



# PLANNING & ZONING BOARD MEETING AGENDA

September 16, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

---

**NOTICE:** If any person decides to appeal any decision of the Planning & Zoning Board at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjuno-beach477/streams>

**HOW CITIZENS MAY BE HEARD:** Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: [https://www.juno-beach.fl.us/towncouncil/webform/public-comments#\\_blank](https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank) (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). The Town Clerk or designee will read public comments into the record at the appropriate time for no more than three (3) minutes; or make their comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at [ccopeland@juno-beach.fl.us](mailto:ccopeland@juno-beach.fl.us) by Noon on the day of the meeting to receive the Meeting ID and Access Code. (Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called).

***\*Please note that the Zoom meeting will lock for public comments at 4pm and no other entries will be permitted.***

*All matters listed under Consent Agenda, are considered to be routine by the Planning & Zoning Board and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**CALL TO ORDER**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA**

**COMMENTS FROM THE TOWN ATTORNEY AND STAFF**

**COMMENTS FROM THE PUBLIC**

*All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.*

**PRESENTATIONS**

1. Kagan Park- Florida Recreation Development Assistance Program (FRDAP) Application

**CONSENT AGENDA**

2. Planning & Zoning Board Meeting Minutes - August 5, 2024

**BOARD ACTION/DISCUSSION ITEMS**

3. Ordinance No. 791 (Imposing a Temporary Moratorium on Mixed Use Developments in Commercial Zoning Districts)
4. Discussion on Single Family Residential Parking

**COMMENTS FROM THE BOARD**

**ADJOURNMENT**



---

**Meeting Name:** Planning & Zoning Board Meeting  
**Meeting Date:** September 16, 2024  
**Prepared By:** Andrea L. Dobbins, Project Coordinator/Risk Manager  
**Item Title:** Kagan Park- Florida Recreation Development Assistance Program (FRDAP) Application

---

#### **DISCUSSION:**

At the June 2024 council meeting, the Juno Beach Town Council approved the application process for a Florida Recreation Development Assistance Program (FRDAP) grant to renovate the children's playground equipment at Kagan Park in the amount of \$150,000. This grant will require a local match of 25% or \$37,500 with the state providing 75% or \$112,000.

Grant applications are being accepted by the state for FY2024/25 and are due by September 30, 2024. The grant provides additional points to the applicant when the application process is brought before an advisory board for review and the newly formed Audit Oversight Committee fulfills that requirement. The state does not require any action be taken by the committee; this serves as a discussion item.

Kagan Park offers the residents of Juno Beach many recreational amenities including children's playground equipment, adult exercise equipment, a bocce ball court and a basketball court. The Town has been a recipient of multiple FRDAP grants for decades and has used these grant dollars to renovate most if not all of the equipment and amenities. The children's playground equipment was replaced in 2006 utilizing FRDAP funds and was again renovated in 2017 with FRDAP funds. The children's playground equipment has recently had sections replaced due to deterioration. The playground is inspected monthly to ensure the safety of the equipment.

The FRDAP application and approval process generally takes about a year. The Governor signs the state budget in July which determines which grants are funded. The Town, should we be approved for the project, would start the process to renovate the park in the fall of 2025 once the agreement between the state and the town has been executed. The project must be completed within 3 years of the award.



# PLANNING & ZONING BOARD MEETING MINUTES

August 05, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR  
 JIM EHRET, VICE CHAIR (*Via Zoom starting at 4:22pm*)  
 JIM FERGUSON, BOARDMEMBER  
 LAURE SHEARER, BOARDMEMBER  
 CAROL RUDOLPH, BOARDMEMBER  
 JONATHAN BUTLER, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
 ISABELLA HICKEY, SENIOR PLANNER  
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK  
 LEONARD RUBIN, TOWN ATTORNEY

ABSENT:

AUDIENCE: 20

**CALL TO ORDER – 4:00PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None**

**COMMENTS FROM THE TOWN ATTORNEY AND STAFF - None**

**COMMENTS FROM THE PUBLIC**

*All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.*

*Public Comments Opened at 4:00pm.*

*Public Comments Closed at 4:03pm.*

**CONSENT AGENDA**

1. Planning & Zoning Board Meeting Minutes for July 15, 2024

***MOTION:*** Ferguson/Shearer made a motion to approve the consent agenda.

***ACTION:*** The motion passed unanimously.

**BOARD ACTION/DISCUSSION ITEMS** (A Public Comment Period was provided for each item below.)

Town Attorney Rubin swore in all parties wishing to give testimony on the items below and members of the Board disclosed any ex parte communications. (Vice Chair Ehret arrived via Zoom at 4:22pm.)

(See attached presentations from staff and the applicant.)

2. Resolution 2024-12 – Application for Right-of-Way Abandonment (Cocoanut Avenue) - Dunes at Juno Beach

**MOTION:** Ferguson/Shearer made a motion to recommend approval of Resolution No. 2024-12 - Application for Right-of-Way Abandonment (Cocoanut Avenue) - Dunes at Juno Beach but to include a condition of approval (volunteered by the Applicant) for a minimum payment of \$300,000 for the value of the Right-of-Way, with the final value determined by the average of two appraisals obtained by the Applicant.

**ACTION:** The motion passed unanimously.

3. Ord. No. 789 - Future Land Use (Map) Amendment Request by Juno Square LLP - The Dunes at Juno Beach

**MOTION:** Ferguson/Shearer made a motion to recommend approval of Ordinance No. 789 - Future Land Use (Map) Amendment Request by Juno Square LLP - The Dunes at Juno Beach.

**ACTION:** The motion passed 4-1 with Boardmember Rudolph opposed.

4. Ord. No. 790 - Rezoning Request by Juno Square LLP – The Dunes at Juno Beach

**MOTION:** Ferguson/Shearer made a motion to recommend approval of Ordinance No. 790 – Rezoning Request by Juno Square LLP - The Dunes at Juno Beach.

**ACTION:** The motion passed 4-1 with Boardmember Rudolph opposed.

5. Resolution No. 2024-13 – Application for Development and Site Plan Review and Special Exception request – The Dunes at Juno Beach Development

**MOTION:** Ferguson/Ehret made a motion to recommend approval of Resolution No. 2024-13 - Application for Development and Site Plan Review and Special Exception Request - The Dunes at Juno Beach Development subject to all conditions of approval recommended by Staff.

**ACTION:** The motion passed 4-1 with Boardmember Rudolph opposed.

**COMMENTS FROM THE BOARD****ADJOURNMENT**

Chair Stern adjourned the meeting at 5:38pm.

---

Michael Stern, Chair

---

Caitlin E. Copeland-Rodriguez, Town Clerk



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

**Form submission from: PUBLIC COMMENTS**

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>  
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>  
To: ccopeland@juno-beach.fl.us

Mon, Aug 5, 2024 at 12:00 PM

Submitted on Monday, August 5, 2024 - 12:00pm

Submitted by anonymous user: 76.108.223.56

Submitted values are:

First Name Siobhan  
Last Name O'Donnell  
Address 431 N Lyra  
Email Address [cjreinc@gmail.com](mailto:cjreinc@gmail.com)  
Agenda Item Number (Ex: 1, 2, 3) general comment  
Public Comment / Question

The members of the Planning and Zoning Board made a grave mistake affecting all home owners in Juno Beach when they voted in the last meeting to completely ignore Juno Beach Building Codes and Staff's recommendations against the massive proposed mansion at the 700 Ocean Dr, community where the applicants seek approval to demolish two huge homes and build one home the is larger than the two combined. Jack Luther, who sits on the board of the police foundation, also sits on the HOA Board for this 700 Ocean community. Why did the P&Z Board Members ignore the building codes that they are charged with protecting? If they did not like the building code then they could work to raise support to change the building code - -BUT instead they decided to ignore the code which they did not have the right to do. Mr. Luther caused terrible harm to our Town and our election process leading up to our March 2024 by smearing and slandering our former Mayor which helped achieve Mr. Luther's goal of getting Peggy Wheeler elected as Mayor and Ms. Wheeler outlines on her website, her accomplishments as a Developer. I implore the members of the Planning and Zoning Committee TODAY to follow our Codes and I urge them to protect the 25 - 75% code that Pulte (another Developer wishing to reap profits from more traffic-congesting development in our town), and vote against any measures that remove this 25-75% code. We have yet to witness and live through the fall out from the Carretta development which will bring more traffic congestion and traffic back-ups at the Donald Ross brigde. And Caretta would not have been approved if not for the votes that were made to destroy one of the best building codes in Juno Beach - the 25 -75% code for commercial parcels. Thank you for your consideration.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19701>



Caitlin Copeland <ccopeland@juno-beach.fl.us>

### Form submission from: PUBLIC COMMENTS

1 message

**Town of Juno Beach Florida** <juno-beach-fl@municodeweb.com>  
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>  
To: ccopeland@juno-beach.fl.us

Mon, Aug 5, 2024 at 11:51 AM

Submitted on Monday, August 5, 2024 - 11:51am

Submitted by anonymous user: 76.108.220.137

Submitted values are:

First Name Cyndie  
Last Name Wolf  
Address 440 Starlight Ln  
Email Address [clwolf@rocketmail.com](mailto:clwolf@rocketmail.com)  
Agenda Item Number (Ex: 1, 2, 3) Public Comment  
Public Comment / Question

Good afternoon Planning and Zoning members,  
Your complete disregard for staff's recommendation with regard to the variance for the '700's' project is questionable. You not only didn't abide their research and recommendation but you didn't do your own research and fact checking. The owner's presentation said that plans were available at the guard gate but you did not seek any documentation that all of the owners were notified of this. You took for granted the comment that ALL owners were in favor of the variance and had voted for it yet you did not ask for any proof of this. You would have found out that this was not true.

You should not be in a hurry to rip apart all of the town codes and should take the time to check the facts. You could have tabled the discussion until you were able to document the things you were being told and come back at a later time with a fact based decision.

I hope you will take greater care to assure that you are good stewards of the town's codes. Please do not knee jerk your decisions but take the time to be sure that you have all of the facts. There should be no rush to placate the developers and negate long standing codes.

Cyndie Wolf  
440 Starlight Ln

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19700>

Thirsty Turtle Seagrill  
13981 U.S. Highway 1  
Juno Beach, FL 33408



August 1<sup>st</sup>, 2024

Dear Mayor Wheeler and Esteemed Council:

We have been serving our customers in Juno Beach since 1994. As such we have witnessed both population growth and all the new construction during that time.

Seldom has such care been extended to us and the surrounding community by a developer proposing any nearby project.

Pulte (DiVosta) has met with us a number of times to inform us and ask how they can be collaborative and helpful as a neighbor. Our plaza has seen few upgrades over the years and could really use a refresh. Pulte has been working with John Bills, the owner, to suggest several improvements. They have offered to paint the buildings, provide an upgraded attractive awning, and enhance the vegetation. Sidewalks on both US Highway One and Donald Ross Road will be improved and more appealing.

Their proposed use of 40 townhomes will help us with potential new customers without causing traffic issues. Commercial here would cause a hardship for us and nearby residents.

Please approve this project.

