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**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING A MODIFICATION OF THE DEVELOPMENT PLAN FOR THE 700's AT OCEAN DRIVE PLANNED UNIT DEVELOPMENT TO REDUCE THE NUMBER OF HOMES FROM TEN TO NINE; APPROVING THE CONSTRUCTION OF A SWIMMING POOL TO BE LOCATED BETWEEN THE COASTAL CONSTRUCTION CONTROL LINE AND THE TOWN'S FIFTY-FOOT SETBACK WEST OF THE CCCL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council has received and reviewed an application from the 700 Ocean Drive Homeowners' Association, Inc. ("Applicant") to modify the approved site plan for the 700's at Ocean Drive Planned Unit Development ("PUD") to demolish two existing single-family homes located at 714 and 716 Ocean Drive and replace them with one newly constructed single-family home; and

**WHEREAS**, in conjunction with the construction of the new dwelling, the Applicant is proposing to construct a new swimming pool between the Coastal Construction Control Line ("CCCL") and the Town's fifty-foot setback west of the CCCL; and

**WHEREAS**, the Planning and Zoning Board reviewed the application for modification of the existing site plan and the construction of the swimming pool and determined that the Application complies with the provisions of Sections 34-115 and 34-116 of the Town Code, governing site plan and appearance review, and Section 34-1125 of the Town Code, governing the erection of structures between the CCCL and the Town's fifty-foot setback west of the CCL, and that the application is consistent with the Town's Comprehensive Plan; and

**WHEREAS**, having considered the recommendation of the Planning and Zoning Board and the testimony and other evidence presented at the public hearing, the Town Council has determined that the application meets all applicable Code and Comprehensive Plan requirements and seeks to approve the requested modification to the PUD site plan and construction of the swimming pool; and

**WHEREAS**, the Town Council determines that the adoption of this Resolution in the best interests of the Town and its residents.

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

**Section 1.** The foregoing recitals are hereby ratified as true and correct and are incorporated herein.

1           **Section 2.** The Town Council hereby approves the modification of the approved  
2 site plan for the 700's at Ocean Drive Planned Unit Development as described above and  
3 as requested by the Applicant. Said modification shall be constructed in accordance with  
4 the development plans submitted by the Applicant and on file with the Town as of the date  
5 of adoption of this Resolution. The Town Council also approves the construction of a new  
6 swimming pool located between the CCCL and the Town's fifty-foot setback west of the  
7 CCCL.  
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9           **Section 3.** The Town Council's approval of the modification to the approved site  
10 plan for the PUD and approval of the swimming pool are subject to the following  
11 conditions:  
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- 13           A. The Applicant shall prepare and submit to the Town for review and approval  
14 by the Town Attorney a Unity of Title combining the two lots located at 714  
15 Ocean Drive and 716 Ocean Drive prior to applying for any building permits.  
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- 17           B. The Applicant shall obtain and submit to the Town a permit from the Florida  
18 Department of Environmental Protection for the construction of the  
19 swimming pool prior to applying for any building permits.  
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- 21           C. In granting this approval, the Town Council relied upon the oral and written  
22 representations of the Applicant both on the record and as part of the  
23 application process. Any deviations from such representations will be  
24 addressed in accordance with Section 34-34 of the Town Code.  
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26           **Section 4.** Each of the conditions set forth in Section 3 above shall be binding  
27 upon the Applicant and its successors in interest or assigns and shall be deemed  
28 covenants running with the Property. Any violation of the conditions may result in the  
29 revocation of this approval and shall be subject to the penalties and remedies set forth in  
30 Sections 34-34 and 34-35 of the Town Code of Ordinances.  
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32           **Section 5.** If any section, paragraph, sentence, clause, phrase, or word of this  
33 Resolution is for any reason held by a court of competent jurisdiction to be  
34 unconstitutional, inoperative, or void, such holding shall not affect the remainder of this  
35 Resolution.  
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37           **Section 6.** All resolutions or development permits or approvals relating to the  
38 Property in conflict with the provisions of this Resolution are hereby repealed to the extent  
39 of such conflict.  
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41           **Section 7.** This Resolution shall be effective immediately upon adoption.

