MINUTES
TOWN OF JUNO BEACH

PLANNING AND ZONING BOARD MEETING

March 16, 2015
Council Chambers
340 Ocean Drive

PRESENT:	WARREN TURNER, VICE CHAIR DON FELICELLA, BOARDMEMBER MICHAEL STERN, BOARDMEMBER JACK KNEUER, BOARDMEMBER BOB HAMILTON, ALTERNATE BOARDMEMBER
ALSO PRESENT:	RUBEN CRUZ, DIRECTOR OF PLANNING & ZONING LEONARD RUBIN, TOWN ATTORNEY ADA OLIVER, ADMINISTRATIVE SECRETARY
ABSENT:	SYDNEY VICKERS, CHAIR

Vice Chair Turner called the Planning and Zoning Board Meeting to order at 5:30 pm.

Audience: 5

~ CALL TO ORDER
~ PLEDGE OF ALLEGIANCE TO THE FLAG
~ ADDITIONS, DELETIONS, SUBSTIUTIONS TO THE AGENDA - *none*

1. **PUBLIC COMMENTS - None**

2. **MINUTES / MOTION**

MOTION: Felicella/Stern made *a motion to approve the December 1, 2014 minutes.*

ACTION: *The motion passed unanimously.*

3. **PETITION FOR SPECIAL EXCEPTION TO ALLOW ANTENNAS AND RELATED EQUIPMENT**

Planning and Zoning Director Cruz stated the Town had received an application from Juno by the Sea Condominium. He stated they are seeking to modify the existing equipment and install three additional antennas and install additional telecommunication equipment in the existing equipment room. (See Memorandum)

Boardmember Stern stated he did not see a picture in the plans of what the antennas would look like once installed.

Planning and Zoning Director Cruz stated the diagram of the equipment does indicate that the color of the equipment will blend with the existing color scheme of the building.

Planning and Zoning Director Cruz stated that the applicant has provided the Town with basic information and plans, as well as a visual representation (see attached).

Boardmember Felicella questioned item #4 under the Staff Recommendation. (See attachment).

Mr. Felicella asked how the Town will verify the maintenance of the equipment for erosion, etc.

Director of Planning and Zoning Cruz stated the property manager of Juno by the Sea Condominium is to monitor and ensure proper maintenance upkeep of the equipment.

Mr. Cruz indicated that if Staff is notified the equipment is not maintained and is non-compliant with our Code, our code enforcement department would follow through.

Vice Chair Turner stated he was concerned with health issues involving the frequencies emitted by the telecommunication equipment.

Jason Laskie Real Estate Manager for Sprint, stated they do not believe there is a health threat.

Vice Chair Turner asked if there were any other questions.

MOTION: Stern/Felicella made *motion to recommend approval of the proposed special exception to the Town Council subject to the conditions set forth in the Staff Report.*

ACTION: *The motion passed unanimously.*

4. **COMMENTS FROM STAFF**

Planning and Zoning Director Cruz stated to the Board that the next Planning and Zoning meeting will be scheduled for April 6, 2015 where the previously discussed revisions to Chapter 34 will be brought back to the Board. Planning and Zoning Director Cruz further stated that review of the Comprehensive Plan will continue by sections. Mr. Cruz stated that the entire revised Comprehensive Plan will be brought back to the Board for final review.

Planning and Zoning Director Cruz asked if there were any questions from the Board.

5. **COMMENTS FROM BOARD**

Alternate Boardmember Bob Hamilton asked if the Town had a document showing the status of commercial and residential projects within the Town.

Planning and Zoning Director Cruz indicated that a weekly Activity Report is generated and distributed on a weekly basis via email with the status of ongoing projects within the Town.

6. **ADJOURNMENT 5:54pm**

Vice Chair Turner adjourned the meeting at 5:54pm

Warren Turner, Vice Chair

Ada Oliver, Administrative Secretary