- ❖ **Significantly decrease traffic and environmental impacts.**
- ❖ **Significant decrease in maximum impervious surfaces resulting in improved drainage conditions.**

**This request represents a significant down zoning from 84 DU to 40 DU (18 DU/AC to 8.5 DU/AC)**

**This request represents a “Sensible Transition”**

**This request represents a “Fluent Transition” between two significantly different land uses.**

**This request represents a “Better Transition” that will benefit the public.**

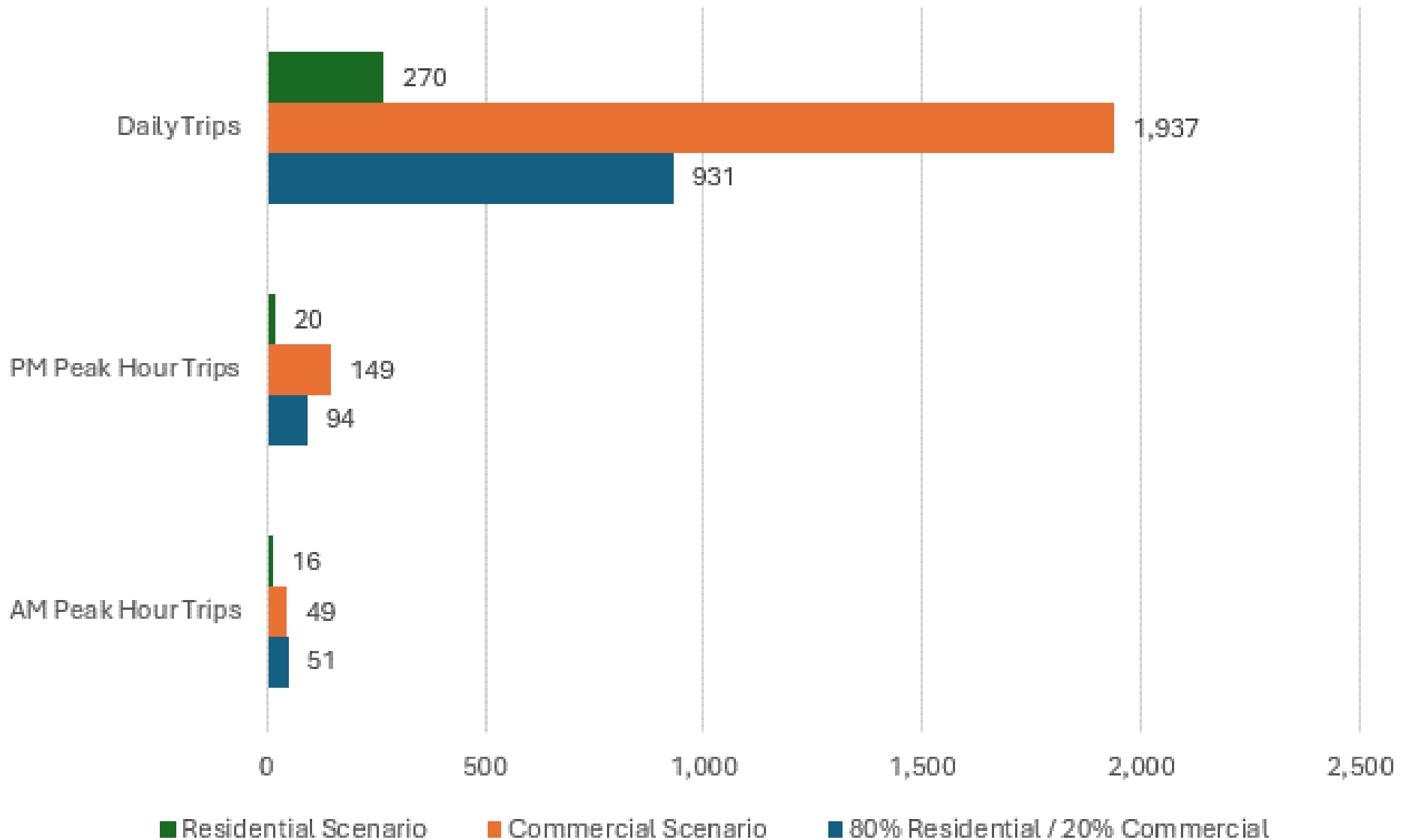
**This request satisfies all criteria for Land Use Amendment and all criteria for Re-zoning.**