Sincerely,

A handwritten signature in black ink, appearing to be "Ron Paranzino".

Ron Paranzino  
COO

Thirsty Turtle Group





# Town of Juno Beach

## Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 2 DATE 8/5/24

Name: MIKE SHEA Phone#: 561-351-8546

Representing: (if applicable) \_\_\_\_\_

Address: 13878 OCEANVIEW AVE.

Check what may apply:

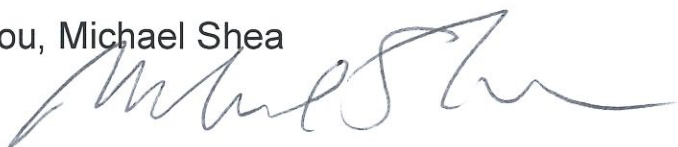
- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: \_\_\_\_\_  
\_\_\_\_\_

I'm here to make a request of the town of Juno Beach and Pulte. And

I'm including the La Caretta development. Juno Beach is home to many different species of animals and especially the marsh rabbit that most residents can plainly see at this time of year. Unfortunately we have found several dead marsh rabbits recently in our backyard as well as numerous other animals. I suspect but cannot prove that this is due to an ingredient in the pervasive pesticide use here in the town containing glyphosate. It's common name is Round Up. We are aware of neighbors who use it. Research has proven this to be not only carcinogenic but incredibly damaging to local ecology. I am here to request the town of Juno Beach officially ban the use of glyphosate in all landscaping use both private and commercial. I am further here to request that the Pulte development commit to using only organic pesticides and fertilizers in their beautiful landscape that they have planned and that my wife and I support. Our home is located within 100 feet of the proposed landscaping of the Pulte development. We are one of the only homes in that enclave to remain on a well and we are very concerned about the poisoning that would happen to our shallow well from the runoff of a toxic pesticide such as glyphosate if Pulte uses it. It threatens our safe drinking water. It threatens native species and threatens all humans. I know the research. I'm asking the town of Juno Beach to ban glyphosate from all private commercial use and for the Pulte and La Caretta developments to commit to using only organic pesticides and fertilizers. I understand this specific request of the town may require environmental impact studies by the town, and I've seen enough dead animals in my backyard to already know what's happening from such toxicity and poisoning as well as the research literature on glyphosate as a carcinogen. Town council might consider if Juno Beach has a higher incidence of cancer and metabolic disorders from the intensive chemical landscaping services used throughout this town? What needs to happen for the town to ban this toxic substance? But for now, is Pulte willing to commit to clean, <sup>NATURAL</sup> and organic means of maintaining their beautiful landscape to avoid poisoning the ecology which is a threat to the health of their residents and us neighbors?

Thank you, Michael Shea





# Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 2 DATE 08,05, 2024

Name: Cynthia Frasher Phone#: 631-603-8701

Representing: (if applicable) \_\_\_\_\_

Address: 1705 FLORAL DR., JUNO BEACH

Check what may apply:

Support

Oppose

I wish to speak

I would like my comment read into the record

Comments: \_\_\_\_\_  
\_\_\_\_\_



# Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 2 DATE 8/5/2024

Name: Torres Phone#: 305-496-6605

Representing: (if applicable) \_\_\_\_\_

Address: 311 Ocean Dr.

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: \_\_\_\_\_

\_\_\_\_\_



# Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# Lot DATE 8, 5, 24

Name: Debbie Seelm Phone#: \_\_\_\_\_

Representing: (if applicable) \_\_\_\_\_

Address: \_\_\_\_\_

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: \_\_\_\_\_  
\_\_\_\_\_



# Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 5 DATE     /    /      
Name: Robert Rudolph Phone#: 860 418 9813  
Representing: *(if applicable)* \_\_\_\_\_  
Address: 840 Ocean Dr

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

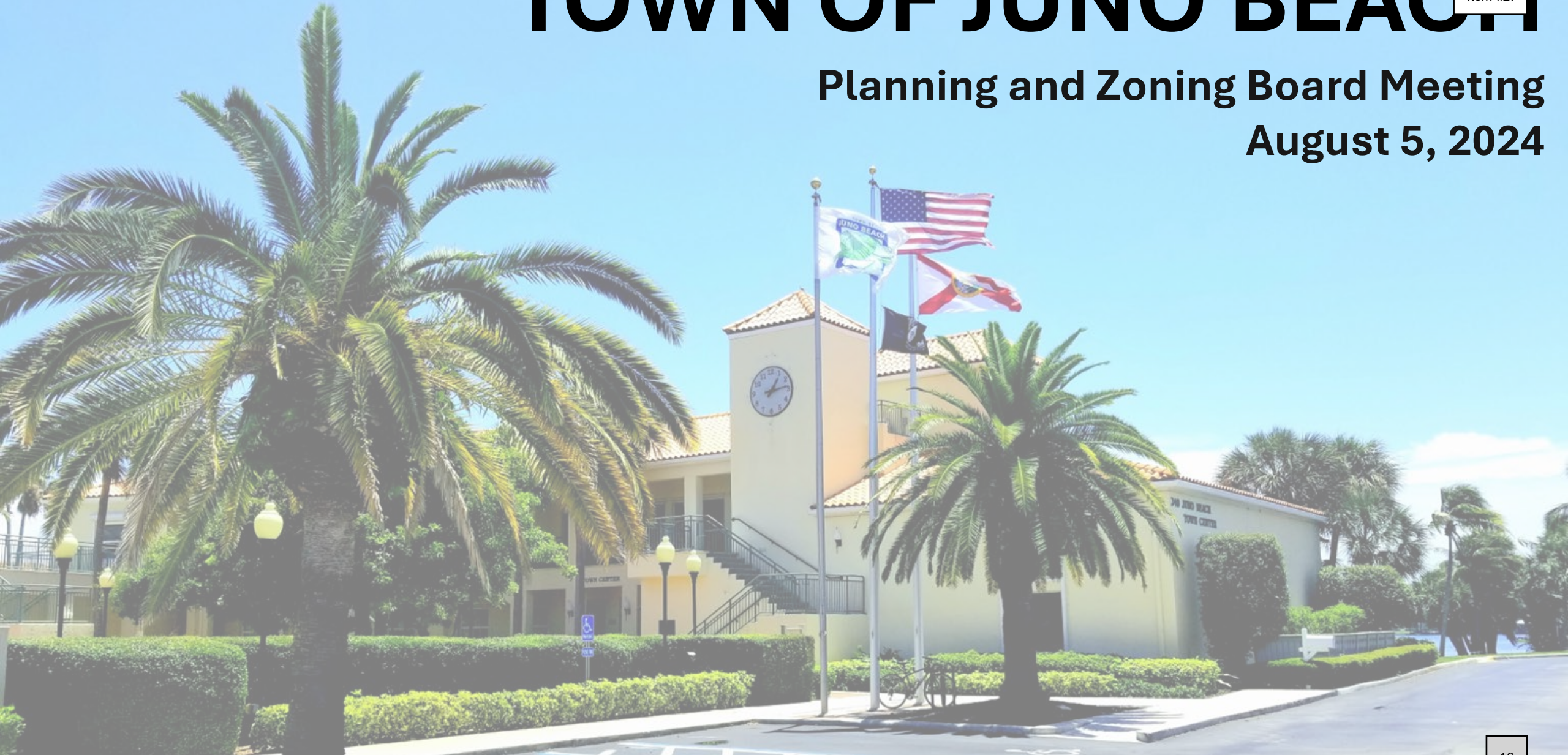
Comments: \_\_\_\_\_  
\_\_\_\_\_



# TOWN OF JUNO BEACH

Item #2.

Planning and Zoning Board Meeting  
August 5, 2024



The Dunes at Juno Beach

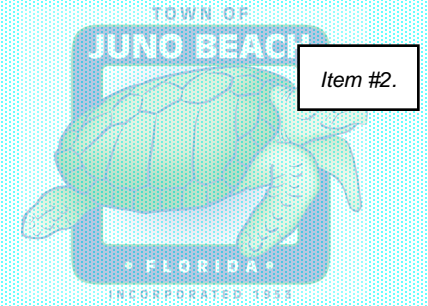


# The Dunes at Juno Beach

## Applications

- Right of Way Abandonment Request
- Future Land Use Map Amendment
- Rezoning Request
- Development and Site Plan Review
- Special Exception (Planned Unit Development) Request

# The Dunes at Juno Beach Background



- Owner: Juno Square LLP
- PCN: 28-43-41-28-10-007-0111.
- Location: 13951 US Highway One. Southwest corner of US Highway One and Donald Ross Road
- Area: 4.7 Acres (Cocoanut ROW included)
- Current Designations: Commercial General Zoning District, Commercial Land Use.
- Proposed Project: Townhouse Residential Project, 40 dwelling units.

Donald Ross Rd

Donald Ross Rd.

Donald Ross Rd

Donald Ross Rd

COCOANUT AVE.

SUBJECT PROPERTY

ROW

US Highway 1

Anchor Commercial Bank

Juno Dunes Natural Area

Floral Dr

Floral Dr

# Right-of-Way (ROW) Abandonment

- Request to abandon a portion of the 50-foot-wide Cocoanut Avenue ROW.
- The land contains approximately 16,506 sq. ft. or .3789 acres.
- With ROW abandonment the total site will be 4.7 acres.
- The other section of the Cocoanut Avenue ROW was abandoned in 2002.

