

MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

March 24, 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: 6

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

1. PUBLIC COMMENTS- None

2. MINUTES/MOTION

MOTION: *Stern/Turner made motion to approve the February 18, 2014 minutes.*

ACTION: *The motion passed unanimously.*

3. PUBLIC HEARING AND RECOMMENDATION TO TOWN COUNCIL
Ordinance No. 668- Creating Medical Commercial Zoning District
Ordinance No. 669- Rezoning "Point Lots" to MC District
Ordinance No. 670- Rezoning Seminole Plaza to MC District

Chair Vickers stated Town Attorney Rubin would first review and discuss Ordinance No. 668.

Town Attorney Rubin discussed Ordinance No. 668, creating the Medical Commercial Zoning District, section by section. He stated one significant change since the last workshop was to substitute the term "assisted living facility" for the term "congregate living facility" so as to be consistent with state statute. *(See attached)*

Town Attorney Rubin asked the Board Members if they had any questions.

Chair Vickers asked the public if there were any comments.

Chair Vickers asked the Board Members if they had any questions on Ordinance No. 668.

Board Members engaged in discussions and requested clarification from Town Attorney Rubin on Ordinance No. 668.

Town Attorney Rubin addressed the Board members questions and concerns. Mr. Rubin also made reference to Chapter 34 of the Town Code.

Boardmember Bosso stated she was concerned with the possibility that medical marijuana could be sold in Juno Beach if the medical marijuana referendum was passed by the voters.

Town Attorney Rubin indicated he has already researched the possibility and stated in the event that medical marijuana is legalized, the issue will be addressed by the Town.

Town Attorney Rubin agreed to make necessary typographical corrections where needed.

MOTION: Stern/Turner made motion to approve amended Ordinance No. 668.

ACTION: The motion passed unanimously

Town Attorney Rubin discussed Ordinance No. 669, rezoning the "Point Lots" from the Commercial General (CG) Zoning District to the newly created Medical Commercial (MC) Zoning District. Mr. Rubin indicated that staff had identified two potential areas for this new medical commercial zoning district. *(See attached)*

Board Members engaged in discussions on parcels identified in Ordinance No. 669.

The Board expressed concern regarding the inclusion of the fire station parcel owned by Palm Beach County. Town Attorney Rubin indicated that this parcel could be removed from the Ordinance, thereby rezoning only five of the "Point Lot" parcels instead of six. Planning and Zoning Director Cruz indicated that the possible rezoning of the fire station parcel from CG to GOV could be discussed at some future time.

Town Attorney Rubin stated notifications were mailed to the owners of the properties that were to be rezoned and all property owners within 300 feet of the affected parcels.

Town Attorney Rubin further noted that lack of anyone objecting to the proposed rezoning.

Director of Planning and Zoning Cruz indicated staff had received numerous calls from home and business owners regarding this Ordinance. However, once it was explained, the Town did not receive any negative responses.

Chair Vickers asked the public if there were any comments.

***MOTION:** Bosso/Felicella made motion to approve Ordinance No. 669, as amended, to eliminate parcel No. 6 (fire station parcel).*

***ACTION:** The motion passed unanimously*

Town Attorney Rubin discussed Ordinance No. 670, rezoning Seminole Plaza from the CG Zoning District to the newly created MC Zoning District. (See attached)

Chair Vickers asked the public if there were any comments.

Chair Vickers asked the Board Members if they had any questions on Ordinance No. 670.

Chair Vickers asked if there was a motion to pass Ordinance 670 as written.

***MOTION:** Felicella/Stern made motion to approve amended Ordinance No. 670 as written.*

***ACTION:** The motion passed unanimously*

4. COMMENTS FROM STAFF

Town Attorney Rubin thanked the Board Members for all their hard work reviewing ordinance No. 668, No. 669 and No. 670.

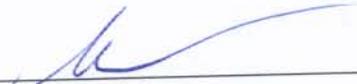
Director of Planning and Zoning Cruz also thanked the Board Members for reviewing the ordinances.

Director of Planning and Zoning Cruz stated the next Planning and Zoning will be a continued review of the Town Code of Ordinances by section and also a review of corresponding maps.

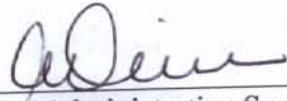
5. COMMENTS FROM THE BOARD- None

6. ADJOURNMENT 6:15PM

Chair Vickers adjourned the meeting at 6:15PM



Chair Sydney Vickers



Ada Oliver, Administrative Secretary