# CURRENT vs. PROPOSED | Future Land Use & Zoning

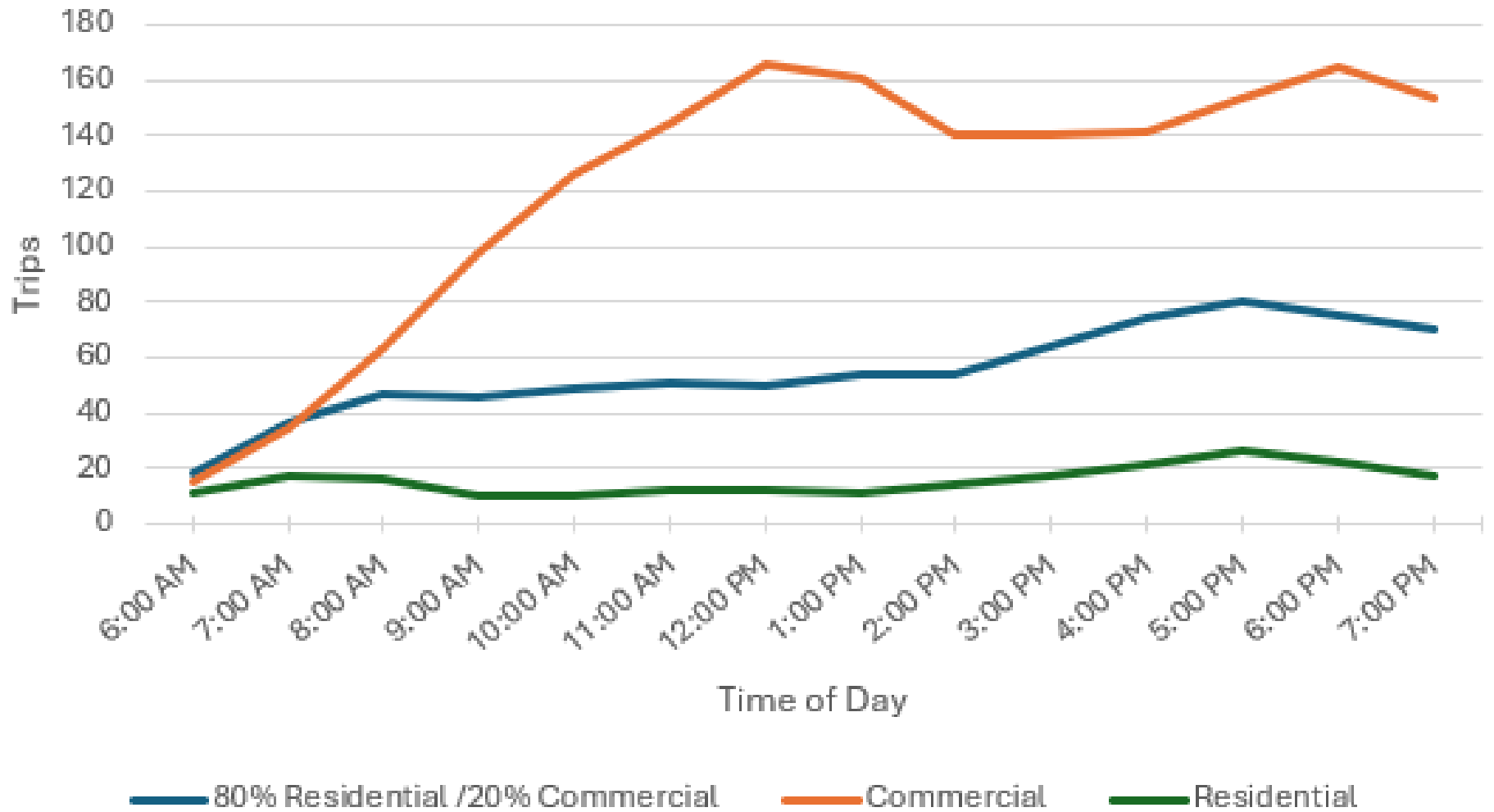


	CURRENT LAND USE / ZONING	PROPOSED LAND USE / ZONING
DENSITY	84 MULTI FAMILY UNITS	<b>40 TOWNHOMES</b>
BUILDING HEIGHT	60 FEET	<b>40 FEET</b>
LOT COVERAGE	40%	<b>18%</b>
BUILDING DIMENSION	200 FEET	<b>154 FEET</b>
DAILY TRIPS	3,102	<b>270</b>

