

MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

February 18, 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: 4

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

1. PUBLIC COMMENTS- None

2. MINUTES/MOTION

MOTION: *Felicella/Stern made motion to approve the January 27, 2014 minutes.*

ACTION: *The motion passed unanimously.*

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

Chair Vickers thanked Town Attorney Rubin for sending the Boardmembers the applicable ordinances from Boca Raton and Delray Beach electronically.

Town Attorney Rubin discussed the revised Amendment to the Zoning Code along with explanations of revisions and necessary changes. (See attached)

Boardmember Felicella asked if the Town would be protected until the ordinances are revised properly.

Town Attorney Rubin stated the Town is protected through the concept of "zoning in progress." The public is on notice of the pending changes.

Vice Chair Turner asked if congregate living facility is limited to the new Medical Commercial Zoning District.

Boardmember Bosso indicated she is not 100% convinced that group homes can't be considered congregate living.

Town Attorney Rubin indicated he will research the most verbiage regarding congregate living facilities and follow up with the Boardmembers.

Director of Planning and Zoning Cruz indicated that the Boardmembers will receive updated Zoning Code books at the next meeting.

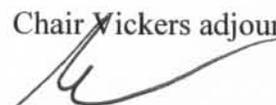
Chair Vickers asked the Boardmembers if they had any questions.

Vice Chair Turner indicated that the two ordinances should move forward.

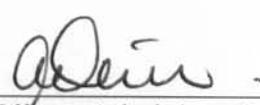
Town Attorney Rubin agreed and advised they will both return in final form for recommendation to the Town Council.

5. **COMMENTS FROM STAFF -None**
6. **COMMENTS FROM THE BOARD-None**
7. **ADJOURNMENT 5:55PM**

Chair Vickers adjourned the meeting at 5:55PM



Chair Sydney Vickers



Ada Olver, Administrative Secretary