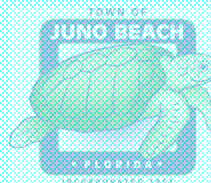


# Right-of-Way (ROW) Abandonment

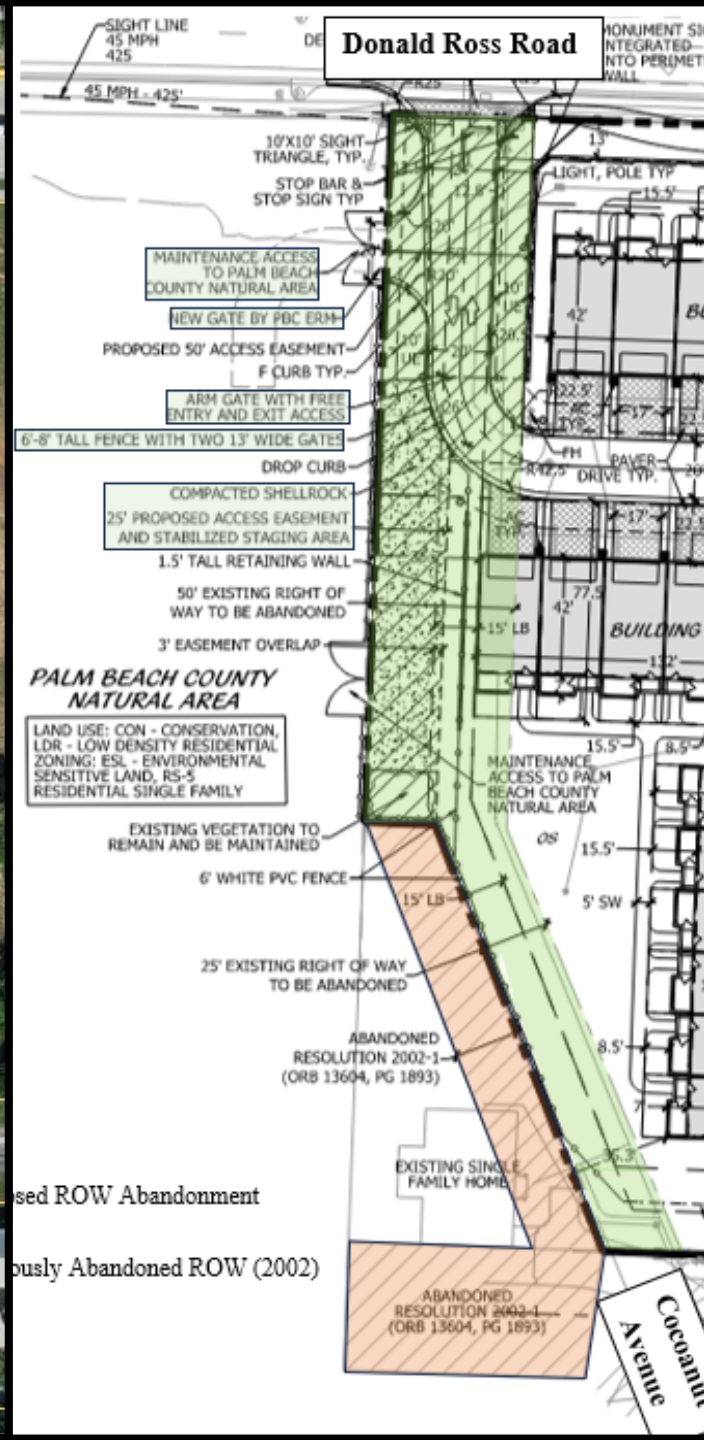
Item #2.

Applicant's Justification:

“increasing the area of subject to parcel to allow for further flexibility in design and an additional townhome unit. As designed, the additional space thoroughly improves pedestrian connectivity within the project area while maintaining an adequate amount of open space.”



The Dunes at Juno Beach



# Right-of-Way (ROW) Abandonment

Item #2.

- Proposed Improvements on ROW
  - Private Drive (to serve their residents and PBC ERM as means of egress and ingress).
  - Stabilized Staging Area, shell rock (to serve PBC ERM for equipment staging).
  - Two Maintenance Access Gates to the Palm Beach County Natural Area.
  - Arm Gate with Free Entry/Exit Access to the residential project for their residents.
  - Fences/Walls.
  - A portion of a Townhome with a driveway (Bldg. 3).
  - Landscape Buffer.

# Future Land Use Map Amendment

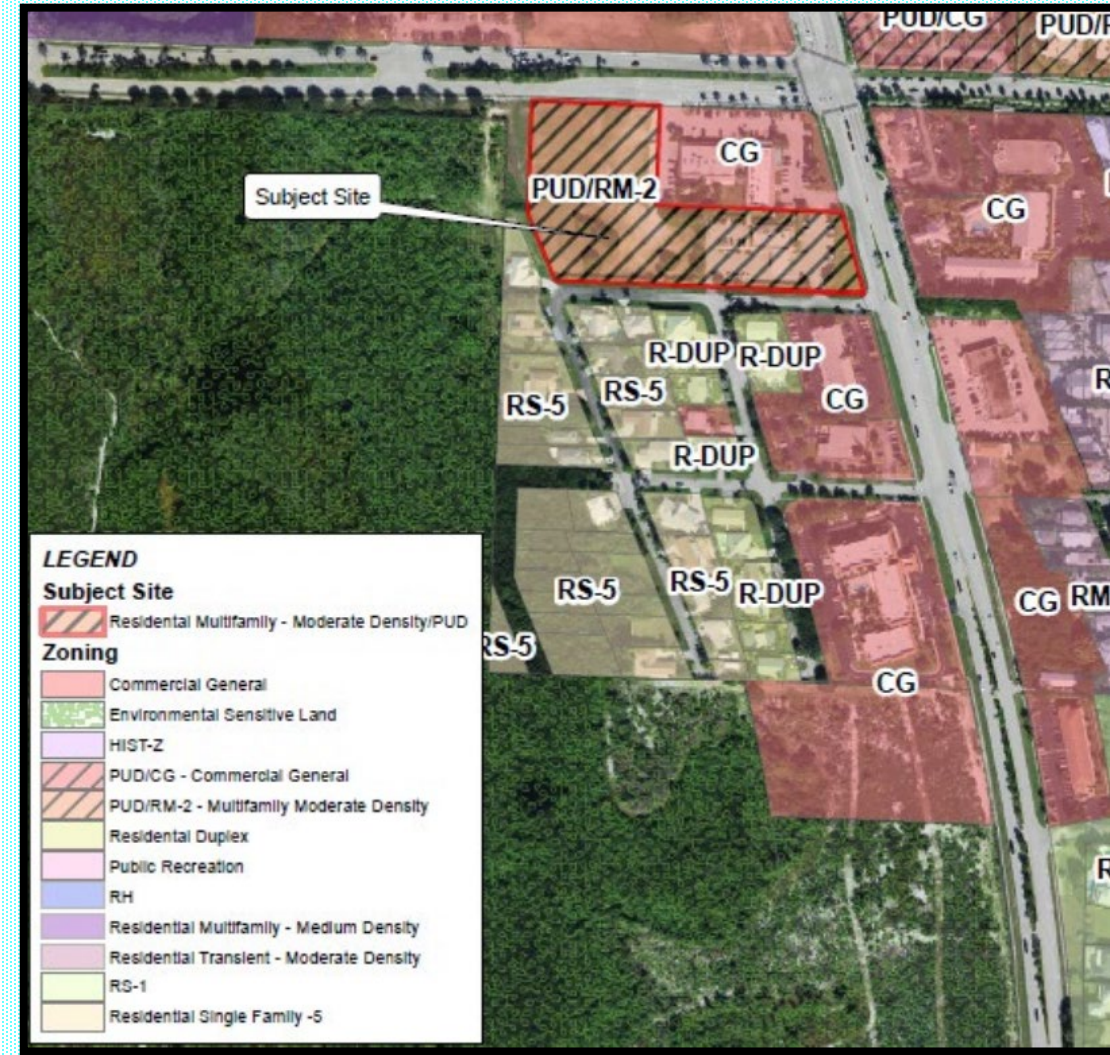
- Request to amend the Town of Juno Beach’s Future Land Use Map (FLUM) for the subject property from Commercial (COM) to Moderate Density Residential (MODR, up to 15 units per acre).
- This is considered down zoning.
- Total acreage of the site is 4.70 acres (including abandoned ROW)



PCN	Owner Information	Address	FLU	Zoning	Area
28-43-41-28-10-007-0111	Juno Square LLP	13951 US Highway 1	COM	CG	4.32 AC.
Cocoanut Av. ROW	Town of Juno Beach	Unassigned	N/A	N/A	0.378 AC.
<b>Total</b>					<b>4.7 AC.</b>

# Rezoning Request

- Request to rezone the subject property from Commercial General (CG) to Residential Multiple – Family – Moderate Density (RM-2).
- This is considered down zoning.
- Total acreage of the site is 4.70 acres (including abandoned ROW)





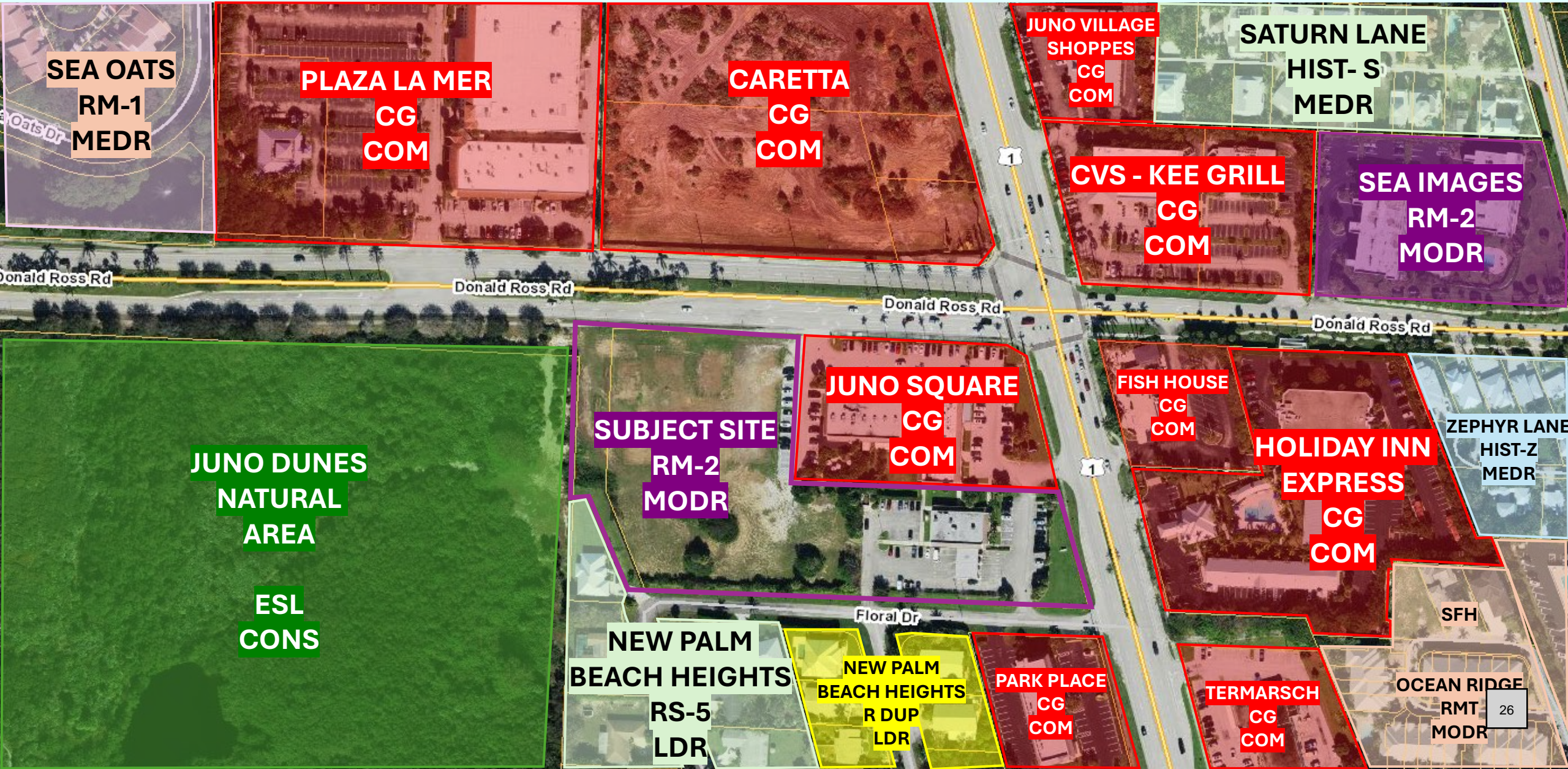
# Future Land Use Map Amendment & Rezoning Request

Item #2.

