

AGENDA
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

September 13, 2021

5:30pm

Council Chambers/YouTube

340 Ocean Drive

(The Backup Material for this meeting is available upon request, please contact the Town Clerk's Office at ccopeland@juno-beach.fl.us or (561)656-0316.)

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 Caitlin E. Copeland, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live at [Youtube - Town of Juno Beach](#).

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by one of the following options:

1) Make their comment in-person (*Limited Seating Available - 15*);

or,

2) Participate from a remote location using Zoom (***for Public Comments Only***) – please contact the Town Clerk at ccopeland@juno-beach.fl.us by **Noon** on the day of the meeting to receive the Meeting ID and Access Code. *Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be placed in a waiting room until Public Comments are called, the Zoom meeting will lock for public comments at 5:30pm and no other entries will be permitted.*

or,

3) Submit their comments through the online [Public Comments Webform](#) (*all comments must be submitted by Noon on the day of the Meeting*). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). The Town Clerk or designee will read public comments into the record at the appropriate time for no more than two (2) minutes.

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

1. **PUBLIC COMMENTS**

2. **CONSENT AGENDA**

All matters listed under Item 2, Consent Agenda, are considered to be routine by the Planning & Zoning Board and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Approval of Planning & Zoning Board Meeting Minutes for July 7, 2021.
- B. Approval of Recommended Changes to the Comprehensive Development Plan's Coastal Management Element
- C. Approval of Recommended Changes to the Comprehensive Development Plan's Intergovernmental Coordination Element

Staff Recommendation: Consider a Motion to Approve the Consent Agenda.

3. **APPLICATION FOR DEMINIMUS DEVELOPMENT (LOT SPLIT)**

(Principal Planner Thompson)

- A. Staff Presentation
- B. Public Hearing
- C. Board Discussion
- D. Board Action

Staff Recommendation: Staff recommends that the Planning & Zoning Board review and provide a recommendation to the Town Council for the proposed DeMinimus Development subject to the required items cited above.

4. **VARIANCE REQUEST BY OLD TOWNE AT JUNO BEACH HOMEOWNER'S ASSOCIATION**

(Director of Planning & Zoning Davila)

- A. Disclosure of Ex Parte Communications
- B. Swearing in of Witnesses
- C. Staff Presentation
- D. Applicant Presentation
- E. Public Hearing
- F. Planning and Zoning Board Recommendation

Staff Recommendation: Staff recommends that the Planning & Zoning Board recommend denial of the requested variance from Code Section 34-905(1) of the Town's Code of Ordinances to exceed the maximum height of 72" allowed for rear yard walls/fences.

5. **ORDINANCE NO. 745 – AMENDING PLANNING & ZONING BOARD DUTIES AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, PROVIDING FOR ARCHITECTURAL REVIEW OF DETACHED SINGLE-FAMILY DWELLINGS; AMENDING DIVISION 1, “GENERALLY,” AND DIVISION 4, “SITE PLAN AND APPEARANCE REVIEW,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTIONS 34-28 AND 34-116 TO PROVIDE FOR SITE PLAN AND APPEARANCE REVIEW, INCLUDING ARCHITECTURAL REVIEW, OF DETACHED SINGLE-FAMILY**

DWELLINGS BY THE PLANNING AND ZONING BOARD; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning Davila)

- A. Town Attorney to Read Ordinance Title
- B. Staff Presentation
- C. Public Hearing
- D. Board Discussion
- E. Board Action

***Staff Recommendation:** Staff recommends that the Planning & Zoning Board review the proposed Ordinance No. 745 and provide a recommendation to the Town Council.*

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

September 22, 2021	Town Council Meeting – 2 nd Budget Hearing	5:30PM
October 4, 2021	Planning & Zoning Board Meeting	5:30PM
<i>For information on events, meetings, and agendas, please call (561)626-1122.</i>		