## Trip Comparison



## Trip Comparison



# SCALE & MASS





	<b>RM-2 SITE REGULATIONS</b>	<b>PROPOSED</b>
<b>Max Density</b>	12 DU/AC	<b>8.51 DU/AC</b>
<b>Min Front Setback</b>	30 Feet	<b>41 Feet</b>
<b>Min Side Setback</b>	35 Feet Total (Min 15 ft.)	35 Feet (Each Side)
<b>Min Rear Setback</b>	30 Feet	41.1 Feet
<b>Max Building Height</b>	40 Feet	40 Feet
<b>Max Stories</b>	3 Stories	3 Stories
<b>Max Building Dimension</b>	150 Feet	154 Feet
<b>Min Building Separation</b>	30 Feet	22.5 feet
<b>Max Lot Coverage</b>	35%	<b>18%</b>
<b>Min Landscaped Open Space</b>	15%	<b>41%</b>

# SITE PLAN



# SITE PLAN








## *Key West Cracker Style Architecture*



**The Dunes at Juno Beach**  
Juno Beach, FL

# ELEVATION | Front

## PAINT/ MASONRY/ ROOFING COLORS

- A.  STUCCO BODY/SOFFIT/FASCIA - HIGH REFLECTIVE WHITE (SW7757)
- B.  STUCCO BODY - SNOWDROP (SW6511)
- C.  LAP SIDING - FESTOON AQUA (SW0019)
- D.  BOARD & BATTEN SIDING - HIGH REFLECTIVE WHITE (SW7757)
- E.  TRIM - HIGH REFLECTIVE WHITE (SW7757)
- F.  EXTERIOR FRONT DOOR/ GARAGE DOOR - ROOKWOOD SASH (SW2810)
- G.  LOUVERS/RAILINGS - ROOKWOOD SASH (SW2810)
- H.  AWNINGS - FESTOON AQUA (SW0019)
- I.  METAL ROOF - GRAY
- J.  TILE ROOF - EAGLE LIGHT GREY

## LEGEND

1. 5/8" TEXTURED STUCCO
2. 8" CEMENTITIOUS LAP SIDING
3. CEMENTITIOUS BOARD & BATTEN SIDING
4. SAND FINISHED RAISED BANDING
5. ALUMINUM AWNING
6. ALUMINUM LOUVER
7. ALUMINUM RAILING
8. 4"X8" FOAM EXPOSED RAFTER TAIL
9. 10"X16" FOAM GABLE BRACKET
10. 22"X48" FOAM BRACKET
11. 36"X96" FIBERGLASS FRONT DOOR W/ 12" SIDELIGHT
12. 16'X7' STEEL GARAGE DOOR
13. METAL STANDING SEAM ROOF
14. CONCRETE TILE ROOF
15. SUSPENDED ROOF



**FRONT ELEVATION-4-UNIT BUILDING-CO2**  
SCALE: NTS (KEY WEST CRACKER STYLE)



3D MODEL VIEW 1 - On Donald Ross Road looking South East



3D MODEL VIEW 3 - On US Highway 1 looking South West



3D MODEL VIEW 5 - On corner of US Highway 1 and Floral Drive looking North West





3D MODEL VIEW 6 - On Floral Drive looking North East

# LANDSCAPING | NATIVE COASTAL PALETTE



Trees	Palms	Accents	Shrubs & GC's
Gumbo Limbo	Sabal Palm	Joewood	Red Cocoplum
Live Oak	Royal Palm	Croton Discolor	Hobe Sound Cocoplum
Silver Buttonwood	Key Thatch Palm	Fakahatchee Grass	Simpson Stopper
Pigeon Plum	Silver Thatch Palm	Muhly Grass	Spanish Stopper
Ironwood	Florida Thatch Palm	Cycads	Beach Creeper
Seagrape Tree	Seashore Palm	Crabwood	Spider Lily
Royal Poinciana	Sylvestris Palm		Florida Zamia
Mahogany	Saw Palmetto		Fiddlewood
Paradise Tree			Ilex

