

MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

January 27, 2014
Council Chambers
340 Ocean Drive

PRESENT: SYDNEY VICKERS, CHAIR
WARREN TURNER, VICE CHAIR
ANNE BOSSO, BOARDMEMBER
DON FELICELLA, BOARDMEMBER
MICHAEL STERN, BOARDMEMBER
JACK KNEUER, ALTERNATE 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 5:30 pm.

Audience: 9

~ CALL TO ORDER
~ PLEDGE OF ALLEGIANCE TO THE FLAG
~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA –

1. PUBLIC COMMENTS- None

2. MINUTES/MOTION

MOTION: *Bosso/Stern made motion to approve the November 18, 2013 amended minutes. Boardmember Felicella requested amendment be made under Item 3 correction to read site line not property line.*

ACTION: *The motion passed unanimously.*

3. WORKSHOP – (Amendment to Zoning Code – Legal Compliance and Creation of Medical Commercial Zoning District)

Director of Planning & Zoning Cruz indicated Town Attorney Len Rubin would conduct the workshop.

Town Attorney Rubin stated that the ordinance under review was initially drafted by an outside consultant.

Mr. Rubin stated the purpose of the ordinance is to ensure that the Town Code is legally compliant. It also codifies the existing Zoning Relief Procedure that the Town Council enacted last year. (See memorandum)

Mr. Rubin stated the intent of the ordinance is locate residential substance abuse treatment facilities in commercial areas. Outpatient treatment centers, on the other hand, would be treated in the same manner as other medical offices and facilities. (See memorandum)

Town Attorney Rubin discussed the amendment to the definition of the term "family". (See memorandum)

Town Attorney Rubin discussed the amendment to the definition of medical and dental offices to specifically reference outpatient services. (See memorandum)

Town Attorney Rubin discussed the amendment to the definition of transient residential facilities to remove any reference to the CG and RMT zoning districts. (See memorandum)

Town Attorney Rubin indicated that outpatient substance abuse treatment services would be permitted in the CG and CO zoning districts. (See memorandum)

Town Attorney Rubin discussed creating a new Medical Commercial Zoning District that would incorporate the existing uses within the CG Zoning District and allow both outpatient and residential substance abuse treatment facilities. (See memorandum)

Town Attorney Rubin requested the Board's input on the proposed ordinance and potential changes to the zoning map to assign properties the new Medical Commercial zoning designation.

Chair Vickers requested copies of the ordinances that apply to Boca Raton and Delray Beach.

Town Attorney Rubin stated he would obtain copies of these ordinances.

Chair Vickers requested under Section 34-4, Definitions, removal of the words "or part of a dwelling" from section that reads: "occupying the whole or part of a dwelling as a separate housekeeping unit".

Town Attorney Rubin stated he would follow up on her request.

Chair Vickers requested adding a definition for the term substance abuse treatment facility.

Town Attorney Rubin stated he would have the definition for substance abuse treatment facility added.

Board Member discussions on various amendments to the ordinance.

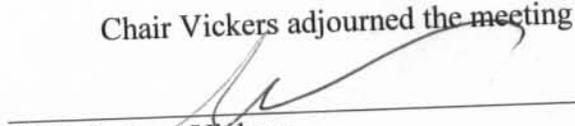
Board Members indicated and discussed additional recommendations to the ordinance.

Town Attorney Rubin stated he would follow up on all requested recommendations and make the necessary revisions. Mr. Rubin asked the Board Members if they would prefer a second workshop to revisit the ordinance with the revisions.

The consensus of the Board was to have a second workshop.

5. **COMMENTS FROM STAFF** -None
6. **COMMENTS FROM THE BOARD**-None
7. **ADJOURNMENT** 6:40PM

Chair Vickers adjourned the meeting at 6:40PM


Chair Sydney Vickers


Ada Oliver, Administrative Secretary