



Meeting Name: Planning and Zoning Board

Meeting Date: August 5, 2024

Prepared By: Davila, F. CFM.

Item Title: Resolution 2024-12 – Application for Right-of-Way Abandonment (Cocoanut Avenue)

BACKGROUND:

Staff received an application for a right-of-way (“ROW”) abandonment from Pulte Home Company LLC. The subject property is a portion of the 50’ wide Cocoanut Avenue right-of-way lying north of the Floral Street and Cocoanut Avenue intersection and immediately west of Lots 1, 2, 3, 4, 10, 11, 12, 13, and 14 (Block 12) of New Palm Beach Heights, according to the plat thereof, as recorded in Plat Book 6, at Page 73, of the public records of Palm Beach County, Florida, said lands contains 16,506 square feet or .3789 acres, more or less (please see the attached application and survey). According to the survey, the property has a water line that will be abandoned and/or relocated as part of the Application for Development and Site Plan Review.

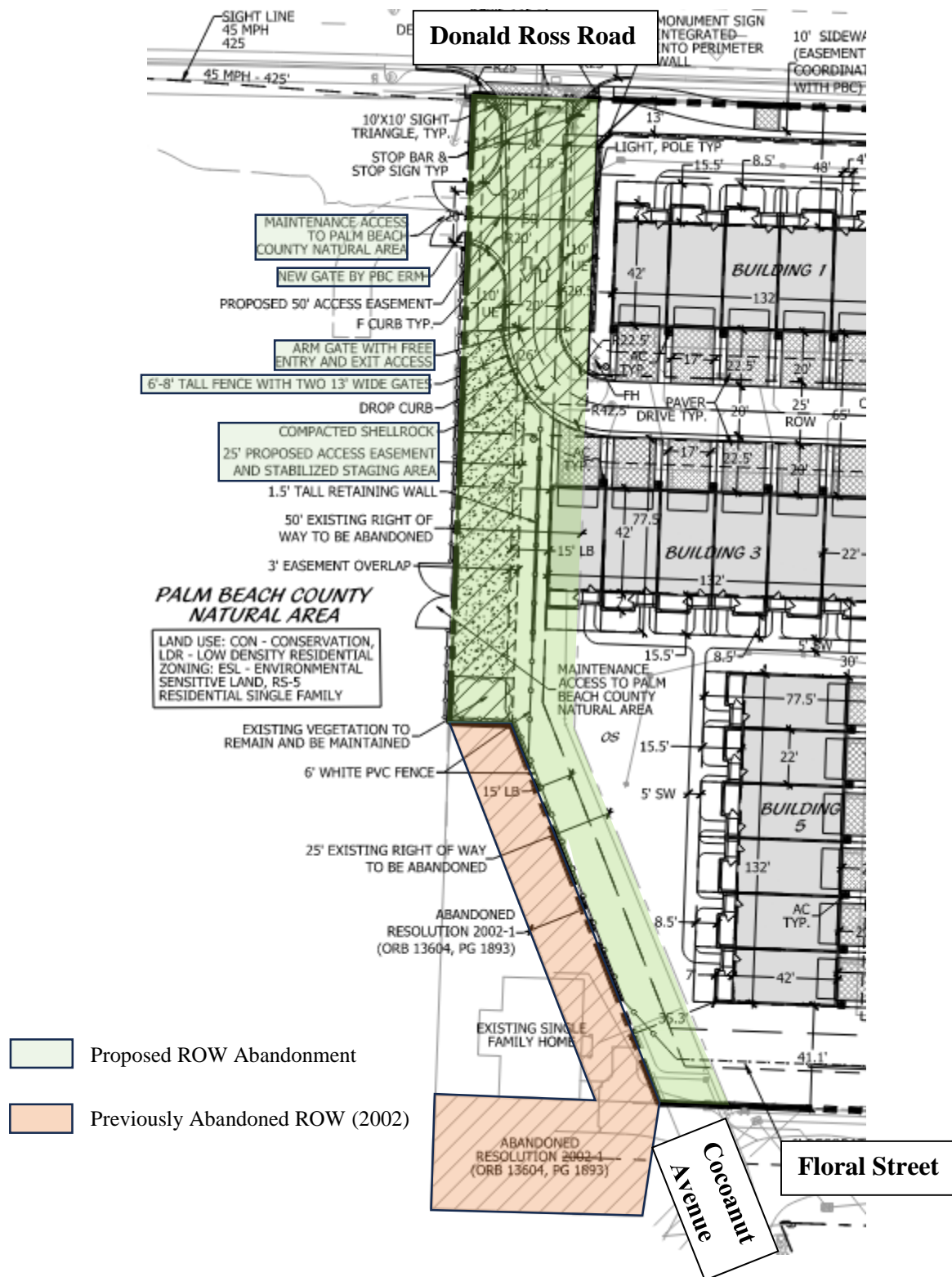
DISCUSSION:

As mentioned above, the 50’ wide Cocoanut Avenue ROW lies immediately west of Lots 1, 2, 3, 4, 10, 11, 12, 13, and 14 (Block 12) of the New Palm Beach Heights Plat. These lots are owned by Juno Square LLP. If the Town is to abandon the ROW, the right-of-way will be incorporated into the properties owned by Juno Square LLP.