- Applicant's Justification:

“The project proposes 40 townhome 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.”

# Future Land Use and Zoning Map



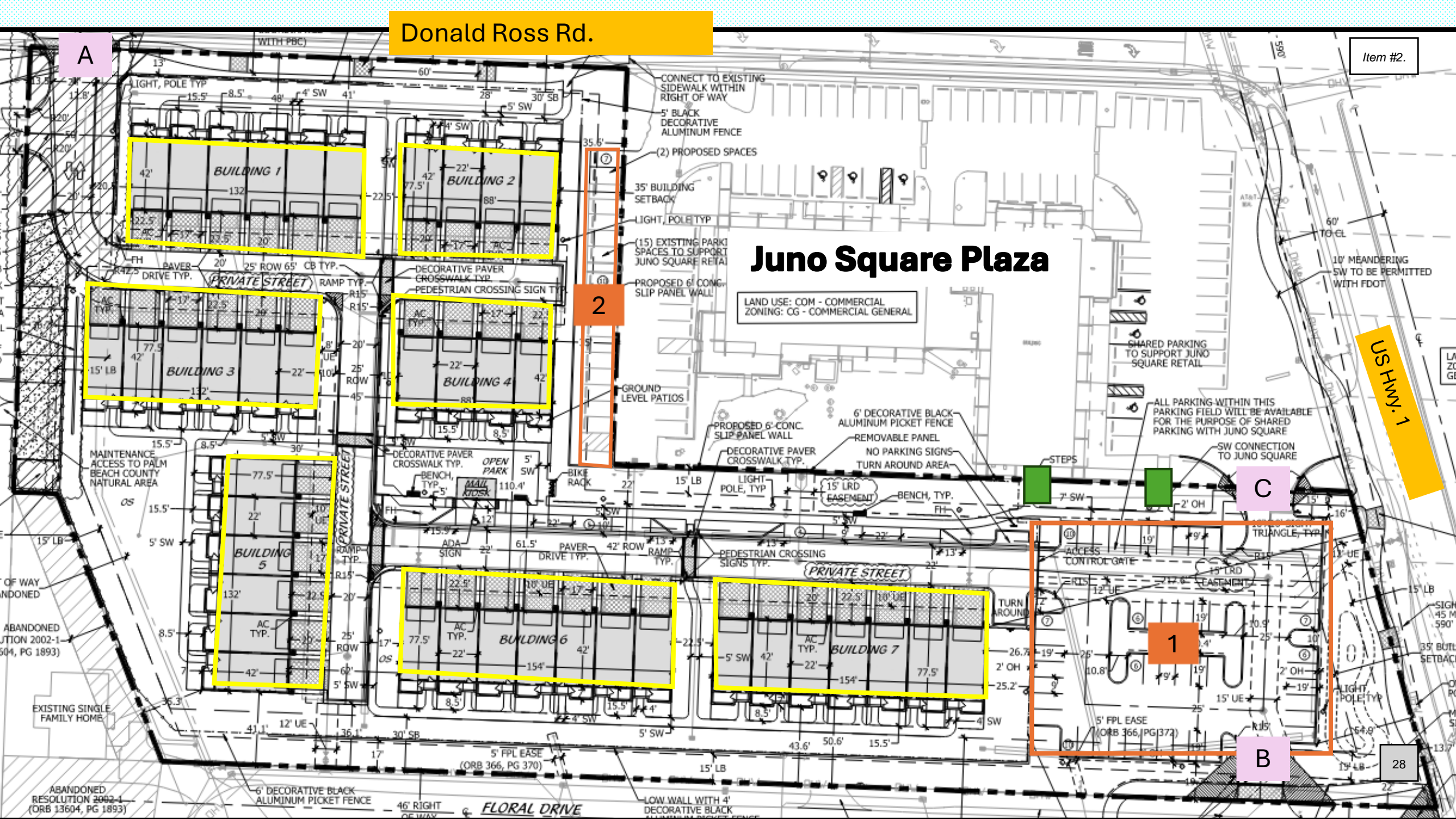
# Development and Site Plan Review, Special Exception Request

---

- Applicant's request
  - Request for a clustered single-family dwellings (townhouses) development that will feature 40 townhome units.
  - Approx. 4.7 acres (including Cocoanut Avenue ROW)
  - Classify the project as a **Planned Unit Development**, provides for a special exception to develop the project with deviations from certain development regulations.

# Juno Square Plaza

LAND USE: COM - COMMERCIAL  
ZONING: CG - COMMERCIAL GENERAL



A

2

C

1

B

US Hwy. 1

28

- All applicable Town Code requirements within the Residential Multiple-Family – Moderate Density Building Site Area Regulations have been met except for the two items below:
  1. Maximum Building Dimension
  2. Minimum Building Separation

The applicant is requesting to use the PUD's area standard modification option to allow for up to a 25 % deviation from the standard.

# Areas of Interest

- In the RM-2 zoning district, a Planned Unit Development is a Special Exception.
- In the Applicant's Statement of Use, the applicant responded on how the project meets the Special Exception criteria.
  - **No applicant is entitled to the modifications by right;** rather, the applicant shall demonstrate that the project meets the purpose and intent of the site development modification option section.
  - **The purpose of the PUD is to** ensure compatibility among all the land uses, foster innovation in site planning and development, and encourage sound design practices. Provisions are included for planned unit developments to permit establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public.

# Areas of Interest – PUD modification request

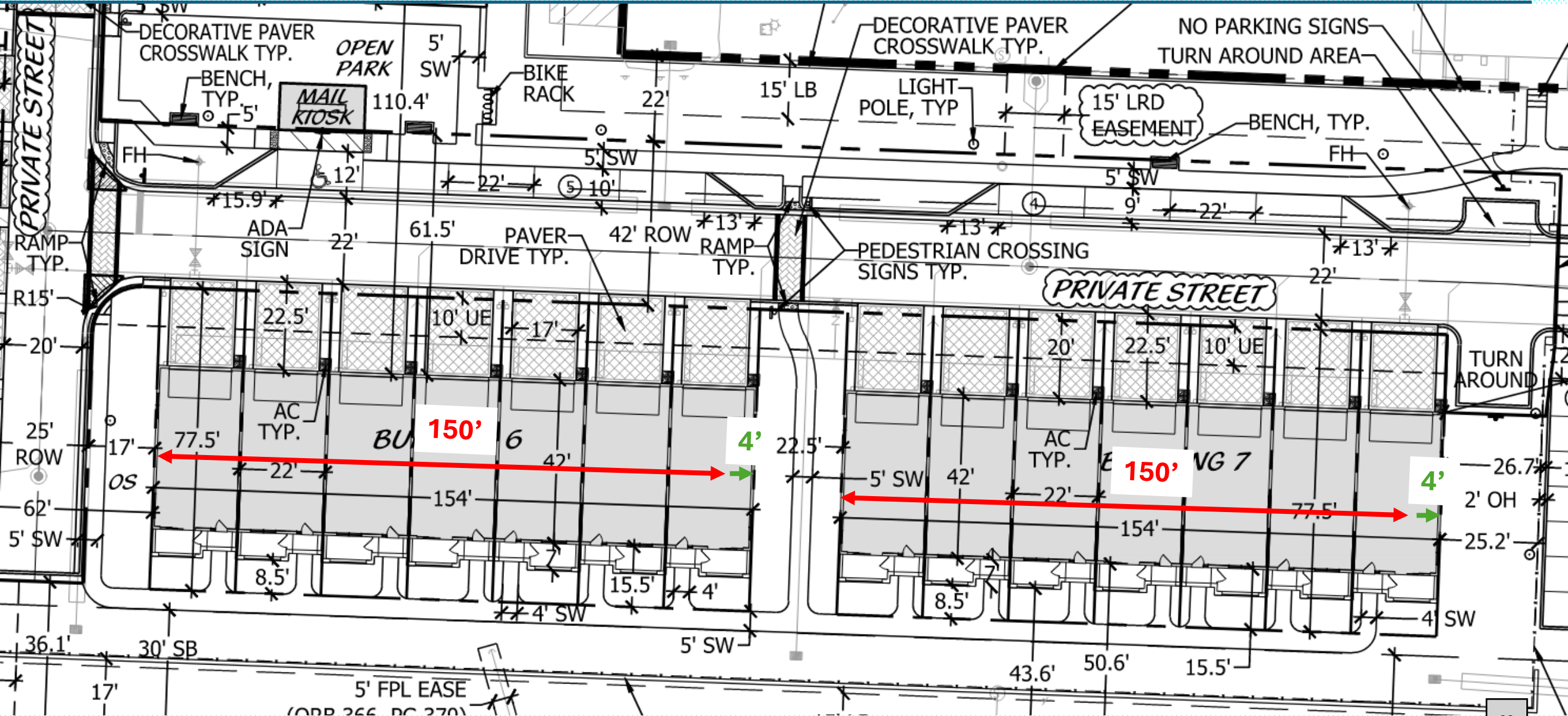
Item #2.

## Planned Unit Development Area Standard Modifications

	<b>RM-2 Building Site Area Regulations</b>	<b>Modification Allowance</b>	<b>Applicant's request</b>
Maximum building dimension	<u>150 ft.</u> for all types of permitted principal structures.	25% of 150 ft. Maximum building dimension <u>187.5 ft.</u>	<u>154 ft.</u>
Distance between principal structures on same property	<u>30 ft.</u>	25% of 30 ft. Minimum distance between principal structures <u>22.5 ft.</u>	<u>22.5 ft.</u>

