



**DEVELOPMENT REVIEW COMMITTEE MEETING –
THE 700'S (714 AND 716 OCEAN DR)
MINUTES**

May 21, 2024 at 2:00 PM

Council Chambers – 340 Ocean Drive and Zoom

PRESENT: Frank Davila, Director of Planning and Zoning
Curt Thompson, Principal Planner
Isabella Hickey, Senior Planner
Fabinne Azemar, Planning Technician
Caitlin E. Copeland-Rodriguez, Town Clerk

ALSO PRESENT: *(See attached Sign-in Sheet)*

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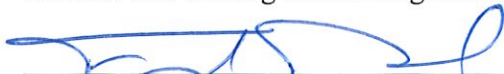
Director of Planning and Zoning Davila called the Development Review Committee Meeting to order at 2pm.

I. PROJECT – The 700's (714 and 716 Ocean Dr) – *(See attached comments.)*

Director of Planning & Zoning Davila went over the comments and announced that as soon as all the comments have been addressed, staff will either submit the date for the Planning & Zoning Board Meeting or schedule a follow-up Development Review Committee meeting in case there are any additional comments.

II. ADJOURNMENT

Director of Planning and Zoning Davila adjourned the meeting at 2:29pm.



Frank Davila, Director of Planning & Zoning

ATTEST: 

Caitlin E. Copeland-Rodriguez, Town Clerk



**Town of Juno Beach
Development Review Committee
714-716 Ocean Drive (1st Meeting)
May 21, 2024, at 2 p.m.**

SIGN-IN SHEET

NAME	REPRESENTING	EMAIL
Isabella Hickey	Town of JD	ihickey@juno-beach.fl.us
Frank Davila	Planning & Zoning Director Town of Juno Beach	fdavila@juno-beach.fl.us
Jacob Rosenjarten	Council	JDRmwntH@aol.com
DD Halpern	Council	on file
Leslie Thomas Beak	Natasha Ivanov	Leslie@ETThomasConstruction.com
ARIANA MCCARRON	NATASHA IVANOV	arimccarron@gmail.com
BRIAN MCCARRON	NATASHA IVANOV	mccarronassoc@att.net
Curt Thompson	Principal Planner Town of Juno Beach	ihickey@juno-beach.fl.us
Fabinne Azemar	Town of JB	fazemar@juno-beach.fl.us
Nancy Stone	self	nancy.stone1@att.net
STEVE WEST	NATASHA IVANOV	swest@pydg.com

Development Review Committee Comments Planning and Zoning

May 10, 2024

Leslie Thomas, Vice President, ET Thomas Construction, Inc.
ET Thomas Construction, Inc.
500 Corsair Drive
North Palm Beach, FL 33408

Re: Ivanov Residence – Planned Unit Development Amendment – The Construction of a Single-Family Residence at 714 and 716 Ocean Drive; Replacement of two existing single-family homes at 714 and 716 Ocean Drive; and replating two parcels of property into a single parcel.

Dear Ms. Thomas:

It is the intent of this letter to inform you of deficiencies in the Site Plan Review for the PUD amendment Application submittal for the proposed project named 700 Ocean Drive. All comments outlined below and those provided by the Development Review Committee (DRC) members must be addressed and determined satisfactory prior to us moving forward in the approval process.

Please note: All comments are preliminary/advisory comments and have been reviewed per the proposed Zoning Classification of Planned Unit Development (PUD) with an underlying zoning designation of Multifamily High Density (RH) Residential Zoning. All comments are subject to change based on forthcoming application(s).

Please review and address the following comments:

Plat:

- 1) Review of proposed re-plat is being conducted by a third-party surveyor, comments are forthcoming.

Survey:

- 2) The survey shall be signed and sealed by a Florida Licensed Land Surveyor.
- 3) Please include Finished Grade in NAVD 88, or indicate the elevation used on sheet C for crown of road (15.34 NAVD).
- 4) Include town's 50-foot setback west of 1979 CCCL.
- 5) Please verify the street name adjacent to the proposed project (Surfside Lane).