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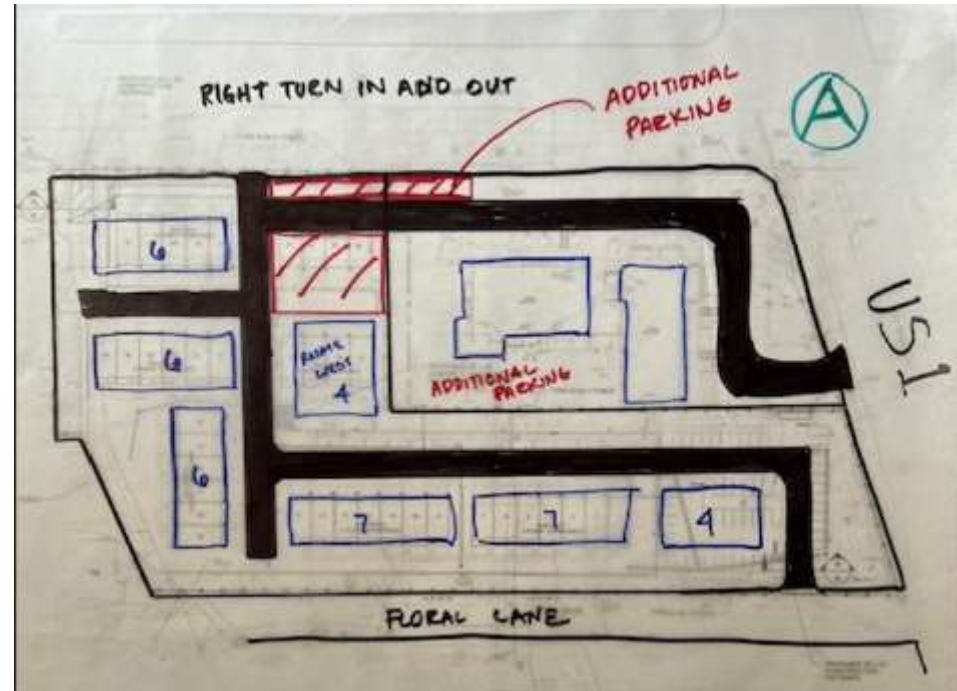
## PROPOSED DRIVEWAY

- The proposed driveway meets all local county and professionally-accepted standards for location, spacing, and safety.
- Driveway standards are developed to provide for the safe operation of driveways.
- The driveway locations and spacing are typical of other developments near major intersections.
- **Redevelopment of the site eliminates the bank resulting in 16 fewer peak hour trips (less than the existing).**



