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

August 18, 2014 5:30 pm
Council Chambers
340 Ocean Drive

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 July 21, 2014.

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

4. **COMMENTS FROM STAFF**

5. **COMMENTS FROM THE BOARD**

6. **ADJOURNMENT**

AUGUST 18, 2014	PLANNING & ZONING MEETING	5:30 PM
AUGUST 21, 2014	TOWN COUNCIL MEETING	5:30 PM
SEPTEMBER 1, 2014	LABOR DAY – TOWN CENTER CLOSED	
SEPTEMBER 9, 2014	TOWN COUNCIL MEETING	5:30 PM
SEPTEMBER 15, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
SEPTEMBER 23, 2014	ROSH HASHANAH – BEGINS AT SUNDOWN	
OCTOBER 3, 2014	YOM KIPPUR – BEGINS AT SUNDOWN	
OCTOBER 6, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
OCTOBER 20, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
OCTOBER 22, 2014	TOWN COUNCIL MEETING	5:30 PM
OCTOBER 24, 2014	OKTOBERFEST	5:30 PM

MINUTES
TOWN OF JUNO BEACH

PLANNING AND ZONING BOARD MEETING

July 21, 2014
Council Chambers
340 Ocean Drive

PRESENT:
SYDNEY VICKERS, CHAIR
WARREN TURNER, VICE CHAIR
DON FELICELLA, BOARDMEMBER
MICHAEL STERN, BOARDMEMBER
JACK KNEUER, BOARDMEMBER
BOB HAMILTON, ALTERNATIVE BOARDMEMBER

ALSO PRESENT:
RUBEN CRUZ, DIRECTOR OF PLANNING & ZONING
LEONARD RUBIN, TOWN ATTORNEY
ADA OLIVER, ADMINISTRATIVE SECRETARY

Chair Vickers called the Planning and Zoning Board Meeting to order at 5:32 pm.

Audience: 4

~ 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/Turner *made motion to approve the June 16, 2014 minutes.*

ACTION: *The motion passed unanimously.*

3. **SPECIAL EXCEPTION/SITE PLAN APPLICATION- (SUPPLEMENTAL OFF-SITE PARKING (BEACH PLAZA AND ADJACENT VACANT LOT)**

Town Attorney Len Rubin swore in all witnesses.

Director of Planning & Zoning Cruz stated the applicant, the owner of Beach Plaza, is before the Planning and Zoning Board with a request for special exception and site plan

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approval for an off-site parking lot on the adjacent lot to the north. The Town's requirements are proposed conditions are contained in the memorandum. (See attached)

Director of Planning & Zoning Cruz stated the proposed project was brought before the Development Review Committee (DRC) and it was determined that the application met all technical requirements. However, Mr. Cruz indicated Town Staff is concerned with the temporary nature of the project and is recommending that the approval be limited to two years.

Boardmember Felicella asked if there would be parking spaces for the disabled.

Director of Planning & Zoning Cruz indicated all parking spaces for the disabled are located on the existing lot which fulfills the applicant's ADA requirements.

Boardmember Felicella inquired about condition #11 on page 5 of the Staff memo and how the two-year time frame for Site Plan Approval related to FDOT's two-year permit expiration time frame.

Town Attorney Rubin conveyed that the 2 year approval time is a generic condition that merely conveys the Town Code requirement. This condition can be modified before the item is presented to the Town Council.

Boardmember Stern indicated that he did not believe a parking lot was the best use of this parcel and that the applicant was aware of the existing zoning when he purchased the property. He would like to see the parcel developed.

Director of Planning & Zoning Cruz made reference to Town Engineer Paul Buri's letter dated July 17, 2014 and the conditions set forth therein. (See attachment #3). These conditions will need to be satisfied at the time of permitting.

Director of Planning & Zoning Cruz stated the applicant will make a presentation.

Attorney Thomas J. Baird of Jones Foster Johnston & Stubbs, representing the applicant, submitted a letter dated July 21, 2014 to be placed into record to demonstrate that Juno Plaza, LLC has met each of the Special Exception criteria of the Town Code. (See attached)

Attorney Baird clarified it is the applicant's intention to develop the property in the future for a commercial or mixed use.

Morris Crady, Senior Vice President of Lucido & Associates Land Planning/Landscape Architecture, displayed the site plan map diagram and discussed areas of concern raised by the Board.

