AGENDA
TOWN OF JUNO BEACH, FLORIDA
PLANNING AND ZONING BOARD MEETING

September 8, 2014 4:30 pm
Council Chambers
340 Ocean Drive

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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 Vanessa Dunham, Town Clerk, at least 48 hours in advance to request such accommodations.***

~ 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 August 18, 2014.

3. **DISCUSS THE UPDATE OF CHAPER 34, ARTICLE 1 (ZONING CODE)** ***CONTINUED***

4. **COMMENTS FROM STAFF**

5. **COMMENTS FROM THE BOARD**

6. **ADJOURNMENT**

SEPTEMBER 9, 2014	TOWN COUNCIL MEETING	5:30PM
SEPTEMBER 22, 2014	PLANNING AND ZONING BOARD MEETING	4:30PM
OCTOBER 6, 2014	PLANNING AND ZONING BOARD MEETING	4:30PM
OCTOBER 20, 2014	PLANNING AND ZONING BOARD MEETING	4:30PM
OCTOBER 22, 2014	TOWN COUNCIL MEETING	5:30PM
OCTOBER 24, 2014	OKTOBERFEST	5:30PM

MINUTES
TOWN OF JUNO BEACH

PLANNING AND ZONING BOARD MEETING

August 18, 2014
Council Chambers
340 Ocean Drive

PRESENT:	WARREN TURNER, VICE CHAIR DON FELICELLA, BOARDMEMBER JACK KNEUER, BOARDMEMBER BOB HAMILTON, ALTERNATIVE BOARDMEMBER
ALSO PRESENT:	RUBEN CRUZ, DIRECTOR OF PLANNING & ZONING LEONARD RUBIN, TOWN ATTORNEY ADA OLIVER, ADMINISTRATIVE SECRETARY
ABSENT:	SYDNEY VICKERS, CHAIR MICHAEL STERN, BOARDMEMBER

Vice Chair Turner called the Planning and Zoning Board Meeting to order at 5:30 pm.

Audience: 0

~ CALL TO ORDER
~ PLEDGE OF ALLEGIANCE TO THE FLAG
~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – None

1. **PUBLIC COMMENTS**- None

2. **MINUTES/MOTION**

MOTION: Felicella/Kneuer *made motion to approve the July 21, 2014 minutes.*

ACTION: *The motion passed unanimously.*

3. **DISCUSS THE UPDATE OF CHAPTER 34, ARTICLE 1 – (ZONING CODE)** ***Continued***

Director of Planning and Zoning Cruz indicated to the Board a continuation for review on Chapter 34, Article I, would commence on page 8.

Director of Planning and Zoning Cruz opened up discussions to the Board Members for questions and concerns.

Vice Chair Turner asked if there were questions on page 8.

Vice Chair Turner raised a question regarding the definition of "forest zone" and how it is tied into the definition of "dune line." Mr. Turner wanted to verify the terminology is stated correctly.

Town Attorney Rubin stated the term in question does not appear anywhere else in the Code and is therefore an unnecessary definition.

Director of Planning and Zoning Cruz stated the definition will be eliminated from the Code.

Boardmember Felicella questioned the definition "family day care". Mr. Felicella asked if children under the age of 13, related to the owner, are able to attend the day care above and beyond the total amount of children attending.

Town Attorney Rubin indicated he will further research the definition of "family day care".

Director of Planning and Zoning Cruz questioned the definition for "finished grade" and indicated the definition should be corrected to read "prior to construction".

Town Attorney Rubin indicated correction will be made.

Boardmember Felicella questioned definition for "frontage".

After group discussion, Town Attorney Rubin concurred that the definition of "frontage" needed to be cleaned up and clarified.

Vice Chair Turner asked if there were questions on page 9.

Vice Chair Turner questioned the definition of "homeowners' association". Mr. Turner discussed the differences between home owners association and other types of community associations, such as condominium associations and cooperatives. Mr. Turner suggested changing the definition to "community ownership association".

Town Attorney Rubin stated he will perform further research on Vice Chair Turner's recommendation.

Vice Chair Turner questioned the definition of "hotel/motel". Mr. Turner requested clarification of the definition, which specifically excluded "transient residential facilities."

Town Attorney Rubin indicated the definition of "transient residential facilities" is geared toward time shares. Mr. Rubin stated he will verify and revise the "hotel/motel" definition to possibly include Bed and Breakfasts.

Vice Chair Turner questioned the definition of "interior lots (RV)". Mr. Turner indicated this definition appears not to be needed as it is further defined in the RV Zoning District.

