



PLANNING & ZONING BOARD MEETING AGENDA

February 05, 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 (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 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.

CONSENT AGENDA

- [1.](#) Planning & Zoning Board Meeting Minutes for January 17, 2024

BOARD ACTION/DISCUSSION ITEMS

- [2.](#) Discussion on Artificial Turf
- [3.](#) Discussion on Parking

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING & ZONING BOARD MEETING MINUTES

January 17, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DIANA DAVIS, CHAIR
 JIM FERGUSON, VICE CHAIR
 MICHAEL STERN, BOARDMEMBER
 LAURE SHEARER, BOARDMEMBER
 NANCY WOLF, BOARDMEMBER

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

ABSENT: JANE LE CLAINCHE, ALTERNATE BOARDMEMBER

Audience: 13

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

Town Attorney Rubin announced that he has to leave for a meeting at 6pm and Town Attorney Garrett will then assume his position.

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. Comments needing a reply will be referred to Staff for research; a report will be forwarded to The Board; and citizens will be contacted.

Public Comments Opened at 4:01pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Minutes for December 4, 2023

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

ACTION: The motion passed unanimously.

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

2. Caretta Plat

MOTION: Stern/Ferguson made a motion to recommend approval of the proposed re-subdivision/plat to the Town Council.

ACTION: The motion passed unanimously.

3. Appearance Review – 479 Ocean Ridge Way

MOTION: Stern/Ferguson made a motion to approve the construction of a new three-story single-family residence in the RMT Zoning District, to be located at 479 Ocean Ridge Way.

ACTION: The motion passed unanimously.

Boardmember Wolf explained her vote and not having a basis to deny.

4. Ordinance No. 782 – Implementation of Live Local Act

MOTION: Stern/Ferguson made a motion to recommend to the Town Council approval of Ordinance No. 782 subject to the suggested changes discussed regarding notice to the public, an expression of intent, and acknowledging the potential for future revisions.

ACTION: The motion passed unanimously.

5. Discussion on Tower Features

Chair Davis, Vice Chair Ferguson, Boardmember Stern, and Boardmember Shearer gave consensus to recommend that the Town Council have staff draft language on amending the code to restrict only having enclosed tower features on adjacent flat roofs.

COMMENTS FROM THE BOARD

The Board gave unanimous consensus to retract its recommendation to extend the terms for Boardmembers to two years, and have the code remain status quo; and to put the discussion on amending the parking code onto the February agenda.

ADJOURNMENT

Chair Davis adjourned the meeting at 6:38pm.

Diana Davis, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk



Meeting Name: Planning and Zoning Board
Meeting Date: February 5, 2024
Prepared By: Davila, F, CFM.
Item Title: Discussion on Artificial Turf

DISCUSSION:

As part of the Board’s prioritized agenda item list, item G, discussion on Artificial Turf, Town staff is bringing this item for board discussion.

The topic specifically stated, “I am seeing increasing installation of artificial turf in my area and would like to discuss the topic with regard to lot coverage, drainage, and landscape requirements; and include pervious surfaces.”

The Town of Juno Beach does not prohibit the use of artificial turf within the Town’s jurisdiction, the installation of artificial turf does require a Juno Beach Building Permit. During the building permit review, in the zoning review process, staff verifies that the materials installed are either permeable or impermeable (main focus on the base material), this is usually done by our Civil Engineer. If the material is determined to be impermeable or is being placed above a solid base (concrete, deck, etc.), and as recommended by the Town’s Civil Engineer, the Town may ask for a drainage plan. If the material is determined to be permeable (most modern installations are) and it is being placed over a recommended base such as decomposed granite, crushed miscellaneous base (sand and gravel mix) a drainage plan is not required.

It is important to note that artificial turf is not considered landscape and cannot be used to meet the Town’s Landscape Open Space percentage requirement.

Landscaping means *any of the following or combination thereof: materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and other materials such as rocks, pebbles, sand, wall or fences.*

RECOMMENDATION:

Staff is prepared to answer any questions that the Board may have on this item

Reference(s):

34-4 Definitions.

https://library.municode.com/fl/juno_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH34ZO_ARTIINGE_S34-2PU



Meeting Name: Planning and Zoning Board

Meeting Date: February 5, 2024

Prepared By: Davila, F, CFM.

Item Title: Discussion on Parking

DISCUSSION:

At the January Planning and Zoning Board meeting, the Board gave consensus to add a discussion item on amending the parking code onto the February agenda.

At the same meeting, it was requested for the Town to adopt a parking code similar to the Town of Palm Beach (attachment #1). For your convenience, staff is including as an attachment the Town's code on Parking requirements.

RECOMMENDATION:

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

Attachment(s):

1. Town of Palm Beach Parking Code referenced at the January 2024 P&Z meeting.
2. Town of Juno Beach Parking Regulations.

Reference(s):

- Town of Palm Beach – Sec. 134-2172. – Size of spaces and access.

https://library.municode.com/fl/palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH134ZO_ARTIXOREPALO_DIV2OREPA_S134-2172SISPAC

- Town of Palm Beach – Sec. 134-2175. – Number of parking spaces required -- Generally

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- Town of Palm Beach – Sec. 134-2176. – Same – Schedule

https://library.municode.com/fl/palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH134ZO_ARTIXOREPALO_DIV2OREPA_S134-2176SACH

- Town of Juno Beach – Division 4 – Parking Requirements.

https://library.municode.com/fl/juno_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH34ZO_ARTIVSURE_DIV4PARE

Sec. 134-2172. Size of spaces and access.

An off-street automobile parking space shall consist of a parking space having minimum dimensions of nine feet in width and 18 feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width of an access drive shall be ten feet for one-way traffic. Minimum width of an aisle designed and intended for the maneuvering into a 90 degree parking space shall be 25 feet; 20 feet into a 60 degree parking space; and 15 feet into a 45 degree parking space. Minimum width of an aisle designed and intended for the maneuvering of an automobile into a parking space shall be in conformance with the illustration set forth in section 134-2171. The parking plan must be so arranged that each automobile may be placed and removed from the parking space assigned thereto and taken to and from the property without the necessity of moving any other automobile to complete the maneuver.