Site Plan:

- 6) Provide an updated site plan for the 700's, that includes all residential units.
- 7) For sheet E, please refer to checklist located on page 2-4 of the application for Development and Site Plan review to ensure all required Site Plan items have been addressed. i.e. adjacent footprints, location of property line, location and dimensions of sidewalks, private road, etc...
- 8) Supply a site data table which indicates the following:
 - a. Existing/proposed land use and zoning.
 - b. Total acres of project.
 - c. Intensity, total gross building square footage.
 - d. Gross building footprint square footage.
 - e. Percent of open space/landscaping, lot coverage and impermeable surface.
 - f. Acres and percentage of water bodies.
 - g. Density, number of dwelling units (residential), and total living area per unit.
 - h. Parking computations (parking required, parking provided, parking ratio, & handicap spaces provided).
 - i. Building Height – to correspond with data from survey and proposed finished floor elevation.
 - j. Loading spacing required & provided.
- 9) Location, height, and detail of all outdoor illuminations.
- 10) Please note that the building height is measured from the finished grade to the peak of the roof.
- 11) Please note that the building height in sheet C is incorrect.

Landscape Plan:

- 12) Please provide a scale for the landscape plans. Please review and revise.
- 13) Please provide a sight visibility triangle on sheet L-1.
- 14) Provide native and non-native plant designation, and percentage of native plant material utilized for each type of plant, including trees, shrubs, and groundcover.
- 15) Tree species shall be a minimum of 12 feet overall height immediately after planting with a minimum six-foot diameter spread of canopy measured at three radius points from the trunk and a minimum 2.5-inch caliper (trunk diameter) at four feet above ground.
- 16) Required shrubs and hedges shall be a minimum of 24 inches in height when measured immediately after planting.

17) Please note that FDEP permit is required for all new proposed landscape east of the 1997 CCCL.

Architectural Plans:

18) All plans shall have a north arrow.

Additional Comments:

19) The proposed home is located within a sea turtle location zone (STPZ), please submit a Town of Juno Beach Sea Turtle Lighting Permit Application for all lights, windows, and doors.

20) Please note that an FDEP permit may be required for the construction of the single-family home.

Once you have submitted the aforementioned material(s) in an acceptable form, the review process shall proceed. Please note that additional comments may follow upon review of additionally submitted materials. Should you have any questions regarding this matter, please do not hesitate to contact (561) 656-0306.

Sincerely,

Frank Davila, CFM
Director of Planning and Zoning

cc: David Dyess, Town Manager

May 16, 2024

Town of Juno Beach
340 Ocean Drive
Juno Beach, Florida 33408

Attention: Mr. Frank Davila

Reference: 714 & 716 Ocean Drive
Town of Juno Beach, Florida

Dear Mr. Davila:

Our office has reviewed the submitted conceptual plans and Site Plan application package for the above referenced project dated April 30, 2024. Based on our review (1st review) of the submitted conceptual plans and Site Plan application package our office has the following advisory comments:

1. Applicant will be responsible for all other applicable governing agency approvals and will be required to provide evidence of said approvals prior to Building Permits being issued.
2. Surface Water Management Calculations will need to be provided with the Construction Plan application to verify compliance with Town of Juno Beach criteria.
3. Cross sections at all property lines are required for final Construction Plan approval, verifying no runoff is directed offsite.

Please note that once the above referenced items are advisory in nature and our office has no objection to approval of the Site Plan based on the information provided.

If you have any questions or require any additional information, please contact our office.

Sincerely,

SIMMONS & WHITE, INC.



Paul A. Buri, P.E.

PAB/sa x:/docs/miseltr/buri/24004.8.davilaDRC

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407

561.478.7848 | simmonsandwhite.com | Certificate of Authorization Number 3452



Isabella Hickey <ihickey@juno-beach.fl.us>

Development Review Committee Packet (714 - 716 Ocean Drive)

2 messages

Isabella Hickey <ihickey@juno-beach.fl.us>

Wed, May 1, 2024 at 4:22 PM

To: Buck Evans <buckevansco@gmail.com>, Building Official <buildingofficial@juno-beach.fl.us>

Good afternoon Buck,

Please see the attached packet for the proposed Major Planned Unit Development (PUD) Amendment located at 714 - 716 Ocean Drive.

Please provide any comments by May 13th as the Development Review Committee (DRC) Meeting is tentatively scheduled for May 16th at 10:30am.


If you have any questions, please let me know.

Thank you,

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Isabella Hickey
Senior Planner
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0318
FX: (561)775-0812

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure.

 **714-716 Ocean Drive Submittal Documents.pdf**
24510K

Building Official <buildingofficial@juno-beach.fl.us>

Thu, May 9, 2024 at 9:41 AM

To: Isabella Hickey <ihickey@juno-beach.fl.us>

Good morning Bella,

VERY interesting home. The only comments are going to be covered by you and the rest of staff, CFM, setbacks, CCL, lot coverage, staging, etc. I am surprised the HOA has no issues with this with regard to combining lots and total square footage.

Hope you have a great day!

