



# PLANNING & ZONING BOARD MEETING AGENDA

December 02, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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**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 5:30pm 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 November 18, 2024

**BOARD ACTION/DISCUSSION ITEMS**

2. Tools to Limit Density Discussion

**COMMENTS FROM THE BOARD**

**ADJOURNMENT**



# PLANNING & ZONING BOARD MEETING MINUTES

November 18, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER & DIRECTOR OF PLANNING & ZONING  
 STEPHEN MAYER, PRINCIPAL PLANNER  
 ISABELLA HICKEY, SENIOR PLANNER  
 FABINNE AZEMAR, PLANNING TECHNICIAN  
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK  
 LEONARD RUBIN, TOWN ATTORNEY

AUDIENCE:

**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 4:01pm.*

**CONSENT AGENDA**

1. Planning & Zoning Board Meeting Minutes for October 7, 2024

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

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

**BOARD ACTION/DISCUSSION ITEMS**

2. Request for Special Exception for a Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza

***MOTION:** Ehret/Ferguson made a motion to recommend approval to the Town Council of the applicant's request for approval of a Special Exception use of the Property for supplemental off-site parking for Beach Plaza with appropriate conditions for 2 years.*

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

3. Appearance Review – 220 Ocean Drive

***MOTION:** Ferguson/Ehret made a motion to approve as stated in Staff's memorandum.*

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

4. Appearance Review – 451 Neptune Road

*The Board gave unanimous consensus to have the applicant work with staff and develop a revised plan to present to the Board at a future date. The applicant's agent agreed to withdraw the current application.*

**COMMENTS FROM THE BOARD**

**ADJOURNMENT**

Chair Stern adjourned the meeting at 5:06PM.

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Michael Stern, Chair

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Caitlin E. Copeland-Rodriguez, Town Clerk




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**Meeting Name:** Planning and Zoning Board  
**Meeting Date:** December 2, 2024  
**Prepared By:** Stephen Mayer  
**Item Title:** Tools to Limit Density Discussion

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## DISCUSSION:

At the May 6, 2024, Town Council hearing, the Town Council gave consensus to add a discussion item on tools to limit density in commercial/residential development projects (parking, setbacks, etc.). This item has been prioritized as the top ranked topic for the remainder of 2024/25.

## Background:

Density is calculated by dividing the total number of dwelling units by the total land area. Density is commonly expressed as "dwelling units per acre" (du/ac). Town planners use residential density to determine how many residential units can fit in a particular area and to manage factors like traffic and infrastructure needs.

The Town's Comprehensive Plan caps densities for various FLU designations. Current densities are:

**Low Density Residential:** Residential Development limited to a density not to exceed **5.0** residential dwelling units/gross acre.

**Medium Density Residential:** Residential development limited to a density not to exceed **10.0** residential dwelling units/gross acre.