(Ord. No. 2-74, § 6.21(A.1), 3-26-74; Ord. No. 1-84, § 4(d), 3-1-84; Ord. No. 1-86, § 4(a), 2-10-86; Ord. No. 26-10, § 26, 12-15-10)

Sec. 134-2175. Number of parking spaces required—Generally.

- (a) Under this division, the following shall be provided:
- (1) At the time of the erection of any building or structure, minimum off-street parking facilities shall be required with adequate provisions for ingress and egress, in accordance with sections 134-2172 through 134-2174 and the schedule of off-street parking requirements, as prescribed in section 134-2176.
 - (2) At the time any building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area or seats, minimum off-street parking facilities with adequate provisions for ingress and egress shall be required, in accordance with section 134-2 and sections 134-2172 through 134-2174 and the schedule of off-street parking requirements, as prescribed in section 134-2176.
 - (3) Except as provided in subsection (f), at the time any use or occupancy of an existing building is changed to a new use or occupancy having differing off-street parking requirements, the parking requirement for the new use or occupancy shall be computed on the basis of the schedule of off-street parking requirements in the section 134-2176. This requirement shall be compared to the requirements of the existing use or occupancy, and, if the total number of spaces required under the new use or occupancy exceeds that of the existing use or occupancy, the difference shall constitute that number of additional off-street parking spaces to be provided, with adequate provisions for ingress and egress, in accordance with sections 134-2172 and the schedule of off-street parking requirements as prescribed in section 134-2176.
- (b) Except as provided in subsection (f), a use, building or structure, lawfully in existence at the effective date of this division, which shall be made nonconforming on the effective date of the ordinance from which this division derives or any applicable amendment thereto, may be continued even though off-street parking may not be provided in full compliance with this division, but the degree of nonconformity due to a deficiency in providing the required off-street parking spaces may not be increased, either by reducing the number of parking spaces which are provided on the effective date of the ordinance from which this chapter is derived or by changing the use or occupancy of an existing building to a use or occupancy which increases the requirement for off-street parking. For existing buildings or establishments therein which are nonconforming with respect to the current parking requirements, and which involve only those uses requiring one space per 200 or 250 square of gross leasable area, whichever is applicable, and which may be required under this chapter to provide additional parking spaces as a result of a change in use, such establishments shall be required only to provide that number of spaces over and above the number of spaces that would have been required at one space per 200 or 250 square feet of floor area gross leasable area, whichever is applicable.

- (c) Continued availability of required number of off-street parking spaces. After providing for the proper number of required off-street parking spaces so as to permit a principal use of property to be established as set forth in the schedule of off-street parking contained in section 134-2176, such required off-street parking shall continue to be available in undiminished number for sole use as an integral part of the continuance of the principal use(s) unless meeting the shared parking as provided for in sections 134-2177, 134-2178 and 134-2182. If for any reason such required off-street parking is not available at all times in connection with the principal use, such principal use shall be discontinued until such time as the proper number of required off-street parking spaces shall again be made available for use in connection with the principal use.
- (d) The principle of equivalency for evaluating off-street parking in existing uses is as follows:
 - (1) Definition of principle of equivalency as applied to the schedule of off-street parking requirements. The principal of equivalency, as it relates to the schedule of off-street parking requirements, shall be defined as an automobile parking space required by section 134-2176 for establishing an inventory of automobile parking spaces for a conforming or nonconforming use of an existing building, or structure or use, for the purpose of determining the net off-street parking requirement for the establishment of a proposed new use to be permitted in the building, or structure or use.
 - (2) In evaluating off-street parking for existing uses, the principle of equivalency shall be applied when the use or occupancy of an existing building is being changed to a new use or occupancy having a differing off-street parking requirement for the purpose of establishing compliance with this chapter.
 - (3) The following floor area equivalencies may be used as a minimum guide in the application of the schedule of off-street parking requirements:
 - a. One permanent seat equals six square feet of floor area in seating areas of occupancies requiring seating.
 - b. One moveable seat equals 15 square feet of floor area in seating areas of occupancies requiring seating.
 - c. The remainder of areas external to actual seating areas shall provide required parking according to the schedule of applicable parking requirements.
 - d. One school student equals 20 square feet of floor area.
- (e) For the purpose of this section, a landmarked commercially zoned building is exempt from providing additional required off-street parking if increased occupancy or use is created by interior building improvements which create more gross leasable area. However, all other provisions of subsections (a) through (d) apply.
- (f) In the 200 Block of Peruvian Avenue and Bradley Place in the C-TS zoning district, existing buildings or establishments therein which are nonconforming with respect to the current parking requirements, and which involve only those uses requiring one space per 200 or 250 square feet of gross leasable area, whichever is applicable, shall not be required to provide additional parking spaces as a result of a change from a use which alters the parking ratio from one space per 250 square feet to a use which requires one space for every 200 square feet of gross leasable area.

(Ord. No. 2-74, § 6.21(C), 3-26-74; Ord. No. 1-99, § 2, 4-5-99; Ord. No. 1-00, § 8, 2-22-00; Ord. No. 1-04, § 37, 3-9-04; Ord. No. 5-09, § 30, 4-15-09; Ord. No. 5-2011, § 5, 3-9-11; Ord. No. 25-2015, § 3, 11-12-15)

Sec. 134-2176. Same—Schedule.