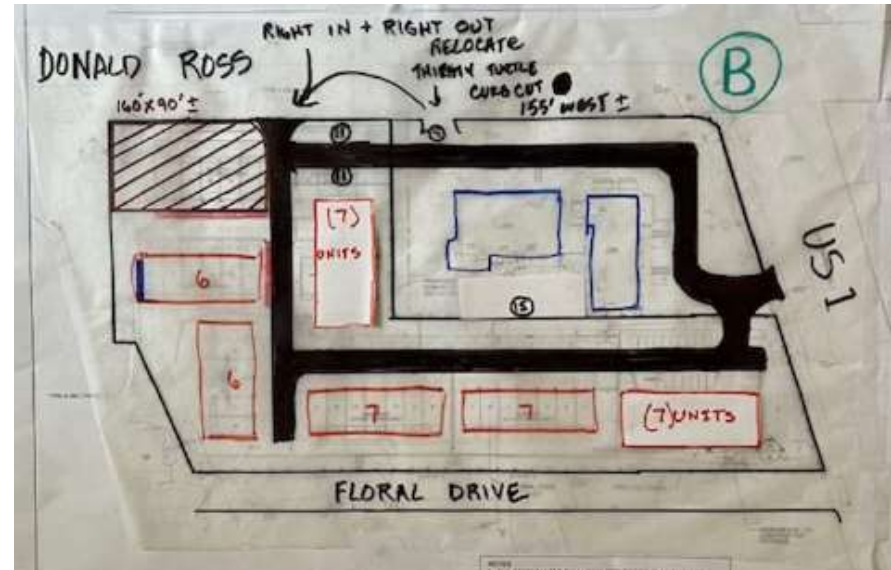
# ALTERNATE PLAN A

1. Combines all Donald Ross Road traffic into single driveway.
2. Slightly shifts exiting traffic west toward end of eastbound left-turn lane at Donald Ross Road & US 1.
3. **No reduction of traffic turning off of Donald Ross Road.**
4. Creates conflict internal to the site as residents and retail visitors utilize same driveway. The conflict could potentially cause backup onto Donald Ross Road and increase rear-end collisions.
5. Eliminates Northbound Directional Left Turn into Commercial from US 1 at Floral Drive



# ALTERNATE PLAN B

1. Combines all Donald Ross Road traffic into single driveway.
2. Slightly shifts exiting traffic west toward end of eastbound left-turn lane at Donald Ross Road & US 1.
3. No reduction of traffic turning off of Donald Ross Road.
4. Create conflict internal to the site as residents and retail visitors utilize same driveway. The conflict could potentially cause backup onto Donald Ross Road and increase rear-end collisions.
5. Requires residential traffic to utilize the commercial driveway US 1.
6. Creates an internal conflict between residential and commercial traffic at US 1 driveway.