[Quoted text hidden]



Isabella Hickey <ihickey@juno-beach.fl.us>

Thank you,

Development Review Committee Packet (714 - 716 Ocean Drive)

2 messages

Isabella Hickey <ihickey@juno-beach.fl.us>

Wed, May 1, 2024 at 4:26 PM

To: Travis Sanders <traviss@jupiter.fl.us>, Amanda Barnes <amandab@jupiter.fl.us>

Good afternoon,

Please see the attached packet for the proposed Major Planned Unit Development (PUD) Amendment located at 714 - 716 Ocean Drive.

Please provide any comments by May 13th as the Development Review Committee (DRC) Meeting is tentatively scheduled for May 16th at 10:30am.

If you have any questions, please let me know.

Thank you,

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Isabella Hickey
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714-716 Ocean Drive Submittal Documents.pdf
24510K

Travis Sanders <TravisS@jupiter.fl.us>

Thu, May 2, 2024 at 12:03 PM

To: Isabella Hickey <ihickey@juno-beach.fl.us>, Amanda Barnes <amandab@jupiter.fl.us>

Hi Isabella,

We have no comments or concerns with this project.

Thank you,

Travis Sanders

Customer Service & Billing Manager, Utilities

Florida has a very broad public records law. Most written communications to or from the Town of Jupiter officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you



Isabella Hickey <ihickey@juno-beach.fl.us>

[Quoted text hidden]

PLEASE NOTE:

Development Review Committee Packet (714 - 716 Ocean Drive)

Courtney Jones <courtney.jones@lrecd.org>

Thu, May 9, 2024 at 12:00 PM

To: Isabella Hickey <ihickey@juno-beach.fl.us>

Cc: Kris Dean <Kris.Dean@lrecd.org>, Cindy Denton <Cindy.Denton@lrecd.org>, Linda Lunsford <Linda.Lunsford@lrecd.org>

Good Morning Isabella,

Please see below comments on the attached DRC packet for the subject property:

1. Project / developer has not contacted the District nor completed application with the District. Once a completed application has been received and associated fees paid to the District, then the District will complete review of the plans for this project. Developer will be required to address all District comments provided during the plan review process in order to obtain District approval.

Thank you,

Courtney Jones, P.E.

Director of Engineering

Loxahatchee River District

2500 Jupiter Park Drive

Jupiter, FL 33458

Office: 561-401-4094; Cell: 561-339-2547

courtney.jones@lrecd.org


From: Isabella Hickey <ihickey@juno-beach.fl.us>

Sent: Wednesday, May 1, 2024 4:30 PM

To: Courtney Jones <courtney.jones@lrecd.org>; Kris Dean <Kris.Dean@lrecd.org>

Subject: Development Review Committee Packet (714 - 716 Ocean Drive)

[Quoted text hidden]

 **714-716 Ocean Drive Submittal Documents.pdf**
24510K



Isabella Hickey <ihickey@juno-beach.fl.us>

Development Review Committee Packet (714 - 716 Ocean Drive)

Wesley Jolin R. <WJolin@pbc.gov>
To: Isabella Hickey <ihickey@juno-beach.fl.us>

Mon, May 13, 2024 at 10:53 AM

No fire rescue site comments. Thank you!

Wesley Jolin
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561-233-2695
2300 N. Jog Road Suite #1E-40
West Palm Beach FL 33411

From: Isabella Hickey <ihickey@juno-beach.fl.us>
Sent: Thursday, May 9, 2024 6:01 PM
To: Wesley Jolin R. <WJolin@pbc.gov>
Subject: Re: Development Review Committee Packet (714 - 716 Ocean Drive)

Good afternoon Wesley,

I tried to send over a DRC packet for your review last week but I got this error message indicating that the file was too large to deliver.

Hopefully you can access the packet through this dropbox link I have provided below. If not, please let me know.

Please provide any comments you may have by 5/16/24.

If you have any questions, please let me know.

https://www.dropbox.com/scl/fo/1z8kf35cou62iabgpx6yy/AHvL6T0CV_Rzl-nvDN5GfDw?rlkey=ysweyb6c1h5klpq5g720bx8qj&st=txakm52d&dl=0 [dropbox.com]



Isabella Hickey <ihickey@juno-beach.fl.us>

Development Review Committee Packet (714 - 716 Ocean Drive)

Wesley Jolin R. <WJolin@pbc.gov>
To: Isabella Hickey <ihickey@juno-beach.fl.us>

Mon, May 13, 2024 at 10:53 AM

No fire rescue site comments. Thank you!

Wesley Jolin
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561-233-2695
2300 N. Jog Road Suite #1E-40
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