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

Use	Spaces Required Per Unit
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(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.
	Two-family dwellings and townhouses	Two per dwelling unit, plus one additional per each five family dwelling units or portion thereof. Any unit larger than 3,000 square feet shall provide three parking spaces plus one additional per each five dwelling units or portion thereof.
(2)	Multifamily dwellings (three units or more), number of units and required parking spaces as follows:	
	a. Three	Eight
	b. Four	11
	c. Five	13
	d. Six or more units	Two per dwelling unit plus one per five units or portion thereof
(3)	Houses of worship, theaters and auditoriums	One per four permanent seats in the main auditorium.
(4)	Social, swimming, golf, tennis and yacht clubs	One per four members.
(5)	Retail, commercial and personal service establishments and banks and financial institutions, excluding brokerage and trust companies	One per 200 square feet of gross leasable area (GLA)
(6)	Hotels, condo-hotels, motels, motor inns and timesharing uses	One and three-fourths per unit with two or fewer rooms, and 2.75 per unit with more than two rooms; plus one for each 2.5 seats of conference capacity including auditorium, ballroom, banquet facilities, convention hall, gymnasium, meeting rooms, or other similar places of assembly.
(7)	Libraries, museums and nonprofit cultural centers	One per 500 square feet
(8)	Medical or dental offices or clinics	One per 250 square feet of gross leasable area (GLA)
(9)	Restaurants, nightclubs or other eating places	One for each three proposed fixed seats, and/or one for each 45 square feet of floor area in the proposed public seating area not having fixed seats, plus one for each 300 square feet of floor area in the remainder of the floor area
(10)	Reserved	
(11)	Schools (public or private):	
	a. Grades one—six	One per 14 students
	b. Grades seven—nine	One per nine students
	c. Grades ten—12	One per three students
(12)	Accessory commercial retail and service uses in hotels and condo hotels	One per 250 square feet except for a restaurant, nightclub, bar, or other entry place which shall require the same as subsection (9) of this section, and except for conference facilities and similar places of assembly which

		shall require the same as subsection (6) of this section
(13)	Office, professional and business service establishments, institutions, institutions, and brokerage and trust companies	One per 250 square feet of gross leasable area (GLA)
(14)	Group home and foster care facilities	One space per each four resident occupants or fraction thereof, plus one per each employee in the largest work shift, with a minimum of two parking spaces
(15)	Required off-street parking exception for commercial parking garages in the C-WA zoning district	Number of required parking spaces attributed to uses on a commercial property within a parking garage in the C-WA district may be reduced by a maximum of 15 percent in order to provide off-site supplemental parking for other off-site commercial uses in the same district. The application can only be approved if the property owner provides evidence satisfactory to the town at the time of application and on an annual renewal basis that said parking exception will not negatively impact the parking of all on-site uses. Those off-site commercial uses in the C-WA district that are allowed to share the parking garage shall not be allowed to use said shared parking as a basis to develop or redevelop property, or expand or intensify the use of property. (See footnote 1 for requirements in granting an exception)

Footnote 1: An off-street parking exception application may be approved or denied by the director of planning, zoning and building or designee after 15 days of a legal notice being published in a newspaper of general circulation in Palm Beach or West Palm Beach with a summary of the request for such off-street parking exception. Said notice shall be paid by the applicant and shall not be part of the application fee. Any approval or denial of an application for an exception to the off-street parking requirements in subsection (15) of this section may be appealed to the town council based on sections 134-141—134-145 of the Code. There shall be no fee associated with this type of an administrative appeal.

(Ord. No. 2-74, § 6.21(C), 3-26-74; Ord. No. 1-84, § 4(d), 3-1-84; Ord. No. 1-92, § 4(a), 2-3-92; Ord. No. 1-94, § 4(a), (e), 2-7-94; Ord. No. 1-95, § 2(a), 1-23-95; Ord. No. 1-96, § 10, 2-5-96; Ord. No. 1-97, § 3, 2-17-97; Ord. No. 1-99, § 27, 4-5-99; Ord. No. 1-00, § 9, 2-22-00; Ord. No. 1-01, § 7, 2-19-01; Ord. No. 1-04, § 11, 3-9-04; Ord. No. 5-09, § 24, 4-15-09; Ord. No. 7-09, § 7, 5-13-09; Ord. No. 25-2015, § 4, 11-12-15)

DIVISION 4. PARKING REQUIREMENTS

Sec. 34-980. Purpose and intent.

The regulations and requirements of this division are intended to minimize traffic congestion and facilitate vehicular and pedestrian safety by providing guidelines for the provision of off-street and on-street parking for all uses in all zoning districts of the town.

(Ord. No. 207, § 5.40.1, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 517, 12-1-1999)

Sec. 34-981. General requirements; off-street parking plan.

(a) *General requirements.*

- (1) All parking facilities which are required under this chapter shall be continued for as long as a use requiring parking is continued.
- (2) Any building or structure existing as of the date of the adoption of this chapter, may be renovated, altered or repaired without providing additional parking facilities if there is no increase in the number of dwelling units, square footage in nonresidential developments, or change in use which requires more parking than the existing use. Any additional number of dwelling units, square footage in nonresidential developments, or change in use which requires more parking than the existing use shall meet the requirements of this chapter.
- (3) A site plan drawn to scale showing parking shall be submitted to and reviewed by the planning and zoning board and approved by the town council before a permit is issued for the construction of or use of the building, structure, or facility being considered. This plan shall show the location, and accurately designate the number of required spaces, their size or sizes, access aisles, driveways, and their relation to the site plan. Landscaping of parking areas shall comply with the landscape requirements of article IV, division 7 of this chapter.
- (4) Parking facilities shall be maintained for as long as the use for which they are provided is continued.

(b) *Off-street parking plan.*

- (1) *Coordination.* The building size and parking plan shall be coordinated for the following uses: three or more attached single-family residential, multiple-family residential, and nonresidential including but not limited to commercial, institutional, governmental, and recreational. Coordinating the parking layout, number of spaces and size of structures shall consist of the following two planning steps:
 - a. *Step 1.* The minimum number of parking spaces shall be determined from the schedule of off-street parking required according to the intended use or uses and the corresponding number of spaces required. The minimum parking area shall then be determined by assuming each off-street parking space will occupy 200 square feet and the parking plan will meet required minimum aisles and backing space.
 - b. *Step 2.* Additional parking may be created by then reducing the size of the parking space according to the off-street parking standards set forth in subsection (b)(5) of this section (standard stall dimensions, compact stall dimensions, and disabled parking stall dimensions).