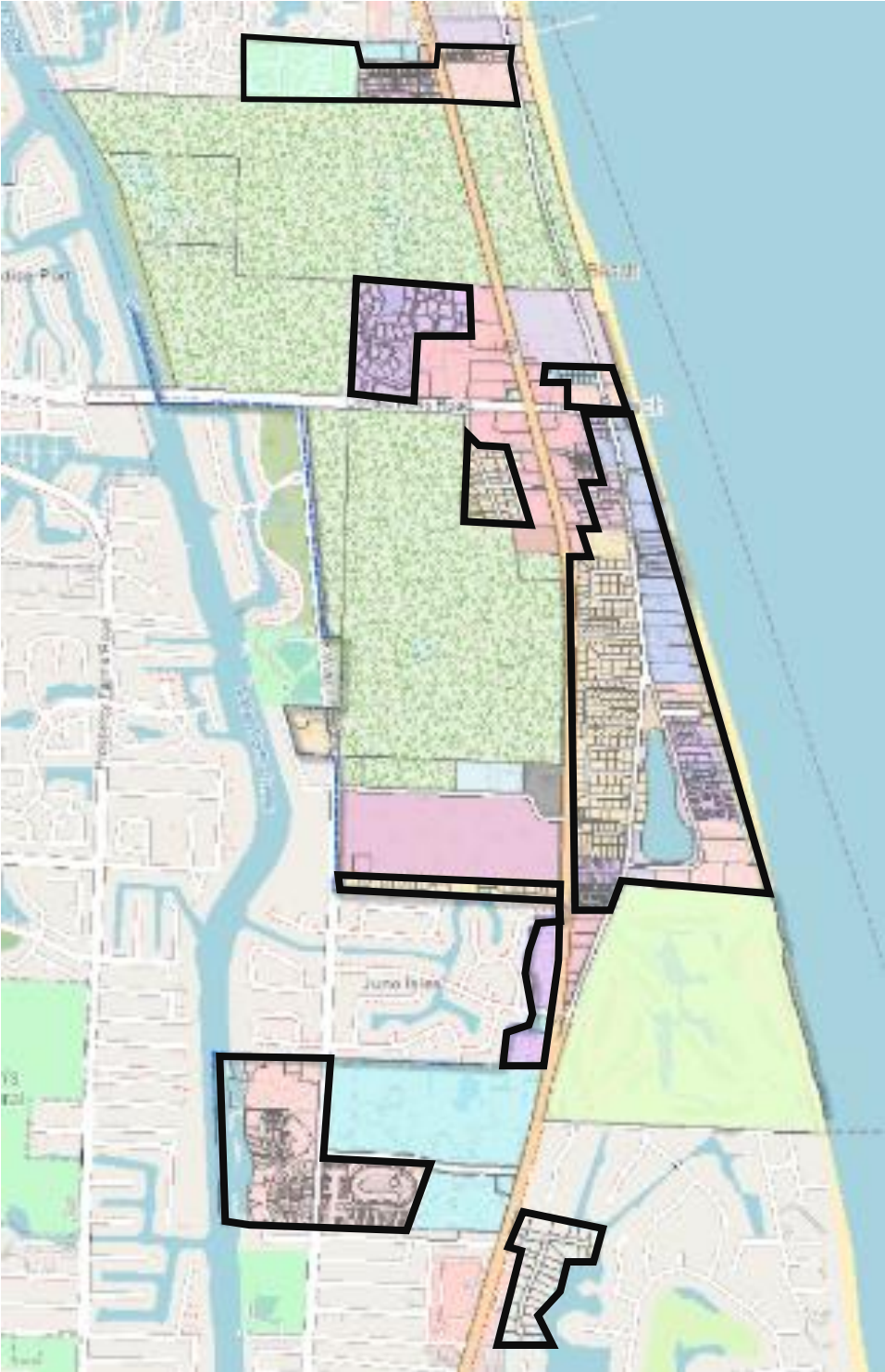
**Moderate Density Residential:** Residential development limited to a density not to exceed **15.0** residential dwelling units/gross acre.

**High Density Residential:** Residential development limited to a density not to exceed **22.0** residential dwelling units/gross acre.

Please note that staff is drafting a **VERY Low-density Residential** designation, which will cap properties designated with the new designation at **2.0** residential dwelling units/gross acre. Staff is creating this new designation because it will be a best fit for some of our potential annexation areas (and an existing annexation area, Captain's Key).

As shown on the Town of Juno Beach’s Future Land Use Map, 24.5% of the property in Juno Beach is designated for “Residential” (Outlined in black), while 9.5% of the land is designated “Commercial” (primarily clustered at the US1 and Donald Ross intersection and the FP&L campus). Please note that residential use (single-family and/or multifamily dwellings) is a preferred use with a maximum 75 percent of the total gross floor area on the site may be used within the commercial zoning districts. One can visually differentiate areas where residential density is encouraged.

**Town of Juno Beach Future Land Use Map**



Section 34-268 of the Town of Juno Beach's Land Development Code regulates minimum lot areas, which is a method to limit the number of units per acre for single family uses. As an example, RS-1 requires a 10,000 square foot lot for each unit, which calculates to 4.3 DUs/Acre (43,560 square foot per acre/10,000 square feet per unit = 4.3 units per acre), but caps the density at 4 units per acre. Please see the tables below for the comparison of densities in each zoning district.

