

**AGENDA**  
**TOWN OF JUNO BEACH**  
**PLANNING AND ZONING BOARD MEETING**

June 6, 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](mailto:ccopeland@juno-beach.fl.us) or (561)656-0316.)*

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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.***

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

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**HOW CITIZENS MAY BE HEARD: 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:

Submitting their comments through the [Public Comments Webform](#) (*all comments must be submitted by Noon on day of 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; or

Make their comment in-person; or

Participate from a remote location using Zoom (**for Public Comments Only**) – please contact the Town Clerk at [ccopeland@juno-beach.fl.us](mailto: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*).

***\*Please note that the Zoom meeting will lock for public comments at 5:30pm and no other entries will be permitted.***

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

**1. PUBLIC COMMENTS**

*All Non-Agenda items are limited to two (2) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). **Planning & Zoning Board will not discuss these items this evening.** Any issues will be referred to Staff for investigation; a report will be forwarded to the Planning & Zoning Board; and citizens may be contacted.*

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 April 4, 2022.

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

3. **SITE PLAN AND APPEARANCE REVIEW FOR 420 SUNRISE WAY (QUASI-JUDICIAL)**

*(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 & Zoning Board Motion/Decision

***Staff Recommendation:** Staff recommends that the Planning & Zoning Board review the information that has been provided and approve 420 Sunrise Way to move forward to the Building Permit review process.*

4. **VARIANCE REQUEST BY JUNO POINT PROPERTY OWNER, LLC (1011 U.S. HIGHWAY 1) (QUASI-JUDICIAL)**

*(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 & Zoning Board Recommendation

***Staff Recommendation:** Staff recommends that the Planning & Zoning Board recommend denial of the requested variance from Code Section 34-631(5) of the Town's Code of Ordinances to exceed the minimum setback of 45 feet.*

5. **SITE PLAN REVIEW AND SPECIAL EXCEPTION REQUEST BY JUNO POINT PROPERTY OWNER, LLC (1011 U.S. HIGHWAY 1) (QUASI-JUDICIAL)**

*(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 & Zoning Board Recommendation

***Staff Recommendation:** Staff recommends that the Planning & Zoning Board provide a*

*recommendation to the Town Council for the request of a Site Plan/Appearance Review, a Special Exception (for a restaurant and the use of Section 34-632 – Site Area Development Modification Option) for a mixed-use development that will feature 96 multifamily units, 15,319 square feet of retail use, 7,786 square feet of a restaurant use and 500 square feet of an outdoor dining area.*

6. **ORDINANCE NO. 753: AMENDING THE PLANNING & ZONING BOARD DUTIES AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, RELATING TO 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 ASSIGN ONLY APPEARANCE REVIEW, INCLUDING ARCHITECTURAL REVIEW, OF DETACHED SINGLE-FAMILY DWELLINGS TO 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. Applicant Presentation
- D. Public Hearing
- E. Planning & Zoning Board Recommendation

***Staff Recommendation:** Staff recommends that the Planning & Zoning Board review the proposed Ordinance No. 753 and provide a recommendation to the Town Council.*

7. **COMMENTS FROM STAFF**
8. **COMMENTS FROM THE BOARD**
9. **ADJOURNMENT**