- (2) *Compact car spaces.* Compact car spaces shall be permitted only for office developments greater than 25,000 square feet in gross floor area, and the percentage of compact car spaces shall not exceed 15 percent of the total number of spaces provided. Furthermore:
 - a. The location of compact car spaces shall be neither more nor less convenient than larger car spaces. Compact spaces shall be well-marked and quickly distinguished from standard spaces. Compact car spaces should not be sprinkled here and there in such a way that the individual parking the larger car is deceived by the size of any empty space, finding it too small for use.
 - b. Compact spaces shall be identified in one of two ways:
 - 1. By signs only; or
 - 2. By signs and color-coded stall lines. A line can be painted at the entry to the smaller stall. The line is to be parallel to the aisle and mark the point beyond which the car should not extend.
- (3) *Disabled parking and sign detail.* All parking regulations for persons with disabilities shall be governed by F.S. §§ 316.1957, 316.1958, 316.1959, and 553.501 et seq.
- (4) *Vehicular and pedestrian access.*
 - a. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street area shall not exceed a maximum of 30 feet.
 - b. Nonresidential developments approved after the effective date of the ordinance from which this chapter is derived shall be required to provide an internal accessway and/or alleyway connecting the approved development with adjacent future nonresidential development, providing for vehicular (automobile and bicycle) and pedestrian traffic. Existing nonresidential developments adjacent to new nonresidential developments shall be encouraged to provide internal cross access. Such cross access shall be provided in a recordable instrument in a form acceptable to the town attorney. A nonresidential development adjacent to a residential development may be required to provide a vehicular and/or pedestrian accessway if the residential development desires such connection.
 - c. An efficient and safe pedestrian and vehicular (automobile and bicycle) traffic system shall be provided throughout the parking and other vehicular use areas.
 - d. The design, number and placement of such drives, accessways, and alleyways shall be subject to review by the planning and zoning board and approval by the town council, and, if applicable, county and state authorities having jurisdiction over such matters.
- (5) *Schedule of off-street parking requirements.*
 - a. *Generally.* The schedule of off-street parking requirements is as follows. The town encourages the use of angled parking for its residents.

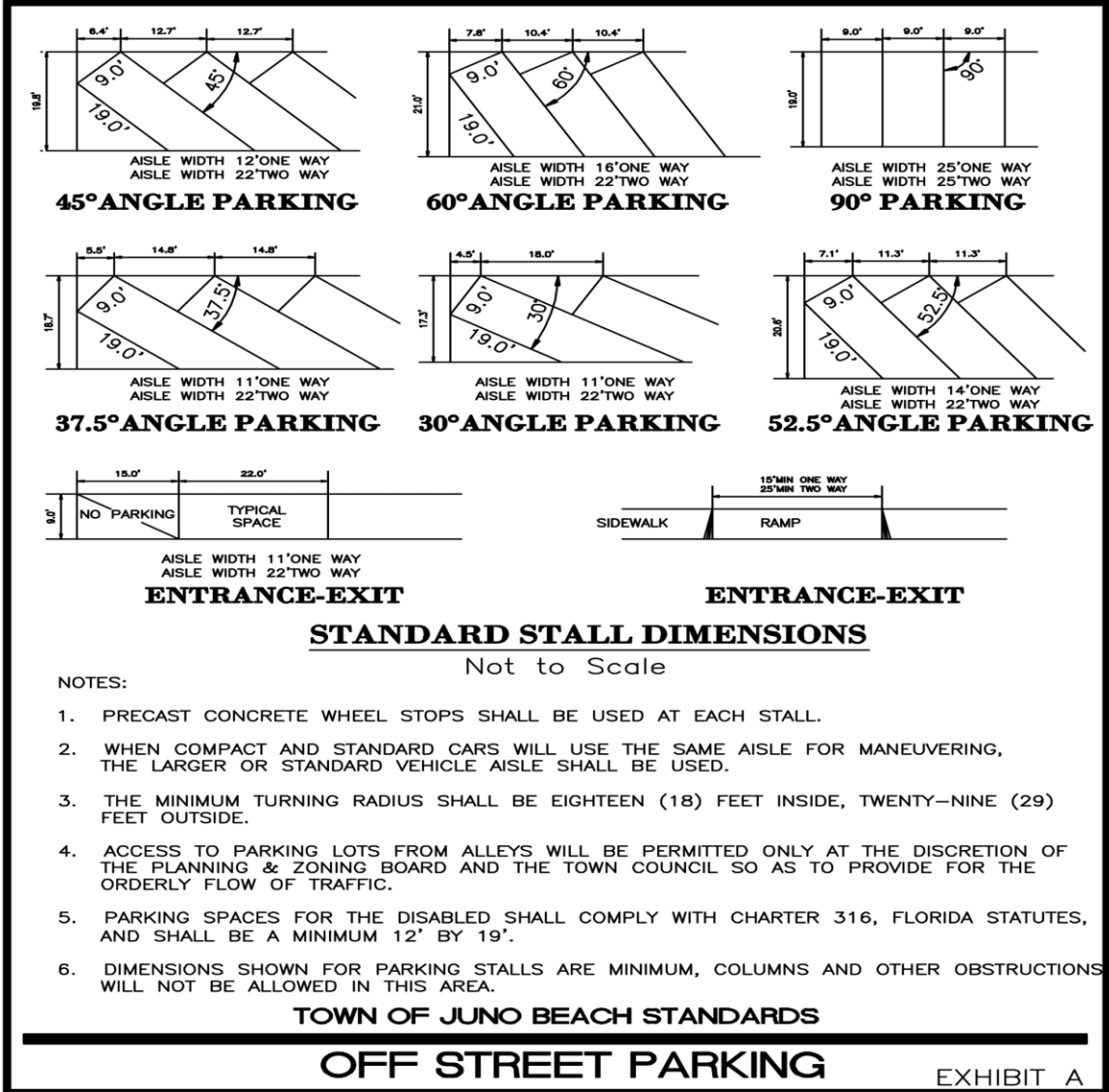
SCHEDULE OF OFF-STREET PARKING REQUIREMENTS
JUNO BEACH, FLORIDA

Use	Space Required Per Unit (unless otherwise specified in a particular zoning district)
Accessory apartment	1 space per dwelling unit if 750 sq. ft. or less; 2 spaces per dwelling unit if greater than 750 sq. ft.