# Building Dimension – Bldg. 6 & 7

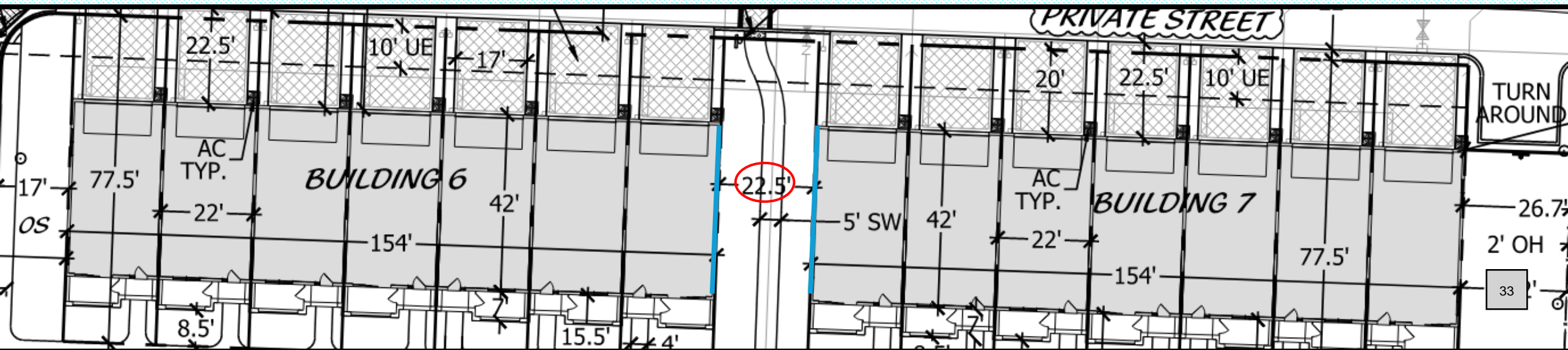
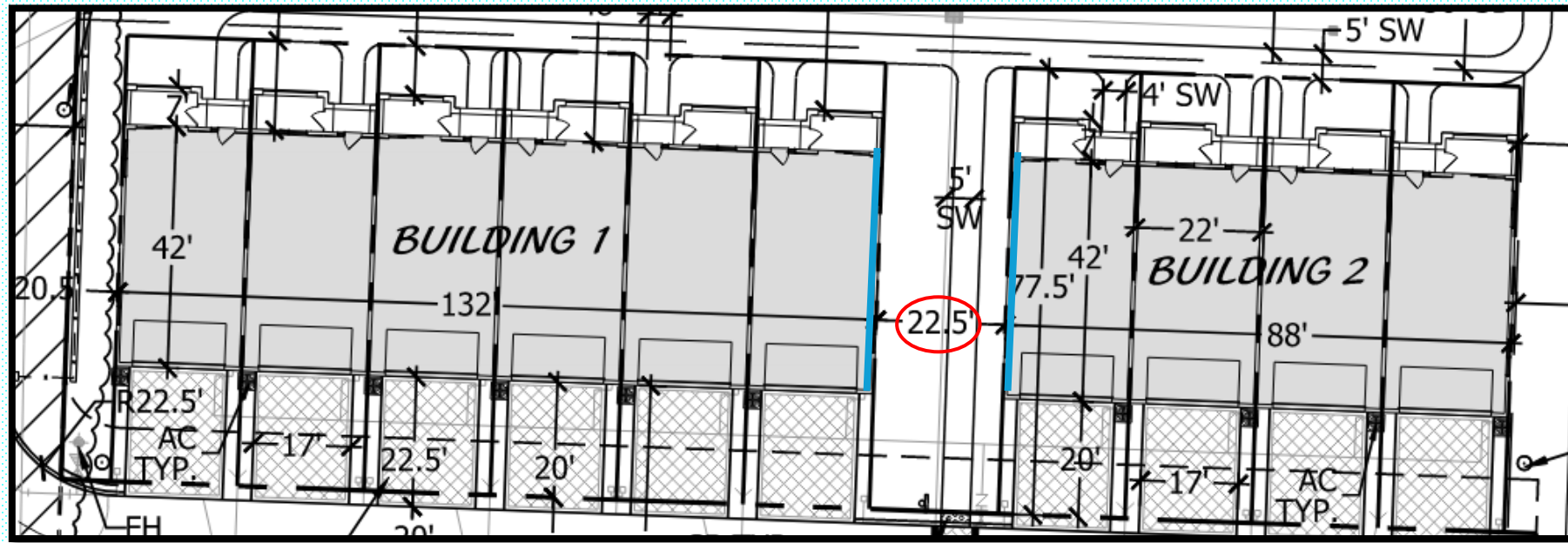
Item #2.





# Distance between principal structures – Bldg. 1 & 2, Bldg. 6 & 7

Item #2.



# Discussion

---

- **The DRC reviewed the plans on four occasions and met three different times.**
  - **Reviewed by Jupiter Water, Loxahatchee River District, PBC Fire, PBC ERM, Police Department, Public Works Department, Town Engineers (Civil and Traffic), Town Manager.**
  - **Application meets all technical requirements.**
- **Staff reviewed the following criteria:**
  - **Site Plan Criteria**
  - **Appearance Review**
  - **Special Exception Request**

