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**Meeting Name:** Planning and Zoning Board  
**Meeting Date:** January 17, 2024  
**Prepared By:** Curt Thompson, Principal Planner  
**Item Title:** Caretta Plat

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### **BACKGROUND**

On August 1, 2022, the subject property received a recommendation of approval from the Juno Beach Planning and Zoning Board for a Special Exception to The Caretta Mixed-Use Development (project) and this project was approved by Town Council via Resolution No. 2022-09 on August 24, 2022. On August 7, 2023, the Planning and Zoning Board recommended approval of a major amendment to the Site Plan to: divide one residential unit into two units; reduce and reconfigure the size of the garage; utilize shared parking on the site; utilize valet parking; and reduce the outdoor dining, and August 23, 2023, the Town Council approved the major modification, with revisions, through the adoption of Resolution No. 2023-12. On December 13, 2023, the Town Council approved Resolution 2023-22, amending the legal description to reflect a more precise and accurate legal description for the project as set forth in a Corrective Special Warranty Deed.

The subject project is currently located within the Commercial General (CG) zoning district. To the north is the Plaza La Mer Commercial Center (Commercial General - CG); to the south is the Donald Ross Road Right of Way (ROW); to the west lies the Plaza La Mer Commercial Center (CG); and to the east lies U.S. Highway 1 (ROW).

### **DISCUSSION**

At this time, the applicant (Juno Pointe Property Owner, LLC) has submitted an application for plat approval for the Caretta project (see attachment I), consisting of a re-plat of a Portion of Chevron Juno Tract, recorded in plat book 58, page 107, public records of Palm Beach County, Florida, and an unplatted portion of Government Lot 5, Section 21, Township 41 South, Range 43 East, Town of Juno Beach, Palm Beach County, Florida. The application was reviewed under the guidelines and specifications of Chapter 177, Florida Statutes, and the Town's adopted Subdivision Regulations. The Planning and Zoning Staff reviewed the application submitted by the applicant and determined that the re-subdivision/plat is ready to be reviewed by the Planning Board and Town Council. If the Planning Board and Town Council approves the re-subdivision/plat, it will be subject to any final technical reviews prior to officially recording the plat with Clerk of Court in the official records of Palm Beach County.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Board consider the proposed re-subdivision/plat for the Caretta project, subject to any final technical comments prior to the recording of the proposed re-subdivision/plat, and provide a recommendation to the Town Council.

Attachments(s):

1. Plat Checklist & Comments Application
2. Town Surveyor Letter
3. Caretta Plat
4. Resolution 2024-01