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Chair Vickers recommended limiting the number of parking spaces to 25 (the number of spaces actually needed) and landscaping the remainder of the site. Ms. Vickers also stated she would like a contingency for no valet parking in the area.

Boardmember Stern and Boardmember Felicella questioned the security of the parking lot.

Boardmember Kneuer questioned if the applicant was asking for 2 year permit expiration or was the applicant advised by Staff.

Director of Planning & Zoning advised that the two-year limitation is an FDOT requirement.

Boardmember discussions on recommendations for the special exception/site plan.

Chair Vickers asked if there were any additional questions.

MOTION: Turner/Kneuer *made a motion that the Board recommend approval to the Town Council subject to conditions, namely a reduction of the number of parking spaces to 25 with the remainder of the parcel to be landscaped, suitable signage for security and limit the approval to 24 months even if the applicant only utilizes the curb cuts on Ocean Drive and not U.S. Highway One.*

ACTION: *Motion passed 4-1 (Boardmember Stern opposed)*

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

Director of Planning & Zoning Cruz stated the Board would be reviewing Article I of Chapter 34.

Director of Planning & Zoning Cruz indicated the Board will be using 2 running copies, one for grammatical and language errors and the other for codes and regulation changes. Mr. Cruz stated they will review page by page. The Board may wish to table discussion of certain definitions until such time as the Board discusses the actual zoning regulations to which they apply.

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

Chair Vickers asked if there were questions on page 1.

Vice Chair Turner questioned the reference to public morals in Section 34-2. Town Attorney Rubin recommended ending the first sentence after the word "town" in the second line. The Board concurred.

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Chair Vickers asked if there were questions on page 2.

Boardmember Felicella indicated under "Accessory Apartment," the reference to 750 square feet should be increased to 1250 square feet.

Planning and Zoning Director Cruz stated this section will be tabled until such time as the Board reviewed the zoning regulations for the historic districts.

Vice Chair Turner requested a separate document listing all the definitions of the various types of group homes.

Town Attorney Rubin stated some of the definitions are statutory terms and were updated during the Town Council's recent adoption of the MC zoning regulations.

Vice Chair Turner indicated that the second sentence of the definition of both "Auto Rental Lot" and "Auto Sales" did not appear to be a definition but was more like a regulation.

Town Attorney Rubin stated that the second sentence should be stricken from the definition.

Chair Vickers requested to add the definition of the term "Apartment."

Chair Vickers asked if there were questions on page 3.

Chair Vickers asked if the definition of the term "Basement" should be retained.

Director of Planning & Zoning Cruz indicated that the definition is important but can be discussed in detail when the Board addresses the regulations.

Chair Vickers asked if there were questions on page 4.

Vice Chair Turner requested clarification of the definition of "Building Height." He indicated that the definition appears to define building grade and not height. The definition only addresses where it is measured from and not where it is measured to.

Town Attorney Rubin indicated a section of the definition is missing, and the definition will need to be reworded.

Chair Vickers asked if there were questions on page 5.

Boardmember Felicella questioned definition of "Code Compliance Official" and requested clarification on the term "authorized agent" as he feels it needs to be consistent throughout. The zoning code only refers to the code compliance officer.

Town Attorney Rubin indicated the definition would need to be addressed.

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Chair Vickers asked if there were questions on page 6.

Chair Vickers questioned the definition of "Design Quality" and felt the term is subjective.

Town Attorney Rubin stated it should be removed as the term is not used in the zoning code.

Director of Planning & Zoning Cruz stated clarification is needed on the definition of "Convenience Store". There are distance limitations for convenience stores that should apply to liquor stores as well.

Town Attorney Rubin stated that this issue should be addressed when the Board reaches the portion of the code addressing distance requirements.

Chair Vickers asked if there were questions on page 7.

Vice Chair Turner questioned the definition of "Dune Line" and whether it was really the same as the definition of CCCL.

Town Attorney Rubin stated "Dune Line" could be removed from the definitions.

Chair Vickers asked if there were any additional questions.

5. COMMENTS FROM STAFF

Planning and Zoning Cruz indicated the Board will continue on page 8 at the next meeting.

Planning and Zoning Cruz advised the Board that the grant application submitted by Staff is still in a pending status.

6. COMMENTS FROM THE BOARD- None

7. ADJOURNMENT 7:11pm

Chair Vickers adjourned the meeting at 7:11pm

Chair Sydney Vickers

Ada Oliver, Administrative Secretary

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