Single- and two-family dwellings and townhouses	2 spaces per dwelling unit. In addition, for developments with 3 or more attached units, one guest space shall be required for every 7 units.
Multiple-family dwelling	2 spaces per dwelling unit for the initial 20 units; 1.75 spaces for each from 21 through 50; 1.50 spaces for units 51 and more. In addition, one guest space shall be required for every 7 units.
Churches and other places of worship	1 space per three fixed seats (schools and gymnasiums calculated separately).
Beach, swimming, tennis, golf and yacht clubs	1 space per each 300 sq. ft. of clubhouse space plus 20 spaces for each swimming pool, 2 spaces for each tennis court, 2 spaces for each golf hole and one space for each boat slip.
Beauty shops, barbershops, medical and dental clinics and/or offices, outpatient substance abuse treatment providers, other personal services	1 parking space per 200 sq. feet of gross floor area.
Commercial retail establishments (excluding convenience stores)	1 parking space per 200 sq. ft. of gross floor area.
Convenience stores	1 space per 300 sq. ft. of gross floor area.
Trust companies	1 space per 300 sq. ft. of gross floor area.
Commercial banks, savings and loan associations	1 space per 300 sq. ft. of gross floor area; stacking lane of 5 cars per window.
Business and professional offices	1 space per 300 sq. ft. of gross floor area.
Furniture stores (over 5,000 sq. ft. of gross floor area)	1 space per 600 sq. ft. of gross floor area.
Furniture stores (under 5,000 sq. ft. of gross floor area)	1 space per 350 sq. ft. of gross floor area.
Transient residential facilities	1 space per each occupancy unit.
Hotel/motel	1.25 spaces per each occupancy unit plus one space for each three seats offered to the public for restaurant and lounge purposes and one space per 100 sq. ft. of meeting space. Additional spaces may be required for retail shops, beauty shops and barbershops, athletic clubs, etc. if expected to attract additional outside traffic.
Restaurants, nightclubs and/or other eating places	1 space per 90 sq. ft. of gross floor area. For restaurants and shopping plazas with restaurants, a minimum of 60% of the required spaces shall occur on the back yard of the site, not on the street side.
Libraries, museums	1 space per 500 sq. ft. of gross floor area.
Schools (public or private)	
Grades K—8	1 parking space per employee plus 20 visitor spaces
Grades 9—12	1 parking space per employee, one space per every four students, and 25 visitor spaces.
Assisted living facilities	1 parking space for each adult extended care residence plus one parking space per four patient beds or residents plus one space per employee, including nurses and staff doctor, on shift of greatest employment.

Residential substance abuse treatment providers	1 parking space per four patient beds or residents plus one space per employee on shift of greatest employment.
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- b. *Exceptions.* If a proposed use is not listed or if special circumstances exist for a particular use which causes it not to need the required minimum spaces or if shared parking is desired, a parking study acceptable to the town planning and zoning department shall be submitted for review by the planning and zoning board and approval by town council.
1. If the number of required spaces is reduced, the area that would have been used for parking shall be reserved as landscape open space. The number of spaces reduced multiplied by 200 square feet (see subsection (b)(1)a of this section) shall be required to be maintained as landscape open space and shall not be counted toward the minimum landscape open space requirement.
 2. A shared parking plan shall be enforced through written agreement, unity of title, or unity of control.
- c. *Parking in the side and rear yard.* If a minimum of 75 percent of all parking spaces on site are located in the side and rear yard areas, then the total parking space requirement may be reduced by 15 percent.
- (c) *On-street parking.* Any new development constructed upon an entirely new roadway shall be permitted, at the discretion of the town, to have on-street parking directly fronting a lot provided said roadway is designed for continuous and successive on-street parking. Such on-street parking shall count toward fulfilling the off-street parking requirement.
- (d) *Parking dimensions for on-street and off-street parking.* The parking dimensions for standard stalls, compact car stalls and disabled stalls shall be as specifically set in Exhibits A, B and C, respectively, at the end of this section. Based on the frequency of use, the planning and zoning director may recommend to the planning and zoning board and to the town council that guest spaces, excess spaces, and infrequently used parking spaces be provided in grassed areas, or other acceptable material, with a stabilized sub-base.
- (e) *Bicycle parking facilities.*
- (1) Bicycle parking facilities with a minimum of eight bicycle parking spaces, in a design acceptable to the town, shall be provided for each nonresidential development. In a mixed-use or shopping center development, a minimum of eight bicycle parking spaces shall be provided for each anchor tenant. The bicycle parking facilities shall be located close to the principal building entrance and shall be sheltered. The number of required bicycle parking spaces may be increased or decreased by the town, based upon its review of the proposed project and the reasonable amount of expected bicycle parking space needs. Shower and locker facilities, sufficient in amount to accommodate need, are encouraged in all nonresidential developments greater than 10,000 square feet in gross floor area.
 - (2) All multifamily and three or more attached single-family residential developments shall be required to provide bicycle storage facilities. Such storage facilities shall be fully enclosed within a structure and shall be of a sufficient size to accommodate expected storage needs.



5.40-6A

45° ANGLE PARKING
 AISLE WIDTH 12' ONE WAY
 AISLE WIDTH 22' TWO WAY

60° ANGLE PARKING
 AISLE WIDTH 14' ONE WAY
 AISLE WIDTH 22' TWO WAY

90° PARKING
 AISLE WIDTH 22' ONE WAY
 AISLE WIDTH 22' TWO WAY

37.5° ANGLE PARKING
 AISLE WIDTH 11' ONE WAY
 AISLE WIDTH 22' TWO WAY

30° ANGLE PARKING
 AISLE WIDTH 11' ONE WAY
 AISLE WIDTH 22' TWO WAY

52.5° ANGLE PARKING
 AISLE WIDTH 12.5' ONE WAY
 AISLE WIDTH 22' TWO WAY

ENTRANCE-EXIT
 AISLE WIDTH 10' ONE WAY
 AISLE WIDTH 22' TWO WAY

ENTRANCE-EXIT
 15' MIN ONE WAY
 25' MIN TWO WAY

COMPACT STALL DIMENSIONS
 Not to Scale

NOTES:

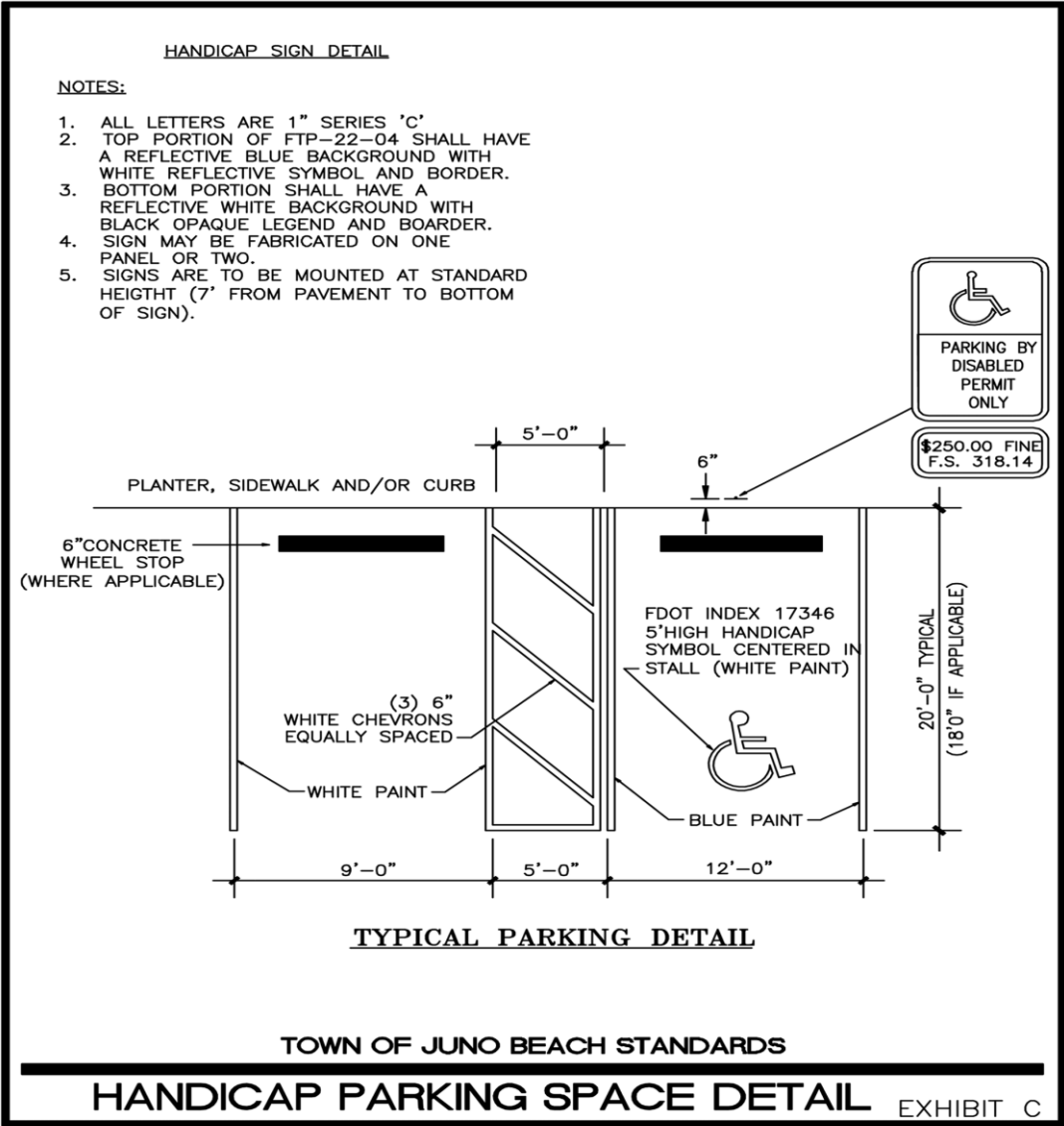
1. PRECAST CONCRETE WHEEL STOPS SHALL BE USED AT EACH STALL.
2. WHEN COMPACT AND STANDARD CARS WILL USE THE SAME AISLE FOR MANEUVERING, THE LARGER OR STANDARD VEHICLE AISLE SHALL BE USED.
3. THE MINIMUM TURNING RADIUS SHALL BE EIGHTEEN (18) FEET INSIDE, TWENTY-NINE (29) FEET OUTSIDE.
4. ACCESS TO PARKING LOTS FROM ALLEYS WILL BE PERMITTED ONLY AT THE DISCRETION OF THE PLANNING & ZONING BOARD AND THE TOWN COUNCIL SO AS TO PROVIDE FOR THE ORDERLY FLOW OF TRAFFIC.
5. PARKING SPACES FOR THE DISABLED SHALL COMPLY WITH CHARTER 316, FLORIDA STATUTES, AND SHALL BE A MINIMUM 12' BY 19'.
6. DIMENSIONS SHOWN FOR PARKING STALLS ARE MINIMUM, COLUMNS AND OTHER OBSTRUCTIONS WILL NOT BE ALLOWED IN THIS AREA.

TOWN OF JUNO BEACH STANDARDS

OFF STREET PARKING

EXHIBIT B

5.40-6B



(Ord. No. 207, § 5.40.2, 8-8-1979; Ord. No. 287, 7-10-1985; Ord. No. 416, 9-25-1991; Ord. No. 485, 9-4-1996; Ord. No. 517, 12-1-1999; Ord. No. 668, § 5, 5-28-2014)

Sec. 34-982. Commercial areas.

- (a) The following restrictions shall apply to the parking of vehicles, recreational vehicles, boats and boat trailers in commercial areas:
 - (1) Any vehicles parked in a commercial area for more than a 24-hour period must be owned or leased by the business owner on the property and parked at the rear of the building, unless no rear parking area is available.
 - (2) No recreational vehicles, boats and boat trailers shall be parked or stored in a commercial area.