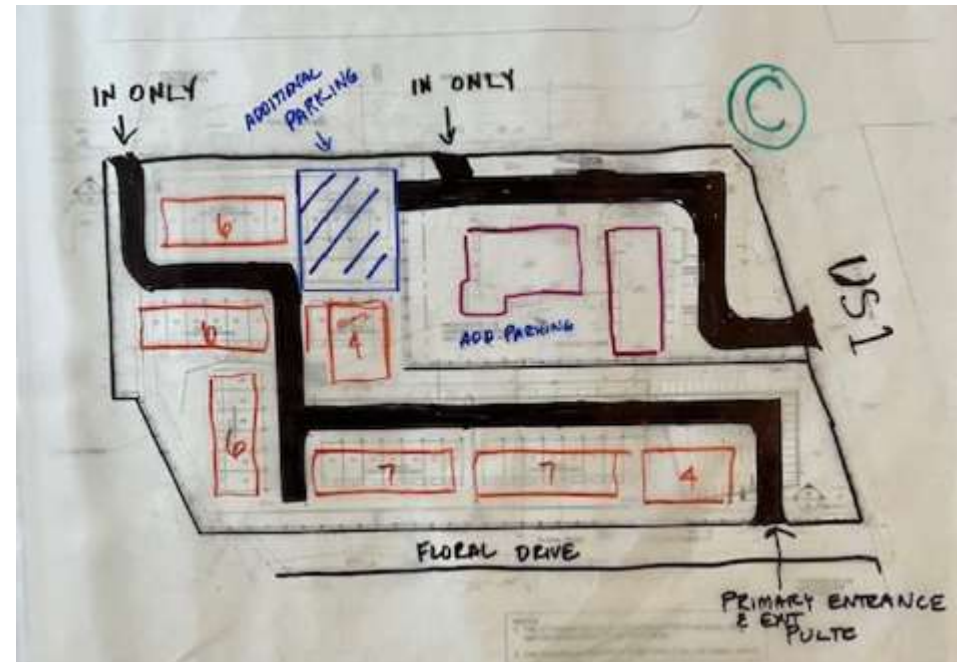


# TRAFFIC AND ACCESS

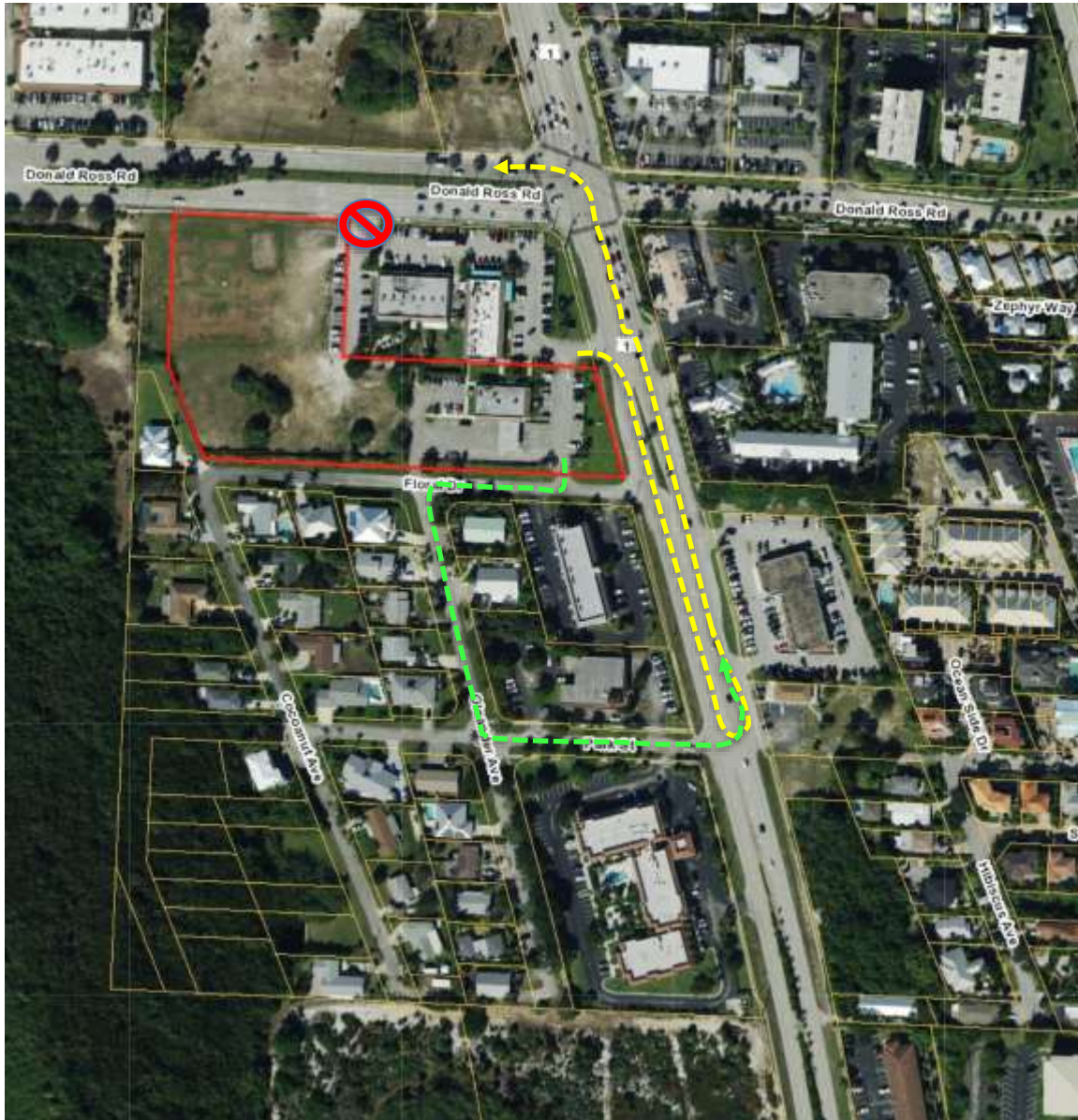


# ALTERNATE PLAN C

1. **Does not** reduce number of curb cuts on Donald Ross Road.
2. Eliminates residential and commercial traffic from the eastbound left-turn lane at Donald Ross Road & US 1.
3. Shifts all westbound and northbound exiting traffic to US 1, which would have to make a U-Turn at Park Street.
4. Eliminates Northbound directional left into the site at Floral Drive
5. **Does not** reduce the volume of traffic at Donald Ross Road & US 1 intersection.



# TRAFFIC AND ACCESS





# SITE PLAN



# AREA MODIFICATIONS

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❖ Pursuant to Sec. 33-1333, “...area modifications (waivers) are intended to provide the necessary latitude for the developer to make creative and efficient use of his/her property.”