Town Attorney Rubin indicated the definition of "interior lots" can be removed.

Vice Chair Turner questioned the definition of "landscape buffer". Mr. Turner asked if the Town has problems with pedestrians using the landscape buffers.

Director of Planning and Zoning Cruz explained the purpose of the landscape buffer is used to provide a buffer between two adjacent uses.

Alternative Boardmember Hamilton questioned the definition of "Jacuzzi". Mr. Hamilton asked if the size is not to exceed 36 square feet.

The Board Members also discussed that Jacuzzi is a brand name for a specific type of spa.

Director of Planning and Zoning Cruz stated a replacement name for "Jacuzzi" will be created. Mr. Cruz verified the size is not to exceed 36 square feet.

Vice Chair Turner asked if there were any questions on page 10.

Boardmember Felicella questioned the definition for "landscaping". Mr. Felicella questioned if walls and fences and other hardscape features are included as part of "landscaping".

Director of Planning and Zoning Cruz indicated walls and fences are included so they do not count against lot coverage.

Boardmember Felicella questioned the definition for "limited home occupations". Mr. Felicella suggested it be updated to incorporate internet services.

Town Attorney Rubin stated the definition of "limited home occupations" will be updated.

Vice Chair Turner asked if there were any questions on page 11.

Town Attorney Rubin stated the definition of "offices, medical and dental" has been updated to refer only to outpatient establishments.

Vice Chair Tuner asked if there were any questions on page 12.

Vice Chair Turner questioned the definition of "outbuilding". Mr. Turner asked if it was necessary to keep the definition for "outbuilding".

Town Attorney Rubin stated that he did not believe that the definition was necessary.

Vice Chair Turner questioned the definition of "outparcel". Mr. Turner asked if it was necessary to keep the definition for "outparcel" which can be part of a mixed use project.

Group discussions took place.

Town Attorney Rubin stated he will check into this definition however it is a definition that is utilized in the Code.

Alternate Boardmember Hamilton questioned the definition for "ornamental features for fence/wall." Mr. Hamilton stated it is his belief that the definition was subjective.

Director of Planning and Zoning Cruz explained that ornamental features of a wall are used on columns along a wall where there may be a cap. The ornamental feature may, for example, be a pineapple, which may go one foot beyond the maximum height.

Town Attorney Rubin indicated the definition of "pioneer zone" is no longer needed.

Vice Chair Tuner asked if there were any questions on page 13.

Vice Chair Turner questioned the definition of "satellite dish antenna".

Town Attorney Rubin indicated these larger types of satellite dishes are generally not utilized and the portion of the Code addresses communications facilities needs to be re-worked.

Boardmember Felicella requested clarification on the definition of "recreational vehicle (RV)." Mr. Felicella questioned the inclusion of the statutory references.

Director of Planning and Zoning Cruz indicated he will look into the matter.

Alternative Boardmember Hamilton asked if the Town has trouble with lights being on during turtle season.

Director of Planning and Zoning Cruz indicated that Code Enforcement Officer Lynn Hamel does inspections to verify compliance. Mr. Cruz indicated that a resident who is non-compliant will receive a letter of notification. If no corrective action is taken, the resident will be brought before the special magistrate.

Director of Planning and Zoning Cruz stated he had questions on restaurants and micro-breweries and if this something that needs to be addressed in the Code.

Town Attorney Rubin indicated the Town Code does not allow bars. The best way to address this issue is to allow only those establishments that hold an "SRX" (alcohol sales incident to a restaurant) beverage license.

Vice Chair Turner asked if there were any questions on page 14.

Vice Chair Turner questioned the definition for "secondary use".

Group discussions were held on the "secondary use" definition.

Town Attorney Rubin indicated he will do further research to determine whether this term is necessary, given that it is synonymous with accessory use.

Vice Chair Turner recommended, with Chair Vickers' approval, having a meeting every 2 weeks.

Director of Planning and Zoning Cruz stated Planning and Zoning meetings will be held every 2 weeks.

Vice Chair Turner asked if there were any additional questions.

4. COMMENTS FROM STAFF

Director of Planning and Zoning Cruz advised the Board that the 2014 Community Planning Technical Assistance Grant Application submitted by Staff for the purpose of development and redevelopment projects, unfortunately was not approved.

5. COMMENTS FROM THE BOARD- None

6. ADJOURNMENT 6:51pm

Chair Vickers adjourned the meeting at 6: 51pm

Chair Sydney Vickers

Ada Oliver, Administrative Secretary