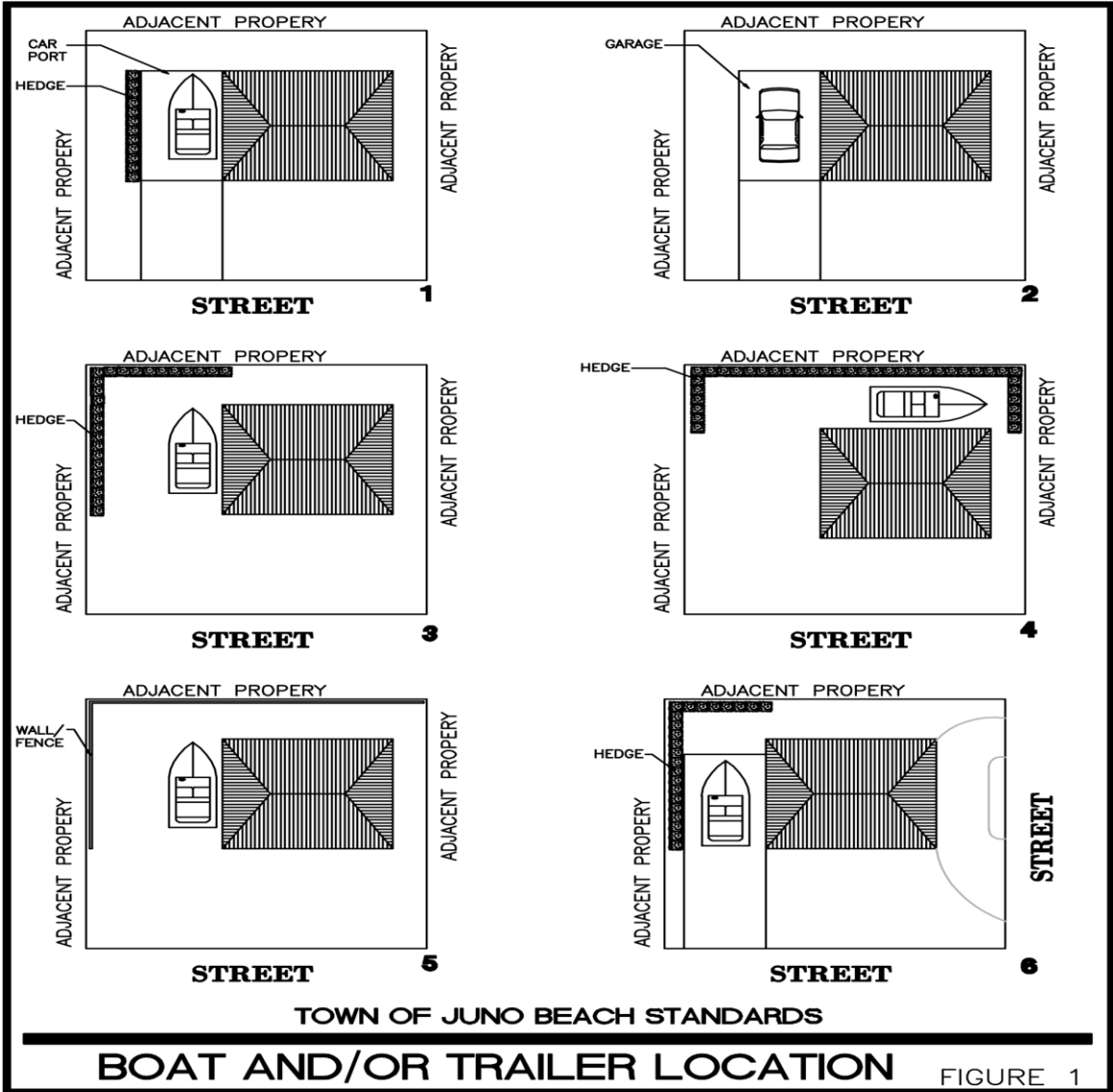
- (b) The restrictions set forth in subsection (a) of this section shall not apply to the temporary parking of vehicles when construction is underway, for which a current and valid building permit has been issued by the town and said permit is properly displayed on the premises.
- (c) See article IV, division 6 for vehicle signage requirements.
- (Ord. No. 207, § 5.40.3, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 487, 9-18-1996; Ord. No. 517, 12-1-1999)

Sec. 34-983. Residential areas.

- (a) *Prohibited vehicles; exceptions.* No dual-wheeled vehicles, vehicles exceeding three-fourths-ton rated capacity, and vans exceeding one-ton rated capacity; and no bus, pole trailer, semitrailer, trailer, truck, and truck tractor, as defined in F.S. ch. 316, shall be parked or stored on any residential property or public or private street rights-of-way or alleys within any residential district in the town except for the following situations:
- (1) This restriction will not apply to those vehicles described and regulated in subsections (b) and (c) of this section.
 - (2) This restriction shall not apply to the temporary parking of such vehicles on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the town and said permit is properly displayed on the premises.
 - (3) This restriction shall not apply to routine deliveries by tradesmen or the use of trucks in making service calls providing that such parking is actually in the course of business deliveries or servicing as the case may be.
 - (4) This restriction shall not apply to the parking of emergency vehicles providing that the time parked is actually necessary for the emergency. Further, the restriction shall not apply to emergency vehicles driven by residents of the town and parked on their property.
 - (5) This restriction shall not apply to a situation where such vehicle becomes disabled and, as a result of such emergency is required to be parked within a residential district for longer than the time allowed herein. However, any such vehicle shall be removed from the residential district within 24 hours by towing if necessary regardless of the nature of the emergency, and the cost of such towing shall be at the expense of the owner of the vehicle.
 - (6) This restriction shall not apply the recreational vehicle park (RV park) zoning district.
- (b) Any commercial and noncommercial pickup truck, sport utility vehicle, automobile, or similar type of motor vehicle (as defined by F.S. ch. 316) not exceeding three-fourths-ton rated capacity and any van not exceeding one-ton rated capacity, may be parked on a lot improved with a permitted structure in any residential district in the town. All commercial motor vehicles shall adhere to the following:
- (1) Any equipment or inventory shall be placed in the interior of the vehicle or within the confines of the bed of a truck.
 - (2) Any commercial vehicle that cannot abide by subsection (b)(1) of this section must be placed in a garage, carport, or in the side or rear yard and screened as described in subsection (c)(3) or (4) of this section.
 - (3) See article IV, division 6 for vehicle signage requirements.
- (c) Boats, boat trailers, utility trailers; or recreational vehicles, excluding the park trailer (as defined by F.S. ch. 320) may be parked on a lot improved with a permitted structure in any residential district in town subject to the following conditions and restrictions:

- (1) One boat, one boat trailer, one utility trailer, and one recreational vehicle (RV), but not more than one of each, may be parked on a lot (See section 34-984 for exceptions).
- (2) The equipment described in this section must be owned and used primarily by a resident of the premises; provided, however, that a guest of the resident may park such equipment, excluding the utility trailer, in the front yard driveway for not more than three days in any 14-day period.
- (3) The location for such parked equipment, excluding the utility trailer, shall be in the rear yard or in the side yard placed to the rear of a line established by the front building wall or corner, whichever is applicable (see section 34-984 for exceptions). Such parked equipment, however, shall be screened on three sides against direct view from adjacent properties. Compliance with the screening described, herein, shall permit the planting of a minimum 42-inch-high hedge. The hedge shall be maintained in a healthy condition to a minimum height of six feet, which will become an effective opaque screen from adjacent properties in a reasonable period of time not to exceed two years. A six-foot-high fence/wall such as wood or concrete block stucco (CBS) will also be allowed as a screen in place of a hedge. (See figure 1, which follows this section, for examples.) See sections 34-905 and 34-1088.
- (4) All utility trailers must be parked in a garage or carport. Any other of the vehicles or equipment described herein may be parked in a garage or carport. The garage or carport must be effectively screened on three sides; provided however that no portion of the vehicle or equipment shall extend horizontally beyond the roof overhang (eave). (See figure 1, which follows this section, for examples).
- (5) Such equipment shall at all times have attached a current vehicle registration, license plate and, if required, a current sticker.
- (6) No vehicle major repairs or overhaul work on such equipment which constitute either a public or private nuisance shall be made or performed on the site.
- (7) When parked on the site such equipment shall not be used for living or sleeping quarters or for housekeeping or storage purposes and shall not have attached thereto any service connection lines except as may periodically be required to maintain the equipment and appliances.
- (8) All vehicles shall abide by the town's sign ordinance (see article IV, division 6 of this chapter).
- (9) The restrictions herein shall not prohibit the temporary parking of vehicles used for recreational purposes on lots within the town which are set aside specifically for recreational use, for example, the RV park zoning district.

(Ord. No. 207, § 5.40.4, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 487, 9-18-1996; Ord. No. 517, 12-1-1999)



5.40-10A

Sec. 34-984. Legal nonconforming use status.

In the RS-5 and R-DUP zoning districts a maximum of two boats and two boat trailers shall be permitted to be parked in the front yard, provided neither boat and trailer can fit in the side or rear yard. Such boat and boat trailer shall be permitted as legal nonconforming uses for a limited period of time as specified herein provided the following conditions are satisfied:

- (1) The granting of the legal nonconforming use status shall only apply to those boats and boat trailers which are owned by the owner or current tenant of the residence as of the effective date of the ordinance from which this chapter is derived.
- (2) Property owners or tenants who own said boats and boat trailers shall register same as legal nonconforming uses with the town within 90 days of the adoption date of the ordinance from which this chapter is derived.

- (3) Upon registration, the town shall issue a registration decal which must be permanently affixed and displayed in a manner as to be visible from the street and renewable yearly. The town shall also issue a copy of a document to be recorded by the town clerk which limits the parking of said boats and boat trailers during the time the registering property owner or current tenant maintains ownership or rental of the real property upon which the boats and boat trailers are parked. The fee for this registration and decal and recording shall be such fee as is charged by the town to cover its administrative costs. After the September 18 renewal date a late penalty as currently established or as hereafter adopted by resolution of the town council from time to time may be assessed for each month of delinquency or part thereof. In the event a property owner or tenant does not register or renew its registration within 90 days from adoption of this chapter anniversary date, the property owner's or tenant's legal nonconforming status shall cease to exist and the town shall record a document in the public records evidencing same.
- (4) The legal nonconforming use status for said boats and boat trailers shall not be transferable to a subsequent owner or tenant of the property. However, owners or tenants may replace their boats and boat trailers for the cost of a new registration decal.
- (5) The conditions described in section 34-983(c)(5)—(8) shall be adhered to.
- (6) These boats and boat trailers shall be parked perpendicular to the street (except when on a corner lot) and shall not extend into any street right-of-way or create a vehicular traffic hazard.

(Ord. No. 207, § 5.40.5, 8-8-1979; Ord. No. 485, 9-4-1996; Ord. No. 487, 9-18-1996; Ord. No. 517, 12-1-1999)

Sec. 34-985. Off-street loading.

- (a) In any district in connection with every building or building group or part thereof, thereafter created and having a gross floor area of 10,000 square feet or more, which is to be occupied by commercial uses or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, off-street loading or unloading berths in a number not less than that set forth in the following schedule:

<i>Use</i>	<i>Minimum Required Number of Berths</i>
Commercial Uses:	
10,000—50,000 sq. ft	1 berth
50,001—100,000 sq. ft	2 berths
100,001 sq. ft. or more	3 berths
Office Uses:	
25,000—100,000 sq. ft	1 berth
100,001—200,000 sq. ft	2 berths
200,001 sq. ft. or more	3 berths

- (b) A loading demand statement shall be required at the time of application submittal for all nonresidential uses, detailing the land use's projected normal demands for loading and unloading. The number of required loading berths may be increased or decreased by the town based upon its review of the loading demand statement.
- (c) The loading berth required in each instance shall not be less than 12 feet in width, 40 feet in length, and 14 feet in height, and may occupy all or any part of any required yard except for a required front yard; provided, however, that the loading berth shall be screened from the street or public way and any adjoining residential property.

(Ord. No. 207, § 5.50, 8-8-1979)

Secs. 34-986—34-1013. Reserved.