**Staff's responses can be found on pages 5-12 of the memorandum.**

# Applicant's Presentation

# Staff's Recommendation

# Questions





The Dunes at Juno Beach



# Cotleur & Hearing

**THE DUNES AT JUNO BEACH**

**August 5, 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

**Kimley»»Horn**

 Cotleur &  
Hearing



# 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 2024-1*

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

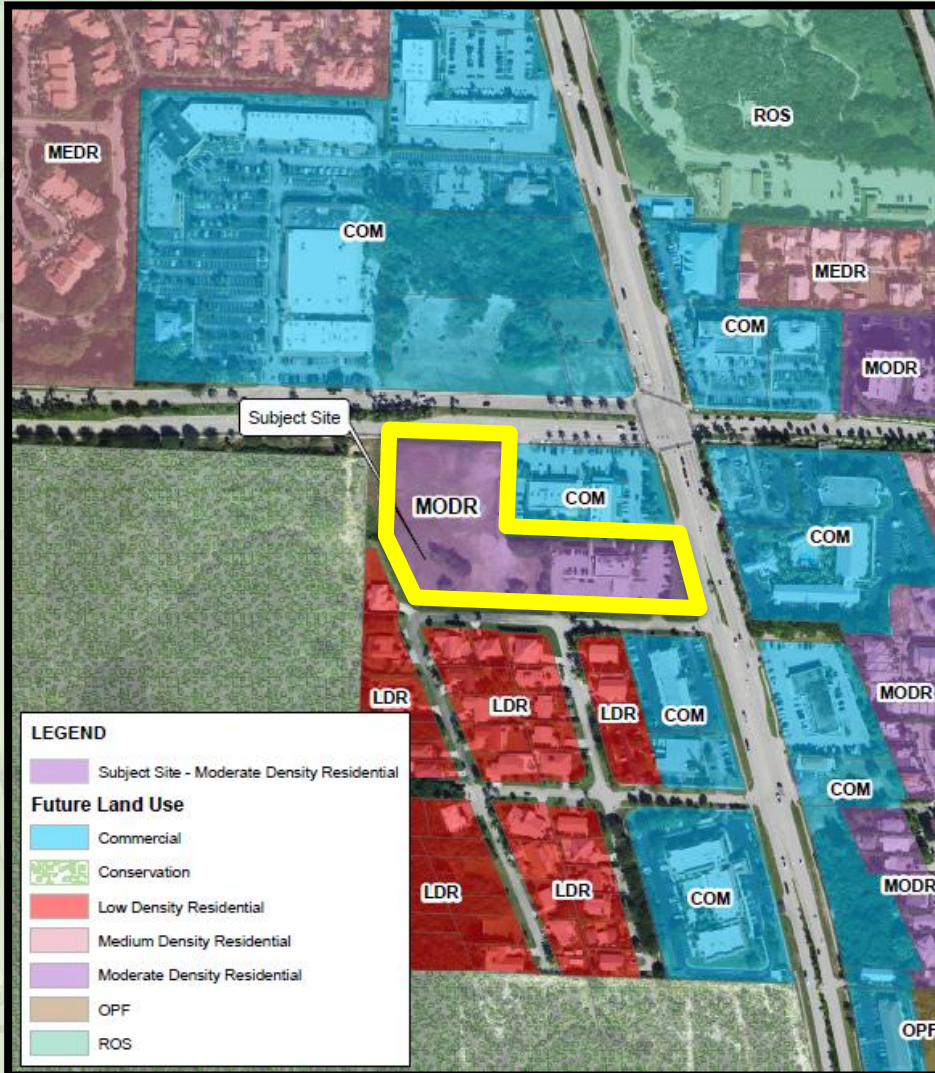


SITE PLAN

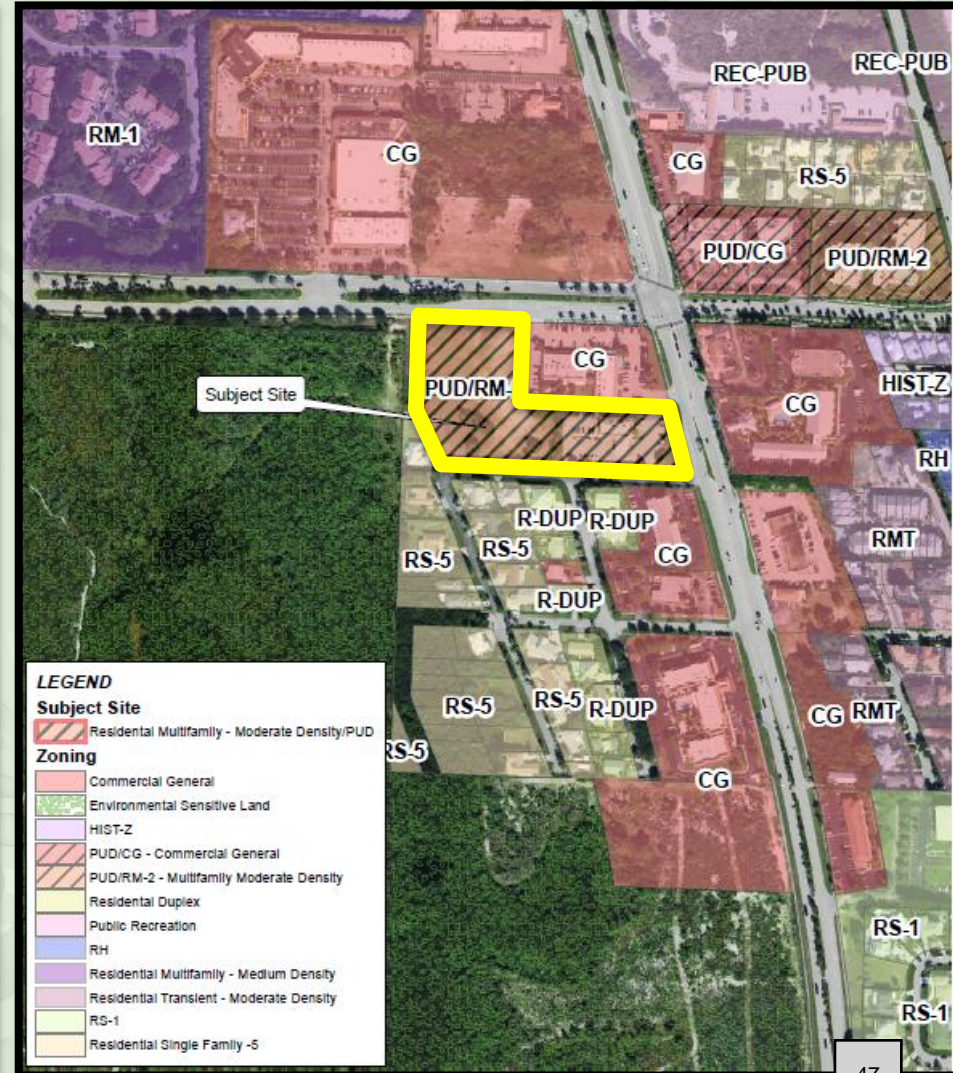


North

## PROPOSED FUTURE LAND USE MAP



## PROPOSED ZONING MAP

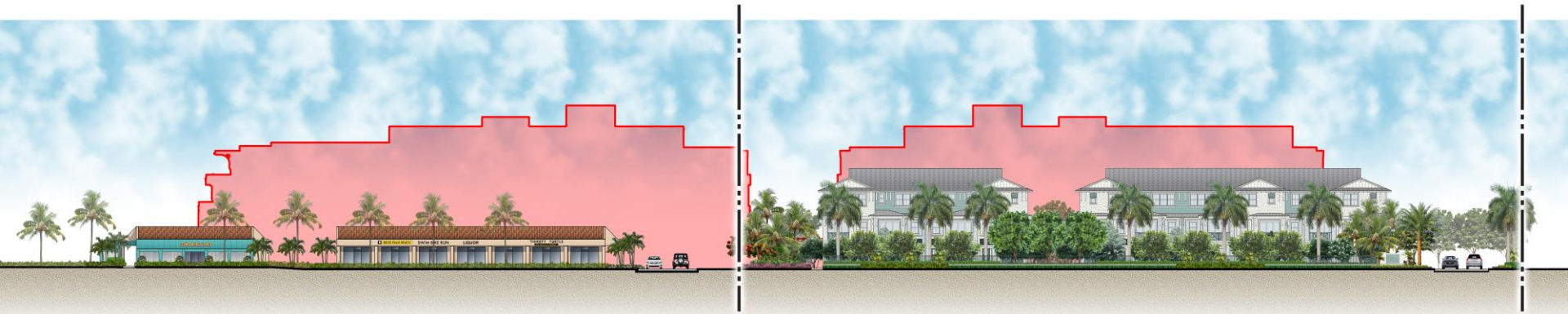


- ❖ **Creates a seamless transitional land use between the New Palm Beach Heights neighborhood and the existing Juno Square Commercial Plaza.**
- ❖ **Positively affect living conditions in the neighborhood.**
- ❖ **Significantly decrease traffic and environmental impacts.**
- ❖ **Significant decrease in maximum impervious surfaces resulting in improved drainage conditions.**
- ❖ **Improve property values in the adjacent area.**
- ❖ **Restricts future development to be constructed at a coastal town scale.**



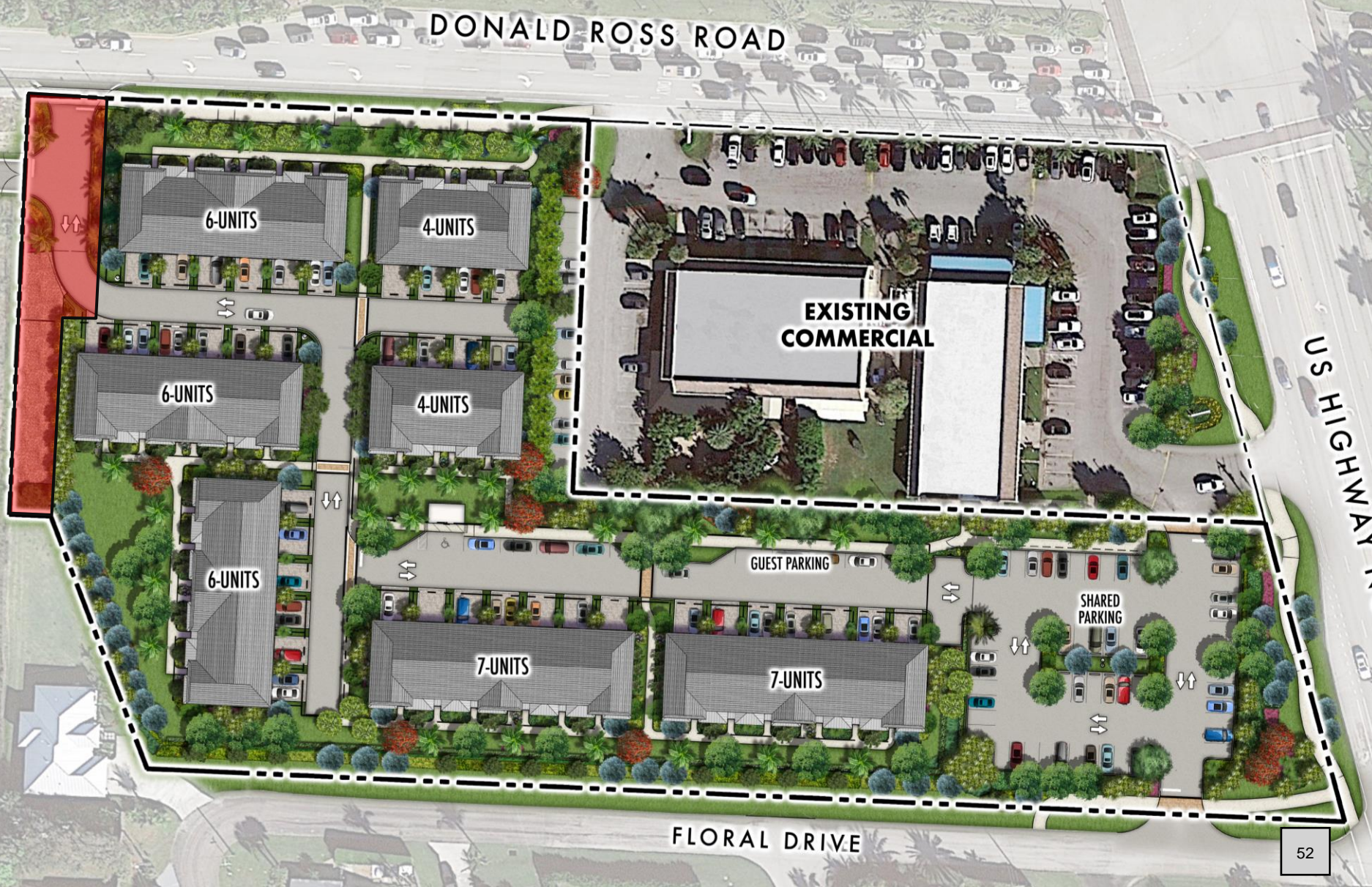
	CURRENT LAND USE / ZONING	PROPOSED LAND USE / ZONING
DENSITY	84 MULTI FAMILY UNITS	<b>40 TOWNHOMES</b>
BUILDING HEIGHT	60 FEET	<b>40 FEET</b>
LOT COVERAGE	40%	<b>35%</b>
BUILDING DIMENSION	200 FEET	<b>153 FEET</b>
DAILY TRIPS	3,102	<b>270</b>

# SCALE & MASS

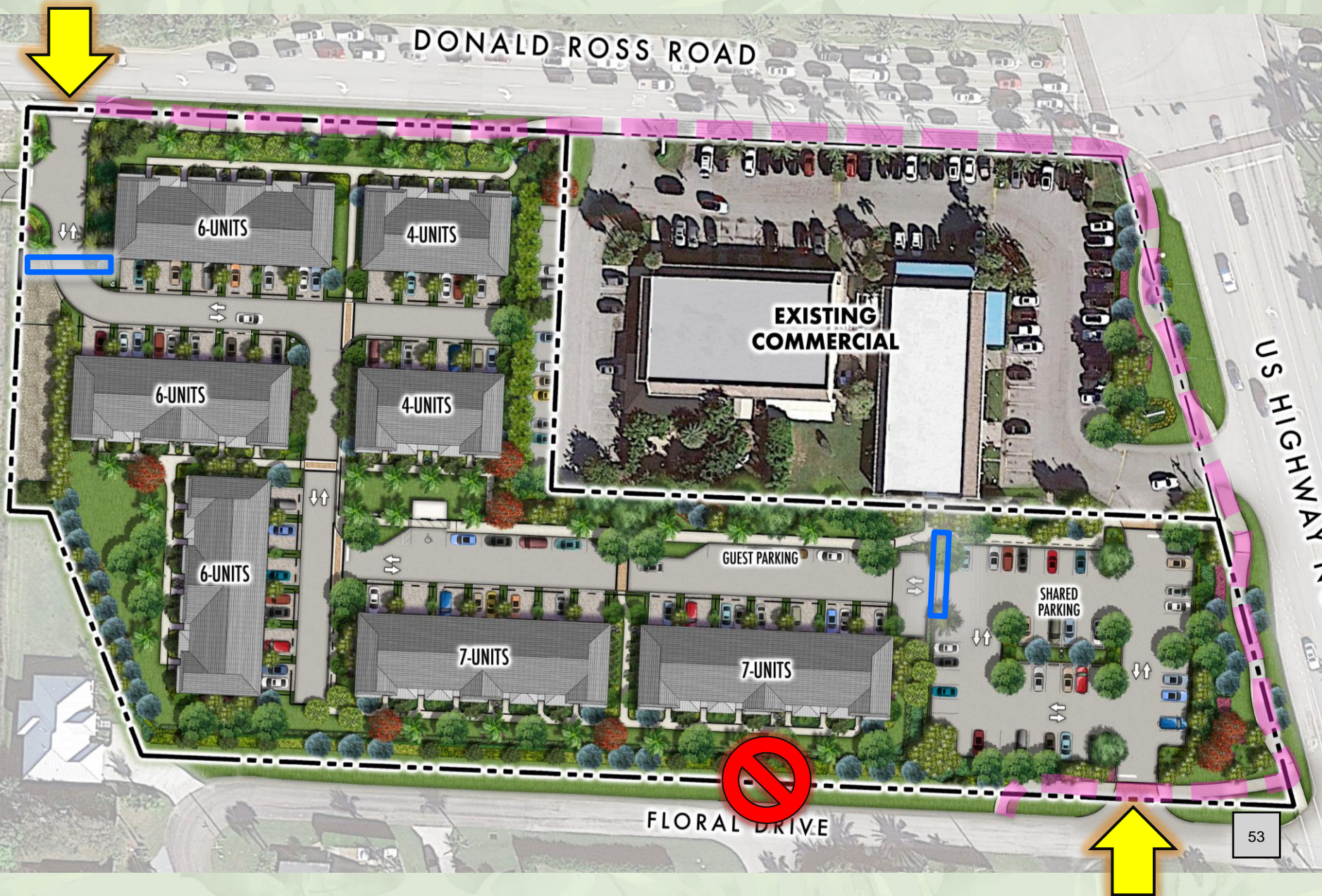


	RM-2 SITE REGULATIONS	PROPOSED
<b>Max Density</b>	12 DU/AC	<b>8.51 DU/AC</b>
<b>Min Front Setback</b>	30 Feet	<b>41 Feet</b>
<b>Min Side Setback</b>	35 Feet Total (Min 15 ft.)	35 Feet (Each Side)
<b>Min Rear Setback</b>	30 Feet	41.1 Feet
<b>Max Building Height</b>	40 Feet	40 Feet
<b>Max Stories</b>	3 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>	50%	<b>18%</b>
<b>Min Landscaped Open Space</b>	15%	<b>41%</b>

# SITE PLAN













# SITE PLAN



*Key West Cracker Style Architecture*



## 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

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

## 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**
  - New awnings 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.**

***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.

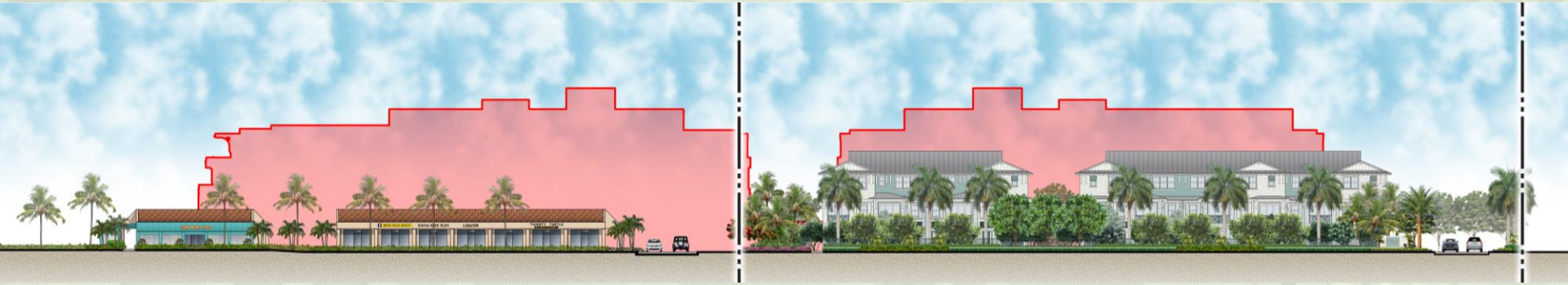


## ENHANCEMENTS & UPGRADES

- Sleek metal awnings.
- Colored louvers and patio fencing.
- New paint.