#### Single Family Zoning Districts:

Zoning District	Minimum Lot Dimensions (Square footage/ DUs/acre)	Density Cap (DUs/Acre)
RS-1	10,000 (4.3)	4.0
RS-2 (Juno, Jupiter, Zenith)	8,000 (5.5)	4.0
RS-3 (Mars Way)	6,000 (7.3)	5.0
RS-4 (Juno Heights)	5,500 (7.9)	5.0
RS-5 (New Palm Beach Heights)	6,500 (6.7)	5.0

#### Multiple Family Zoning Districts:

Zoning District	Single Family Density	Two Family	Townhome	Multiple Family	Transient facility
RM-1 (Medium Density)	4.0	8.0	8.0	8.0	N/A
RM-2 (Moderate Density)	4.0	8.0	12.0	12.0	N/A
RMT (Moderate Density)	4.0	8.0	12.0	12.0	15.0
RH (High Density)	4.0	8.0	18.0	18.0	N/A

#### Overview:

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

The following methods are offered as discussion points for the control of residential density.

- Instruments such as: Appearance review (for bulk, mass and scale), housing unit minimum size standards, and lot configuration standards. These instruments may indirectly control densities by limiting the sizes of buildings.

- Floor Area Ratio (FAR) is another major way of reducing the potential number of units, while also limiting the width, massing and bulk of buildings.
- Impact fees (traffic, public services, flood, environmental) for dwelling units may indirectly impact the demand for increased units and are intended to pay for services that are directly related to the increase in the number of units.
- Height limitations are a major way of reducing the potential number of units, especially for multi-family housing.
- Sustainability programs may be a method to affect long term changes to growth patterns, by discouraging dense construction of buildings in areas of coastal high hazard areas and special flood areas.
- Converting residential areas to zones for business, manufacturing, recreation, public spaces and commerce may remove potential residential development or redevelopment from occurring. For instance, flex spaces may be used as a residential unit or converted easily into a personal service business, small cafes, niche retail (like a bakery), or other home-based business. Flex spaces are utilized in Jupiter’s Abacoa.

**Code benchmarks:**

Staff has provided local benchmarks to illustrate comparative densities and other approaches to density limits.

**Benchmarks of Residential Density in Commercial or Mixed-Use Zoning Districts**

Municipality (Maximum Density)	Zoning Category	DU/Acre	Notes
<b>Jupiter (15 DU/Ac) MXD/ICW</b>	MXD – RL MXD – RM MXD – NC MXD – RU	Min 3, Max 7 Min 4, Max 10 Min 7, Max 20* Gross is lower because they factored in open space around Abacoa	Comp Plan limits Density to no more than 15 DU/Ac even with density bonuses
	Inlet Village	Min 7, Max 16* *gross factors in open spaces regarding riverwalk	
	US1/ICW	Base up to 6, Max up to 12 Base 6, up to Max 15	
<b>Palm Beach Gardens (21 DU/Ac) TOD/MXD</b>	TOD overlay	Base density is 15	Comp Plan grants a 6 DU/Ac bonus for Affordable Housing
	PCD – RL	4 base, 5 max	
	PCD – RM	7 base, 9 max	
	PCD – RH	10 base, 12 max	
	PDA	Not more than 10	
	MXD	15 max	



<b>North Palm Beach (36 DU/Ac) Commercial Mixed Use</b>	C-T	Base 12 DU/Ac	Comp Plan limits gross density to no more than 36 DU/Ac with bonuses
	C-MU	Base 24 DU/Ac	
<b>Lake Park (48 DU/Ac) Downtown</b>	PADD	Up to 48 DU/Ac including density bonuses	
	CLIC MXD	15.78 DU/Ac 20 DU/Ac	
<b>Riviera Beach (15 DU/Ac) – Commercial (20 DU/Ac) – Residential</b>	C- PUD	Base 10 DU/acre Bonuses up to 15 DU/ac	Comp Plan limits Density to 20 DU/Ac in Residential High

**Abbreviation Key:**

- DU/Ac – Dwelling Unit per Acre
- MXD – Mixed Use Development
- RL – Residential Low Density
- RM – Residential Median Density
- RH – Residential High Density
- NC - Neighborhood Commercial
- RU - Residential Urban
- US1/ICW – US Highway 1/Intercoastal Waterway Overlay
- TOD – Transit Oriented Development
- PCD – Planned Community District
- PDA – Planned Development Area
- C-T – Commercial Transitory
- C-MU – Commercial Mixed Use
- PADD - Park Ave Downtown District
- CLIC – Campus Light Industrial and Commercial
- C-PUD – Commercial Planned Unit Development

**RECOMMENDATION:**

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