

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

September 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](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-Rodriguez, MMC, 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 August 1, 2022.

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

3. **PETITION FOR A MAJOR AMENDMENT TO AN APPROVED SITE PLAN – HOLY SPIRIT LUTHERAN CHURCH**

*(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 and Zoning Board review the information that has been provided, and recommend approval, approval subject to conditions or denial of the Major Site Plan amendment to the Town Council.*

4. **SITE PLAN AND APPEARANCE REVIEW FOR 240 CELESTIAL WAY UNIT 5 (QUASI-JUDICIAL)**

*(Principal Planner Thompson)*

- G. Disclosure of Ex Parte Communications
- H. Swearing in of Witnesses
- I. Staff Presentation
- J. Applicant Presentation
- K. Public Hearing
- L. Planning & Zoning Board Motion/Decision

***Staff Recommendation:** Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial, or approval with modifications to the Architectural Review Board application for 240 Celestial Way, Unit 5.*

5. **SITE PLAN AND APPEARANCE REVIEW FOR 13440 US HIGHWAY ONE (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 and Zoning Board review the information that has been provided, and consider approval or denial, or approval with modifications to the Architectural Review Board application for 13440 US Highway 1.*

6. **SITE PLAN AND APPEARANCE REVIEW FOR 13460 US HIGHWAY ONE (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 and Zoning Board review the information that has been provided, and consider approval or denial, or approval with modifications to the Architectural Review Board application for 13460 US Highway 1.*

7. **SITE PLAN AND APPEARANCE REVIEW FOR 13480 US HIGHWAY ONE (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 and Zoning Board review the information that has been provided, and consider approval or denial, or approval with modifications to the Architectural Review Board application for 13480 US Highway 1.*

8. **COMMENTS FROM STAFF**

9. **COMMENTS FROM THE BOARD**

10. **ADJOURNMENT**