# SCALE & MASS





Thank you for  
your valuable  
feedback

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



---

**Meeting Name:** Planning and Zoning Board Meeting  
**Meeting Date:** September 16, 2024  
**Prepared By:** Leonard G. Rubin, Town Attorney  
**Item Title:** Ordinance No. 791 (Imposing a Temporary Moratorium on Mixed Use Developments in Commercial Zoning Districts)

---

#### **DISCUSSION:**

The Town Council requested that this office prepare an Ordinance declaring a moratorium on any new mixed-use development project. The Town Code allows for mixed-use projects with a residential component in the Town's Commercial General (CG), Commercial Office (CO), and Medical Commercial (MC) Zoning Districts. The residential component of these projects is generally limited to 75% of the gross floor area, with the ability to request up to 80% in the CG Zoning District through the site area modification special exception.

The Town is located on a barrier island with limited routes in and out of the Town's corporate limits. The stated purpose of the moratorium is 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, thereby jeopardizing the safety and welfare of current and future residents and visitors.

An ordinance imposing a moratorium is subject to the same statutory requirement for adoption as a rezoning ordinance. Consequently, before it is adopted, this Board must provide a recommendation to the Town Council.

#### **RECOMMENDATION:**

Town Staff requests that this Board consider Ordinance No. 791 imposing a temporary moratorium on the processing of any new applications for mixed-use projects in commercial zoning districts and provide a recommendation to the Town Council.

TOWN OF JUNO BEACH, FLORIDA

ORDINANCE NO. 791

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE PROCESSING OF ANY NEW APPLICATION FOR DEVELOPMENT APPROVAL OF A MIXED-USE PROJECT WITHIN THE TOWN'S COMMERCIAL ZONING DISTRICTS FOR A PERIOD OF UP TO SIX MONTHS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Juno Beach is a municipal corporation with the constitutional and statutory authority to exercise any power for a municipal purpose, except when expressly prohibited by law, and regulates zoning and land use within its corporate limits through its Comprehensive Development Plan and Zoning Code; and

WHEREAS, the Town's Comprehensive Development Plan and Zoning Code allow for mixed use projects with a residential component within the Town's Commercial General, Commercial Office, and Medical Commercial Zoning Districts; and

WHEREAS, the Zoning Code generally limits the residential component of a mixed-use development to seventy-five percent (75%) of the gross floor area, with the ability to request up to eighty percent (80%) of the gross floor area in the Commercial General Zoning District through the site area modification special exception; and

WHEREAS, the Town of Juno Beach is located on a barrier island between the Intracoastal Waterway and the Atlantic Ocean, with limited routes in and out of the Town's corporate limits further hampered by drawbridge access; and

WHEREAS, the Town Council wishes to impose a moratorium on new applications for development approval of mixed-use projects within the Town's commercial zoning districts to study the impacts of such developments 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, thereby jeopardizing the safety and welfare of current and future residents and visitors; and

WHEREAS, the Town has held all required public hearings necessary to enact a moratorium, including review by the Town's Planning and Zoning Board, sitting as the Local Planning Agency; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA as follows:



1  
2  
3  
4  
5  
6  
7  
8  
9

ATTEST:

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
CAITLIN COPELAND-RODRIGUEZ  
TOWN CLERK

\_\_\_\_\_  
LEONARD G. RUBIN  
TOWN ATTORNEY




---

**Meeting Name:** Planning and Zoning Board  
**Meeting Date:** September 16, 2024  
**Prepared By:** Stephen Mayer  
**Item Title:** Discussion on Single Family Residential Parking

---

### **DISCUSSION:**

At the January Planning and Zoning Board meeting, the Board gave consensus to add a discussion item on benchmarking other municipalities in terms of parking requirements for single family homes. This item has been prioritized as the #1 ranked topic for the remainder of 2024.

### **Background:**

Redevelopment of single-family homes are coming at a rapid pace in our older residential areas, where small, traditional and historic two to three-bedroom homes are being demolished and replaced by more modern, new and spacious homes popularly termed “McMansions”. The term was often used during the housing development boom in the early 2000s prior to the recession in 2008 and referred to homes anywhere between 3,000 to 6,000 square feet built on small plots of land in suburban areas. These giant homes earned the nickname because they were often generic in style, tightly packed close together with maximum lot coverage, and mass produced to cut down on costs.

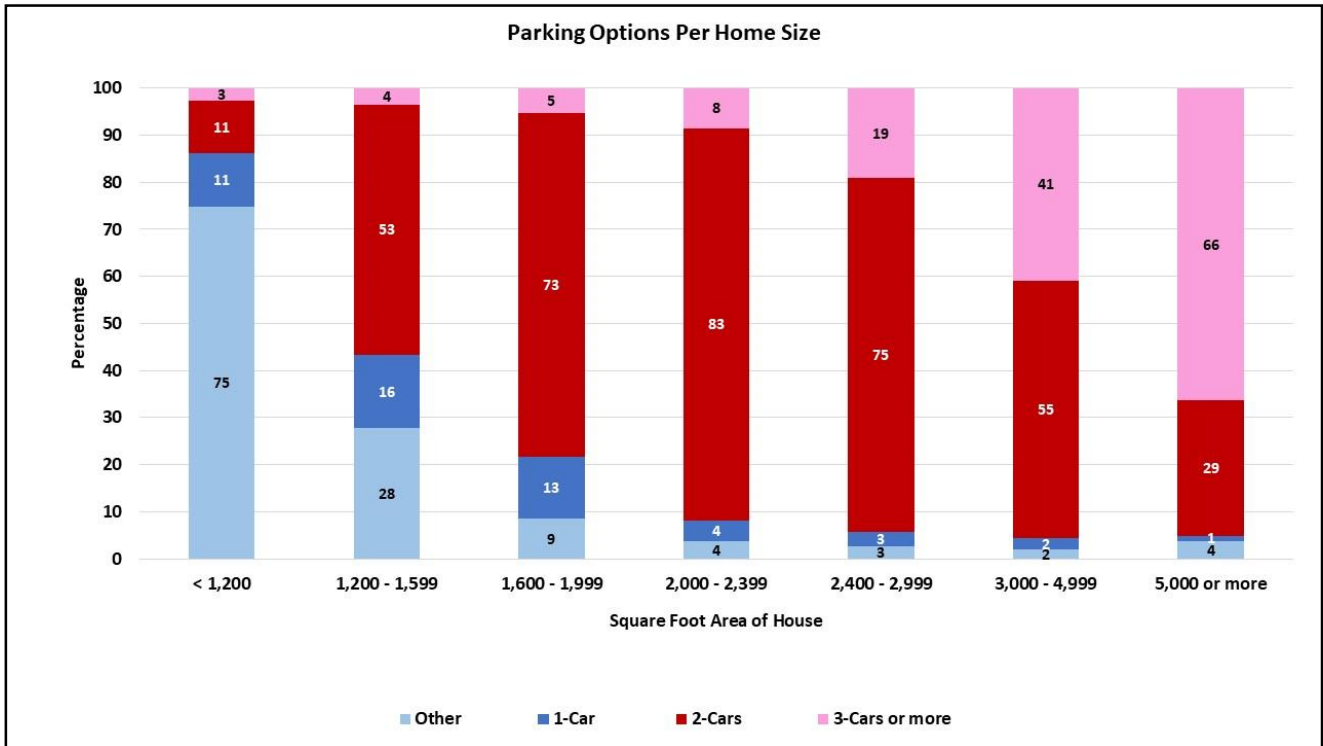
For the Board’s review and discussion, staff is providing the following information:

### **Overview:**

Evidence and reason suggest that the minimum parking demand and home size are correlated (the larger the home, the greater the demand for parking). The National Association of Home Builders Analysis of the 2021 Census Bureau Survey of Construction data (please see Chart 1 on the following page) clearly shows that when single family housing is under 3,000 square feet, the majority (75%) of parking needs are 2 cars or under. Therefore, houses under the McMansion range typically do not require more than 2 parking spaces. However, as the housing units edge above 3,000 square feet, there is a drastic move (41%) toward requiring 3 cars or more. When the house is over 5,000 square feet, a clear majority (66%) is 3 cars or more. Therefore, McMansions typically **do require 3 or more parking spaces.**

Our current code requires 2 parking spaces per dwelling unit, no matter the size of the house. Parking demand for housing under 3,000 square feet would be covered by the current code, but the demand for parking for the current trend of houses 3,000 square feet and greater is not indicated by our current code.

**Chart 1: National Association of Home Builders Analysis of the 2021 Census Bureau Survey of Construction data**



Staff considers enclosed parking spaces within garages as required parking, as well as tandem parking space(s) in the driveway. However, in practice, many garages are utilized for storage or living space. This leaves some or the entire parking demand to be parked in driveways and perhaps even along the street. Due to the private nature of an enclosed garage, requiring parking only in garages is very difficult to continually enforce. **Therefore, it is even more important to consider the real parking demand of larger single-family houses, to ensure that their parking demands are not negatively impacting their neighborhoods.**

Staff researched the last ten years of single-family home permits to provide an existing condition to compare the code benchmarks with recent building activity (please see attachment 2). The research demonstrates the sizes of houses, and the number of garage and driveway parking spaces built in order to gauge whether a code change to the parking ratio would make any recent residential buildings non-conforming.

**Code benchmarks:**

Staff has provided local benchmarks to illustrate the ratio of parking spaces required for single family residential dwellings. Staff compared the different approaches from local municipalities as it pertains to parking single family housing (please see Table 1 on the following page). Generally, municipalities fall into 4 approaches: Approach 1 is a single standard ratio of parking spaces per dwelling unit (our current



code); Approach 2 is a tiered approach that includes a base ratio of 2 parking spaces per dwelling unit (DU) of a certain size, and additional spaces per square foot or bedroom over the base; Approach 3 is a simple ratio of parking spaces per bedroom; and lastly, Approach 4 is a ratio of 1 space per DU for a smaller home and a ratio of 2 spaces for a larger home.