# SITE PLAN



## **This project includes a series of meaningful benefits to the Juno Beach community such as:**

- **ENHANCEMENT OF THE PUBLIC SIDEWALK ALONG DONALD ROSS AND US HWY 1.**
  - Expand the existing sidewalk to create a meandering multi-modal “green” path.
  - Lush landscaping designed to provide shade and maintain the coastal theme.
  - Enhance walkability and public safety along these major roadways.
  - Significant upgrade to pedestrian networks by including dedication of additional easements.
  
- **(69) SHARED PARKING SPACES AVAILABLE TO JUNO SQUARE COMMERCIAL PLAZA.**
  - Significant enhancement to the plaza’s parking conditions.
  - Screened from US Hwy 1 with a thick landscape buffer.
  
- **COSMETIC ENHANCEMENTS TO JUNO SQUARE COMMERCIAL PLAZA**
  - Architectural metal awnings, standing-seam metal roof, and exterior paint representing the coastal theme of Juno Beach.
  - Additional landscape enhancements.

*(Continued)*

- **LIMITED ACCESS TO FLORAL DRIVE.**
  - The existing access driveway across from Oleander Avenue has been removed to significantly reduce any potential traffic within the New Palm Beach Heights subdivision.
  - Signage at the southeast driveway will be installed to prohibit right turns onto Floral Drive.
- **STAGING AREA FOR COUNTY VEHICLES TO MAINTAIN THE ADJACENT PRESERVE SITE.**
- **The abandonment of the Coconut Ave ROW will result in a payment of not less than \$300,000 to the Town of Juno Beach.**

***This proposal combined with the enhancements to the Juno Square Commercial Plaza aims to create an attractive gateway into the Town of Juno Beach.***

## ZONING

- Removes the possibility of less desirable development based on current zoning and state laws.
- Appropriate transition of density/intensity between the New Palm Beach Heights subdivision and the Juno Square Commercial Plaza.

## ACCESSIBILITY & AESTHETICS

- Enhanced walkability and circulation.
- Limited access to floral drive.
- Collaboration with community stakeholders

## SURROUNDING CONDITIONS

- Limited access to Floral Drive.
- Re-establish and enhance drainage along Floral Drive.

## ARCHITECTURE & LANDSCAPE

- Four-sided architecture.
- Lush landscape buffers with native plantings.
- Coastal town scale.

**MAINTAIN THE CHARACTER OF JUNO BEACH**

**RIGHT OF WAY ABANDONMENT (MINIMUM) \$300,000.00**  
**PBC ERM ACCESS IMPROVEMENTS \$ 75,000.00**

- STABILIZED ACCESS TO ESL SITE
- NEW FENCING AND DUAL GATES
- STABILIZED MOBILIZATION AREA

**JUNO SQUARE ARCHITECTURAL ENHANCEMENTS \$1,409,850.00**

- NEW STANDING METAL SEAM ROOFING
- DECORATIVE RAILINGS
- ARCHITECTURAL METAL AWNINGS
- PAINTING

**STREETSCAPE, MULTIMODAL PATH & LANDSCAPE \$125,000.00**

- REMOVE & REPLACE SIDEWALK W 8' MMP
- NEW LANDSCAPING & IRRIGATION
- DEDICATION OF PUBLIC SIDEWALK EASEMENTS

▪ **TOTAL \$1,909,850.00**

▪ **PUBLIC BENEFIT PER UNIT \$47,746.25**



## ENHANCEMENTS & UPGRADES

- Architectural metal awnings.
- Colored louvers and patio fencing.
- New paint.
- New standing-seam metal roof.

The Dunes at Juno Beach  
Juno Beach, FL



# COMMERCIAL ENHANCEMENTS



The Dunes at Juno Beach  
Juno Beach, FL

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# COMMERCIAL ENHANCEMENTS



The Dunes at Juno Beach  
Juno Beach, FL

# COMMERCIAL ENHANCEMENTS



**The Dunes at Juno Beach**  
Juno Beach, FL

# SCALE & MASS





Thank you for  
your valuable  
feedback

3D MODEL VIEW 1 - On Donald Ross Road looking South East

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