

AGENDA
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

February 7, 2022

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*);

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.

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- ~ 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 January 3, 2022.

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

3. **VARIANCE REQUEST BY LACIPOINT BUS LIVING TRUST/ANTHONY MARCHAND, TRUSTEE (900 JUNO OCEAN WALK, LOT A59)**

(Principal Planner Thompson)

- 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 deny the requested variance from Code Section 34-566(a) if the Town's Code of Ordinances to exceed the maximum size of 400 square feet allowed for a sun room.

4. **ORDINANCE NO. 749 – ASSISTED LIVING FACILITY MAXIMUM DENSITY AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE IV, “SUPPLEMENTAL REGULATIONS,” DIVISION 12, “ASSISTED LIVING FACILITIES,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-1247, “MAXIMUM DENSITY,” TO PROVIDE A UNIT TO BED CONVERSION RATE FOR FACILITIES WITH MIXED HOUSING TYPES PROVIDING A CONTINUUM OF CARE; 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 and discuss proposed Ordinance No. 749 and provide a recommendation to the Town Council.

5. **REQUEST TO AMEND THE FUTURE LAND USE MAP OF THE TOWN COMPREHENSIVE DEVELOPMENT PLAN TO INCLUDE SEVEN PARCELS AND ADJACENT RIGHT-OF-WAY WITHIN THE PLAT OF PLEASANT RIDGE TO BE ANNEXED AND ASSIGN A TOWN OF JUNO BEACH LAND USE CLASSIFICATION OF HIGH DENSITY RESIDENTIAL (THE WATERFORD)**

(Principal Planner Thompson)

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

Staff Recommendation: Staff recommends that the Planning & Zoning Board review the Future Land Use amendment application and provide a recommendation to Town Council for the proposed Future Land Use Map amendment to change the Future Land Use classification from the Palm Beach County Future Land Use (FLU) designation of Medium Residential, 5 units per acre (MR-5) to the Town of Juno Beach FLU designation of High Density Residential (Up to 22 DU/AC) for seven (7) parcels as indicated in the memorandum's Table 1.

6. **REQUEST TO AMEND THE TOWN ZONING MAP TO INCLUDE SEVEN PARCELS AND ADJACENT RIGHT-OF-WAY WITHIN THE PLAT OF PLEASANT RIDGE TO BE ANNEXED AND ASSIGN AN UNDERLYING TOWN OF JUNO BEACH ZONING DESIGNATION OF COMMERCIAL OFFICE (THE WATERFORD)**

(Principal Planner Thompson)

- A. Swearing in of Witnesses
- B. Disclosure of Ex Parte Communications
- C. Staff Presentation
- D. Applicant Presentation
- E. Public Hearing
- F. Board Discussion
- G. Board Action

Staff Recommendation: Staff recommends that the Planning & Zoning Board review the proposed Rezoning application and provide a recommendation to Town Council for the proposed amendment to the Town Zoning Map to rezone the subject parcels from the Palm Beach County Multifamily Residential High Density (RH) designation to the Town of Juno Beach Zoning District designation of Commercial Office (CO) with a Planned Unit Development overlay for seven (7) parcels as indicated on Table 1 of the memorandum.

7. **MAJOR SITE PLAN/PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTION AMENDMENT – THE WATERFORD RECONFIGURATION AND EXPANSION OF THE EXISTING SENIOR LIVING FACILITY**

(Director of Planning & Zoning Davila)

- A. Swearing in of Witnesses
- B. Disclosure of Ex Parte Communications
- C. Staff Presentation
- D. Applicant Presentation
- E. Public Hearing
- F. Board Discussion
- G. Board Action

Staff Recommendation: Staff recommends that the Planning & Zoning Board consider the Request for a Major Site Plan Amendment to a Special Exception Planned Unit Development (PUD) for the reconfiguration and expansion of the existing senior living facility community, subject to the conditions outlined in the memorandum, and provide a recommendation to the Town Council.

8. **DISCUSSION ON PLANNING & ZONING BOARD LECTURE SERIES**

(Director of Planning & Zoning Davila)

9. **COMMENTS FROM STAFF**

10. **COMMENTS FROM THE BOARD**

11. **ADJOURNMENT**

February 21, 2022	<i>Town Center Closed in Observance of Presidents' Day</i>	
February 23, 2022	Town Council Meeting	5:30PM
February 24, 2022	Special Magistrate Hearing	9:00AM
<i>For information on events, meetings, and agendas, please call (561)626-1122.</i>		