Although Approach 1 seems to be more frequently used (in locations such as Jupiter Inlet Colony, Lake Park, Tequesta, Palm Beach Shores and Riviera Beach). However, Approach 2 is an alternate method utilized at the Town of Palm beach, Town of Jupiter and Wellington. Approach 2 has been utilized in communities more in line with a smaller town approach such as Juno Beach. Equally supportive of a different approach to the current code are Jupiter Island, Palm Beach Gardens and Lauderdale Lakes, which also demand greater parking in relation to the size of the house. **Therefore, several examples of alternative approaches to our existing code exist in our neighboring communities.**

**Table 1**

<i>Municipality</i>	<b>Approach 1 (Similar to Current Code)</b>	<b>Approach 2</b>	<b>Approach 3</b>	<b>Approach 4</b>
<i>Jupiter</i>		2 spaces/DU + 1 space for each bedroom over 3		
<i>Jupiter Inlet Colony</i>	2 spaces/DU			
<i>Jupiter Island</i>			1.5 spaces/bedroom	
<i>Lake Park</i>	2 spaces/ DU			
<i>Lauderdale Lakes</i>				1 space/DU under 3 bedrooms, 2 spaces/DUs over 4 bedrooms
<i>North Palm Beach</i>	1 space/DU *			
<i>Palm Beach</i>		2 spaces/3,300 SF + 1 spaces each additional 3,000 SF		
<i>Palm Beach Gardens</i>			Greater of: 2 spaces/DU or 1 space per Bedroom	
<i>Palm Beach Shores</i>	2 spaces/ DU			
<i>Riviera Beach</i>	2 spaces/DU			
<i>Tequesta</i>	2 spaces/DU			
<i>Wellington</i>		2 spaces/DU + 1 space for each bedroom over 4		

\*Below the Town of Juno Beach’s current code

DU = Dwelling unit

SF = Square feet

**RECOMMENDATION:**

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

## Attachments:

Attachment 1 – Benchmark Language

Attachment 2 – Existing conditions – Sample 10 of Single Family Home Permits since 2013

## Reference(s):

**Town of Palm Beach**

[https://library.municode.com/fl/palm\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH134ZO\\_ARTIXOREPALO\\_DIV2OREPA\\_S134-2176SACH](https://library.municode.com/fl/palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH134ZO_ARTIXOREPALO_DIV2OREPA_S134-2176SACH)

**Jupiter Island**

[https://library.municode.com/fl/jupiter\\_island/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXALADERE\\_ARTIVSURE\\_DIV3DEST\\_S3.10OREPA](https://library.municode.com/fl/jupiter_island/codes/code_of_ordinances?nodeId=PTIICOOR_APXALADERE_ARTIVSURE_DIV3DEST_S3.10OREPA)

**Lauderdale Lakes**

[https://library.municode.com/fl/lauderdale\\_lakes/codes/land\\_development\\_regulations?nodeId=CH8OREPALODRST\\_S801OREPALOST](https://library.municode.com/fl/lauderdale_lakes/codes/land_development_regulations?nodeId=CH8OREPALODRST_S801OREPALOST)

**Palm Beach Shores**

[https://library.municode.com/fl/palm\\_beach\\_shores/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAZOOR\\_SVDIRE\\_PF.5.13OREPA](https://library.municode.com/fl/palm_beach_shores/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZOOR_SVDIRE_PF.5.13OREPA)

**Jupiter**

[https://library.municode.com/fl/jupiter/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH27ZO\\_ARTXISUDIRE\\_DIV32PARE\\_S27-2828STREOREPALOSP](https://library.municode.com/fl/jupiter/codes/code_of_ordinances?nodeId=SPBLADERE_CH27ZO_ARTXISUDIRE_DIV32PARE_S27-2828STREOREPALOSP)

**Palm Beach Gardens**

[https://library.municode.com/fl/palm\\_beach\\_gardens/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH78LADE\\_ARTVSUDIRE\\_DIV9OREPALO\\_SDIOPREPAVE\\_S78-345NUPASPRE](https://library.municode.com/fl/palm_beach_gardens/codes/code_of_ordinances?nodeId=SPBLADERE_CH78LADE_ARTVSUDIRE_DIV9OREPALO_SDIOPREPAVE_S78-345NUPASPRE)

**North Palm Beach**

[https://library.municode.com/fl/north\\_palm\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXCZO\\_ARTIIDIRE\\_S45-27SIMIDWDI](https://library.municode.com/fl/north_palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_APXCZO_ARTIIDIRE_S45-27SIMIDWDI)

**Riviera Beach**

[https://library.municode.com/fl/riviera\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH31ZO\\_ARTVIIOREPALO\\_S31-577OREPARA](https://library.municode.com/fl/riviera_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH31ZO_ARTVIIOREPALO_S31-577OREPARA)

**Tequesta**

[https://library.municode.com/fl/tequesta/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH78ZO\\_ARTXOREREPALORE\\_S78-705RENUPASP](https://library.municode.com/fl/tequesta/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTXOREREPALORE_S78-705RENUPASP)

**Wellington**

[https://library.municode.com/fl/wellington/codes/unified\\_land\\_development\\_code?nodeId=ART7SIDEST\\_CH5OREPALO\\_S7.5.1GE](https://library.municode.com/fl/wellington/codes/unified_land_development_code?nodeId=ART7SIDEST_CH5OREPALO_S7.5.1GE)

**Jupiter Inlet Colony**

[https://library.municode.com/fl/jupiter\\_inlet\\_colony/codes/code\\_of\\_ordinances?nodeId=APXAZOCO\\_AR\\_TIGEPR\\_S10REUPLABUST](https://library.municode.com/fl/jupiter_inlet_colony/codes/code_of_ordinances?nodeId=APXAZOCO_AR_TIGEPR_S10REUPLABUST)

**Lake Park**

[https://library.municode.com/fl/lake\\_park/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH78ZO\\_AR\\_TVSURE\\_S78-142OREPALO](https://library.municode.com/fl/lake_park/codes/code_of_ordinances?nodeId=SPBLADERE_CH78ZO_AR_TVSURE_S78-142OREPALO)

**Town of Palm Beach - (2 spaces/3,000 SF + 1 space each additional 3,000 SF)**

Sec. 134-2176. - Same—Schedule.

The schedule of off-street parking required by this division shall be as follows:

Use	Spaces Required Per Unit
(1) Single-family dwellings	Two per dwelling unit of 3,000 feet of floor area or less, plus one additional space per each 3,000 square feet or portion thereof of floor area above 3,000 square feet.

**Jupiter Island – 1.5 spaces/bedroom**

Sec. 3.10. - Off-street parking.

A. The maximum number of parking spaces provided shall be one and one-half parking spaces for each bedroom located on a lot.

**Lauderdale Lakes – 1 space/DU under 3 bedrooms, 2 spaces/ DU over 4 bedrooms**

801.4.1. Residential single-family detached and residential duplex.

(a) Garage spaces. Each dwelling unit is required to provide a minimum of one parking space in a fully enclosed, attached private garage. Dwelling units with four or more bedrooms are required to provide a minimum of two parking spaces in a fully enclosed, private garage. Conversion of the garage into living area is prohibited.

(b) Exterior spaces. All dwelling units shall provide a minimum of one unenclosed parking space. Dwellings with three or more bedrooms shall provide two unenclosed parking spaces. Parking spaces shall not be located so as to require a parked vehicle to interfere with sidewalk travel lines

**Palm Beach Shores – 2 spaces/ DU**

Pf. 5.13 - Off Street Parking

For all residences built in this district off-street parking spaces shall be provided for a minimum of two (2) automobiles. Such spaces may only be in a private garage, carport, or other paved area or a combination of such facilities.

**Jupiter – 2 spaces / DU + 1 space for each bedroom over 3 bedrooms**

Sec. 27-2828. - Standards for required off-street parking and loading spaces

Residential—Single-family and duplex (attached and detached) 2 parking spaces for the first 3 bedrooms + 1 parking space for each bedroom over 3 bedrooms

**Palm Beach Gardens – 2 spaces/DU or 1 parking space for each bedroom**

Dwelling, One Family - Greater of 2 spaces per unit or 1 space for each bedroom

**North Palm Beach – 1 space/DU**

Sec. 45-27. - R-1 single-family dwelling district.

Off-street parking regulations. At least one parking space measuring at least nine (9) feet by eighteen (18) feet (one hundred sixty-two (162) square feet) shall be provided.

**Riviera Beach – 2 spaces/DU**

Sec. 31-577. - Off-street parking ratios

(1) Residential uses. For all residential uses:

- a. Residential units shall have at least two parking spaces per unit, including PUD residential developments.

**Tequesta – 2 spaces/ DU**

Sec. 78-705. - Required number of parking spaces

(8) Dwellings, including foster care and group homes:

- a. Single-family: Two spaces per dwelling unit.

**Wellington – 2 spaces/DU with under 4 bedrooms + 1 spaces for each additional bedroom**

Chapter 5. - Off-street parking and loading

Sec. 7.5.1. – General. Two spaces per unit and units with four or more bedrooms require one additional parking space per bedroom.

**Jupiter Inlet Colony – 2 spaces/DU**

Section 10 – Restrictions upon land, buildings and structures

Each single-family dwelling shall provide a driveway and no less than two (2) parking spaces per dwelling. Such parking spaces may be located on a driveway.

**Lake Park – 2 spaces/DU**

Section 78-142. Off-Street Parking and loading

Use Classification	Minimum Off-Street Parking Requirements
Single-family housing units	2 spaces per dwelling unit

Address	Square footage	Bedrooms	Parking Spaces		Year of CO
			Garage	Driveway	
120 Ocean Drive	5,834 SF	4	2	2	2024
190 Ocean Drive	7,557 SF	5	2	2	2016
140 Ocean Drive	4,709 SF	4	1	2	2024
420 S Lyra Circle	5,492 SF	5	2	2	2023
771 Ocean Drive	6,174 SF	3	4	2	2020
840 Ocean Side Drive	4,670 SF	3	1	2	2024
842 Ocean Side Drive	5,603 SF	5	2	2	2024
843 Ocean Side Drive	5,238 SF	3	2	2	2024
845 Ocean Side Drive	6,722 SF	2	2	2	2020
780 Hibiscus Avenue	4,518 SF	3	2	2	2015
550 Saturn Lane	3,938 SF	3	3	2	2014
13440 US Highway 1	5,748 SF	5	3	2	2024
471 Sunset Way	6,009 SF	3	3	2	2016
381 Ocean Drive	6,715 SF	4	3	2	2020
311 Ocean Drive	3,626 SF	3	1	2	2024
1705 Floral Drive	2,380 SF	3	2	2	2018
13893 Oleander Avenue	2,532 SF	3	2	2	2019
13797 Cocoanut Avenue	3,585 SF	2	4	2	2013
272 Celestial Way	6,135 SF	5	2	2	2018
240 Celestial Way 1	3,630 SF	3	2	2	2016