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

November 3, 2014 4:30 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 October 20, 2014.

3. **DISCUSS THE UPDATE OF CHAPER 34, ARTICLE IV, ARTICLE V AND VI (ZONING CODE)**

4. **COMMENTS FROM STAFF**

5. **COMMENTS FROM THE BOARD**

6. **ADJOURNMENT**

NOVEMBER 3, 2014	PLANNING AND ZONING BOARD MEETING	4:30 PM
NOVEMBER 11, 2014	VETERAN'S DAY – TOWN CENTER CLOSED	
NOVEMBER 12, 2014	TOWN COUNCIL MEETING	5:30 PM
NOVEMBER 27, 2014	THANKSGIVING HOLIDAY – TOWN CENTER CLOSED	
NOVEMBER 28, 2014	THANKSGIVING HOLIDAY – TOWN CENTER CLOSED	

MINUTES
TOWN OF JUNO BEACH

PLANNING AND ZONING BOARD MEETING

October 20, 2014
Council Chambers
340 Ocean Drive

PRESENT:	SYDNEY VICKERS, CHAIR 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:	MICHAEL STERN, BOARDMEMBER

Chair Vickers called the Planning and Zoning Board Meeting to order at 4:30 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: Turner/Hamilton ma*de motion to approve the October 6, 2014 minutes.*

ACTION: *The motion passed unanimously.*

3. **ORDINANCE No. 678 - APPEARANCE REVIEW CRITERIA, ARCHITECTURAL STYLE DISCUSS THE UPDATE OF CHAPTER 34, ARTICLE 1 – (ZONING CODE)**
Director of Planning & Zoning Cruz stated that proposed Ordinance No. 678 arose out of a denied application for a modern architectural style home in Juno Beach. (See Attached)

Director of Planning & Zoning Cruz asked the Board if they had any questions on proposed Ordinance No. 678.

Town Attorney Rubin indicated the proposed ordinance is intended to expand the scope of the permissible architectural styles within the Town.

Town Attorney Rubin stated the Town Code currently requires that all structures erected with the Town reflect the Old Florida Style architecture indigenous to the Town and identified as late Victorian (Key West Cracker) and Spanish revival (Mediterranean).

Group discussions on the definition of the early to mid-20th century "Modern" architectural style.

Boardmember Felicella asked if modifications can be made to possibly maintain the Old Florida style at the front elevation and allow more modern features in the rear of the structure.

Mitchell O'Neil, Architect for the project located at 401 North Juno Lane, discussed differences in architectural style. He stated when a home is built, the architect does take into account the character of the surrounding neighborhood.

Jerry Wilson of Bespoke Design & Consulting stated mid century modern can be distinguished from other modern styles .

Group discussions took place on architectural styles within Juno Beach.

Chair Vickers opened the public hearing.

Jerry Wilson stated the proposed modern structure is "green" and will be energy efficient.

Mr. O'Neil stated the house will be verified by the Florida Green Council. Mr. O'Neil stated materials from the demolition will be salvaged and will not go into landfills. He also stated flat solar panels will be used on the roof.

Chair Vickers asked if there were any additional questions.

MOTION: Turner/Hamilton made a motion that the Board recommend approval of proposed Ordinance No. 678.

ACTION: The motion passed unanimously.

4. DISCUSS THE UPDATE OF CHAPTER 34, ARTICLE IV, ARTICLE V AND VI (ZONING CODE)

Director of Planning and Zoning Cruz indicated to the Board that its continued review of Chapter 34, Article IV, Article V and VI will take place at the next meeting.

Chair Vickers asked if there were any additional questions.

5. COMMENTS FROM STAFF

Director of Planning and Zoning Cruz stated to the Board that upon completion of its review of Chapter 34, a review of the Comprehensive Plan will continue by sections. Mr. Cruz stated that the entire revised Comprehensive Plan will be brought back to the Board for final review.

Director of Planning and Zoning Cruz stated the next Planning and Zoning meeting will be held November 3, 2014.

6. **COMMENTS FROM THE BOARD- None**

Boardmember Felicella thanked staff for bring up his comments at the October 6, 2014 Planning and Zoning meeting.

7. **ADJOURNMENT -5:35pm**

Chair Vickers adjourned the meeting at 5:35pm

Chair Sydney Vickers

Ada Oliver, Administrative Secretary