

AGENDA
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

August 15, 2016
5:30pm
Council Chambers
340 Ocean Drive

NOTICE: If any person decides to appeal any decision of the Planning and Zoning Board at this meeting, he will need a record of the proceedings and for that purpose, he 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 Vanessa Mutchnik, Town Clerk, at least 48 hours in advance to request such accommodations.***

HOW CITIZENS MAY BE HEARD: Citizens may appear before the Board to be heard on any subject related to Town government. Persons wishing to address the Board on a specific item (**except for Public Hearings**) must sign a speaker's card (located in the back of the Chambers) and turn the card in to the Secretary prior to the beginning of the item they wish to speak on. People are also given the opportunity to address the Board on topics other than agenda items under **Public Comments**. All speakers will be allotted 2 minutes and the Administrative Secretary will identify when the time limit has been reached.

- ~ CALL TO ORDER
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

1. PUBLIC COMMENTS

2. MINUTES

Staff Recommendation: Consider a Motion to Approve the Planning and Zoning Meeting Minutes of June 27, 2016.

3. REVIEW AND DISCUSS OLD TOWN HALL SITE SURVEY

(Director of Planning and Zoning Cruz)

- A. Planning and Zoning Board Discussion
- B. Discuss Jerry Wilson's Email (see attached)

4. PUBLIC HEARING: ORDINANCE NO. 688

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 1, "GENERALLY," OF ARTICLE IV, "SUPPLEMENTAL REGULATIONS," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY ADOPTING A

NEW SECTION 34-876, "STORM PANELS AND SHUTTERS;" PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- A. Staff Presentation
- B. Public Hearing
- C. Planning and Zoning Board Discussion
- D. Planning and Zoning Board Recommendation

Staff Recommendation: Staff recommends that the Planning and Zoning Board recommend Town Council consider approval of Ordinance 688.

5. PUBLIC HEARING: ORDINANCE NO. 689

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES TO UPDATE, CLARIFY, AND CORRECT THE TOWN'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE I, "IN GENERAL," BY AMENDING SECTION 34-2, "PURPOSE," SECTION 34-3, "INTENT," AND SECTION 34-4, "DEFINITIONS;" AMENDING ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," BY AMENDING SECTION 34-27, "DUTIES OF DIRECTOR," AND SECTION 34-31, "BUILDING PERMITS REQUIRED" OF DIVISION 1, "GENERALLY," AND AMENDING SECTION 34-116, "REQUIRED; CRITERIA," AND SECTION 34-117, "SUBMISSION REQUIREMENTS," OF DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW;" AMENDING ARTICLE III, "DISTRICT REGULATIONS," BY AMENDING SECTION 34-238, "RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES," AND SECTION 34-243, "ESTABLISHMENT OF ZONING DISTRICTS," OF DIVISION 1, "GENERALLY," AND AMENDING SECTION 34-268, "SITE PLAN REVIEW REQUIREMENTS," OF DIVISION 2, "RESIDENTIAL SINGLE-FAMILY (RS-1, -2, -3, -4, -5) ZONING DISTRICT," AND AMENDING SECTION 34-290, "BUILDING SITE AREA REGULATIONS," OF DIVISION 3, "RESIDENTIAL MULTIPLE-FAMILY – MEDIUM DENSITY DISTRICT (RM-1) ZONING DISTRICT," AND AMENDING SECTION 34-314, "BUILDING SITE AREA REGULATIONS," OF DIVISION 4, "RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY (RM-2) ZONING DISTRICT," AND AMENDING SECTION 34-337, "BUILDING SITE AREA REGULATIONS," OF DIVISION 5, "RESIDENTIAL, TRANSIENT AND MULTIPLE-FAMILY – MODERATE DENSITY (RMT) ZONING DISTRICT," AND AMENDING SECTION 34-368, "BUILDING SITE AREA REGULATIONS," OF DIVISION 6, "RESIDENTIAL MULTIPLE-FAMILY – HIGH DENSITY (RH) ZONING DISTRICT," AND AMENDING SECTION 34-400, "BUILDING SITE AREA REGULATIONS," OF DIVISION 7, "RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY OPEN SPACE OPTION (RM-OO) ZONING

DISTRICT,” AND AMENDING SECTION 34-598, “ACCESSORY USES, OF DIVISION 13, “MANUFACTURED HOME COMMUNITY (MH) ZONING DISTRICT,” AND AMENDING SECTION 34-627, “PREFERRED PERMITTED USES,” AND SECTION 34-632, “SITE AREA DEVELOPMENT MODIFICATION OPTION,” OF DIVISION 14, “COMMERCIAL GENERAL (CG) ZONING DISTRICT,” AND AMENDING SECTION 34-654, “USES PERMITTED,” OF DIVISION 15, “COMMERCIAL OFFICE (CO) ZONING DISTRICT,” AND ADOPTING A NEW SECTION 34-856, “SITE AREA DEVELOPMENT MODIFICATION OPTION” OF DIVISION 22, “MEDICAL COMMERCIAL (MC) ZONING DISTRICT;” AMENDING ARTICLE IV, “SUPPLEMENTAL REGULATIONS,” BY AMENDING SECTION 34-871, “SWIMMING POOLS,” OF DIVISION 1, “GENERALLY,” AND DELETING SECTION 34-1220, “ADULT DAY CARE HOMES,” OF DIVISION 10, “LIMITED HOME OCCUPATIONS;” AMENDING ARTICLE V, “PLANNING UNIT DEVELOPMENTS,” BY AMENDING SECTION 34-1332, “DEVELOPMENT PLAN;” PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

- A. Staff Presentation
- B. Public Hearing
- C. Planning and Zoning Board Discussion
- D. Planning and Zoning Board Recommendation

Staff Recommendation: Staff recommends that the Planning and Zoning Board recommend Town Council consider approval of Ordinance 689.

- 6. COMMENTS FROM STAFF
- 7. COMMENTS FROM THE BOARD
- 8. ADJOURNMENT