As justification for the request, the applicant states as follows: “As part of the proposed town home development known as The Dunes at Juno Beach (formally known as Juno Square Residential), the applicant is requesting to abandon the Cocoanut Avenue Right-of-Way, thus increasing the area of subject to parcel to allow for further flexibility in design and an additional townhome unit. As designed, the additional space thoroughly improves pedestrian connectivity within the project area while maintaining an adequate amount of open space.” Within the Application for Development and Site Plan Review, the applicant indicated that the proposed ROW is intended to include the following (see image below*):

- Private Drive (to serve their residents and PBC ERM as means of egress and ingress).
- Stabilized Staging Area, shell rock (to serve PBC ERM for equipment staging).
- Two Maintenance Access Gates to the Palm Beach County Natural Area.
- Arm Gate with Free Entry/Exit Access to the residential project for their residents.
- Fences/Walls.

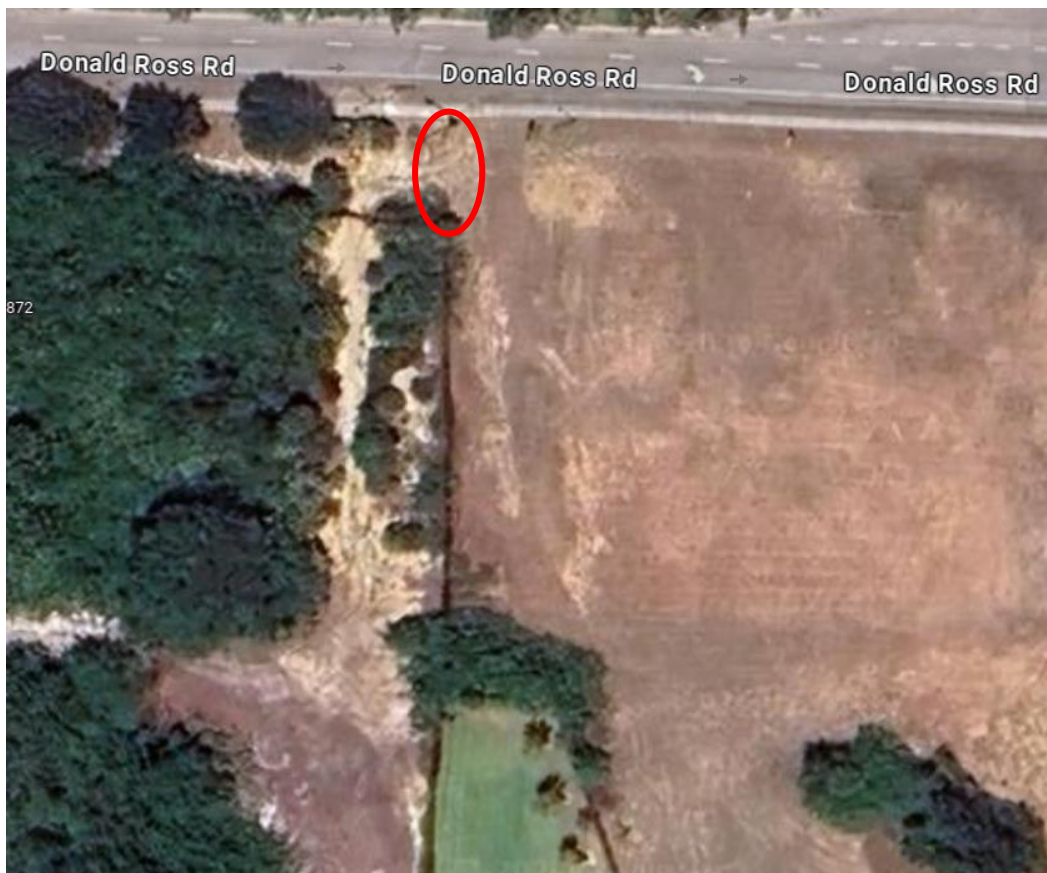
- A portion of a Townhome with a driveway (Bldg. 3), and
- Landscape Buffer.



*Please see the Site Development Plan (sheet 1 of 2) for complete Site Plan.

The Application for Development and Site Plan Review approval is contingent on the ROW abandonment approval by the Town Council. Please note that as part of the conditions of approval for the proposed Dunes at Juno Beach project, staff will recommend to Town Council that all applications (ROW Abandonment, Future Land Use Amendment, Rezoning Request, Development and Site Plan Review, and Special Exception Request) be contingent on each other, if the one application/request is denied, all previously approved applications be denied and/or revoked.

Finally, staff would like to note that PBC ERM uses the Cocoanut Avenue ROW as a means for ingress and egress into the Juno Dunes Natural Area (see aerial below). As part of the Development Review Committee (DRC) review process, PBC ERM has been provided the opportunity to provide comments regarding the abandonment of the ROW. The applicant has come to an agreement with PBC ERM to continue to provide them with access to the Juno Dunes Natural Area by means of an Access Easement that will be recorded with the Plat.



RECOMMENDATION:

Staff recommends that the Planning and Zoning Board consider Resolution No. 2024-12 abandoning a 50' wide unconstructed portion of the Cocoanut Avenue right-of-way as fully described above and in the accompanying survey.

Attachments:

- ROW Abandonment Application with survey
- Resolution 2024-12