

MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

September 8, 2014

Council Chambers

340 Ocean Drive

PRESENT: SYDNEY VICKERS, CHAIR
WARREN TURNER, VICE CHAIR
MICHAEL STERN, BOARDMEMBER
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

Chair Vickers called the Planning and Zoning Board Meeting to order at 4:31 pm.

Audience: 0

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

Addition – Town Attorney Rubin stated that proposed zoning regulations governing the sale of medical marijuana would be discussed during this meeting under Staff Comments.

1. **PUBLIC COMMENTS**- None

2. **MINUTES/MOTION**

Chair Vickers requested amendment (name correction) be made on minutes of August 18, 2014.

MOTION: Turner/Vickers made *motion to approve the August 18, 2014 minutes, as amended.*

ACTION: *The motion passed unanimously.*

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

Director of Planning and Zoning Cruz indicated to the Board that the review of Chapter 34, Article I, would commence on page 15. (See attachment)

Boardmember Felicella questioned “sign height” and the definition of “sign area”.

Director of Planning and Zoning Cruz stated the height is measured to the top of the sign area and any top border of the sign structure would be included in the sign area.

Director of Planning & Zoning Cruz commented on the allowable methods of illuminating signs.

Chair Vickers asked if there were any questions on page 16.

Chair Vickers asked if there were any questions on page 17.

Boardmember Kneuer asked if there was a limitation on the hours a sign can be illuminated.

Director of Planning and Zoning Cruz stated there was no limitation.

Chair Vickers asked if there were any questions on page 18.

Chair Vickers, stated that the definition for “structural alterations” does not appear elsewhere in the code and questioned if it was needed.

Director of Planning and Zoning Cruz stated he would have to research whether “structural alterations” could be removed.

Boardmember Felicella questioned the definition of “street line”. Mr. Felicella requested that the definition be made more clear due to confusion between the edge of pavement and the right-of-way line.

Group discussions took place on “street line”.

Town Attorney Rubin indicated the definition of “street line” will need to be clarified and cleaned up.

Vice Chair Turner questioned the definition of “subdivision/simple lot split”.

Director of Planning and Zoning Cruz indicated the definition of “subdivision/simple lot split” is correctly stated.

Boardmember Felicella questioned the definition of "swimming pool". Mr. Felicella recommended deletion of the words "and which is capable of containing water to a depth greater than 18 inches." Mr. Felicella requested that Staff research Florida Building Code requirements.

Planning and Zoning Director Cruz stated he would research and follow up on Mr. Felicella's recommendation.

Vice Chair Turner questioned the definition of "tenant" where it references to "see occupant".

Director of Planning and Zoning Cruz recommended this definition will need to be reviewed to see how it is used in other sections of the code.

Chair Vickers asked if there were any questions on page 19.

Boardmember Felicella questioned the definition of "tree".

Town Attorney Rubin stated the definition of "tree" should be moved to the landscaping section and removed from the definition section.

Vice Chair Turner questioned the definition for "transient residential facility".

Town Attorney Rubin stated this definition is problematic because it essentially refers to time shares. He indicated that the definition should be amended or eliminated.

Chair Vickers indicated Article I has been concluded by the Board.

Chair Vickers asked if there were any questions.

4. COMMENTS FROM STAFF

Town Attorney Rubin stated the Town Council has requested that the Planning and Zoning Board consider appropriate zoning regulations for marijuana dispensaries in anticipation of the possible legalization of medical marijuana. (See memorandum)

Town Attorney Rubin also stated the Town will be proactive in preparing a medical marijuana ordinance. Attorney Rubin indicated he will bring a proposed ordinance to the next Planning and Zoning meeting for the Board's review.

Chair Vickers asked if there were any additional questions.

Director of Planning and Zoning Cruz stated to the Board Members should feel free to contact him with any questions or concerns they may have.

Director of Planning and Zoning Cruz stated there is a party interested in purchasing Seminole Plaza. Right now, it is anticipated to be a medical plaza that would incorporate residential substance abuse services, including detox.

Director of Planning & Zoning Cruz indicated the next meeting will be held on September 22, 2014. Mr. Cruz indicated they will commence review of Chapter 34, Article II.

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

6. **ADJOURNMENT** 6: 07 pm

Chair Vickers adjourned the meeting at 6:07 pm



Chair Sydney Vickers



Ada Oliver, Administrative Secretary