

MINUTES
TOWN OF JUNO BEACH
BOARD OF ADJUSTMENT AND APPEALS HEARING

March 25, 2015
Council Chambers
340 Ocean Drive

PRESENT: MORT LEVINE, MAYOR
ELLEN ANDEL, VICE MAYOR
BILL GREENE, VICE MAYOR PRO TEM
JASON HASELKORN, COUNCILMEMBER
JIM LYONS, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
VANESSA M. DUNHAM, TOWN CLERK
RUBEN CRUZ, DIRECTOR OF PLANNING AND ZONING

Mayor Levine called the Board of Adjustment and Appeals Hearing to order at 5:30 pm.

Audience: 25

- ~ CALL TO ORDER
- ~ INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

1. **VARIANCE REQUEST BY LOGGERHEAD MARINELIFE CENTER (14200 U.S. HIGHWAY ONE)**

Mayor Levine stated that the Town Council, sitting as the Zoning Board of Adjustment and Appeals, will hear a request from Loggerhead Marinelifelife Center for a variance from Section 34-1055(e)(3)c of the Town Code. He stated that staff's memorandum, and the documents submitted by the Applicant would be placed into the record.

A. Swearing in of Witnesses – Town Attorney Rubin swore in all witnesses.

B. Disclosure of Ex Parte Communications – None

C. Applicant Presentation –
George Gentile, Gentile Glas Holloway O'Mahoney & Associates, Inc., 1907 Commerce Lane, Suite 101, Jupiter, stated that he represented the applicant, Loggerhead Marinelifelife Center. He stated that there are two signs that will be relocated to the new buildings. He stated that for visibility purposes, they need to be placed a little over the maximum height of 20 feet allowed by the Town Code. The heights of the proposed signs will be 21.83 feet and 24 feet.

Mr. Gentile provided Council with a drawing and picture of the signs (document attached).

D. Staff Comments -

Mayor Levine asked Director of Planning and Zoning Cruz if there have been any changes since staff's memorandum and the posting of applicant's application on Friday.

Director of Planning and Planning Zoning Cruz stated that there have not been any changes.

Mayor Levine requested confirmation that staff recommended approval of this variance.

Director of Planning and Zoning Cruz stated that was correct.

E. Public Hearing

Public Hearing Opened at 5:37 PM

No Public Comment.

F. Council Discussion

Councilmember Lyons questioned if there had been a variance granted to Loggerhead Marinelife Center for the existing signs.

Mr. Gentile stated that he did not believe so and added that the existing buildings have a different elevation than the proposed buildings.

Vice Mayor Pro Tem Greene questioned if the signs would be in script font or block letters.

Mr. Gentile stated that the signs will be in block letters.

Mayor Levine questioned if the reason for the increased height of the signs was because of topographical features found in the area that were not created by the applicant.

Mr. Gentile answered that was correct.

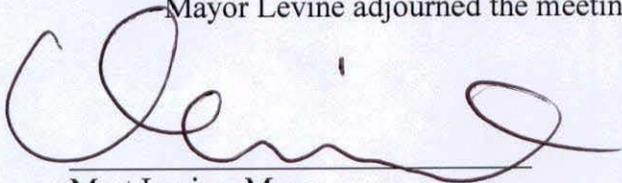
G. Council Motion

MOTION: Lyons/Greene made motion to approve the requested variance from Section 34-1055(e)(3)c of the Town Code to allow wall signs at maximum heights of 24 feet and 21.83 feet, subject to the conditions identified in staff's report and recommendation.

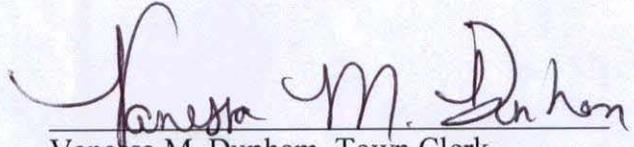
H. Council Action

The motion passed 5-0.

2. **ADJOURNMENT – 5:41 PM**
Mayor Levine adjourned the meeting at 5:41 PM

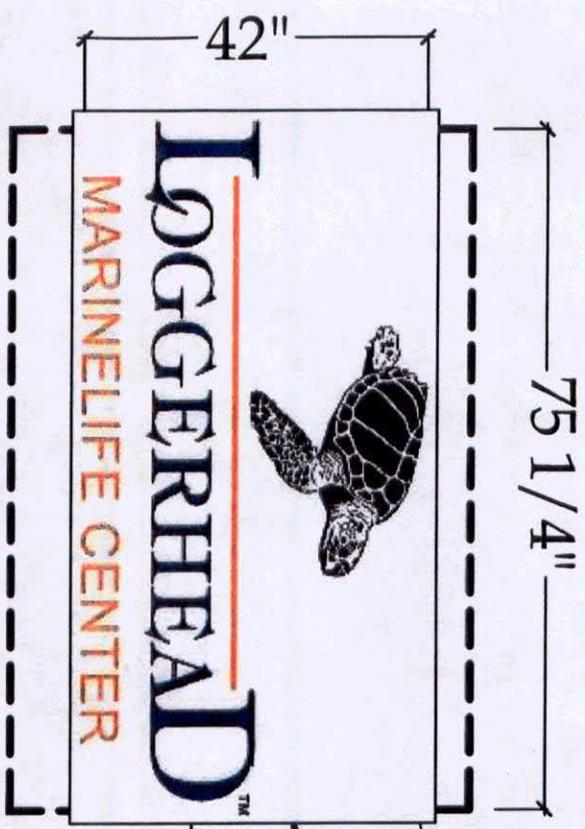


Mort Levine, Mayor



Vanessa M. Dunham, Town Clerk

*** Existing Wall Signs to remain or to be Relocated (See Plan)**



Logo Height - 20"H. Max.

Sign Area - 24 SF Max.

7"H. Letters, 20"H. Max.

Sign Height not to Exceed 20'

Wall Sign 'C'

Scale: 3/8" = 1'-0"

