MINUTES
TOWN OF JUNO BEACH

BOARD OF ADJUSTMENT AND APPEALS HEARING

May 25, 2016
Council Chambers
340 Ocean Drive

PRESENT: JASON HASELKORN, MAYOR
JIM LYONS, VICE MAYOR
FRANK FAHY, VICE MAYOR PRO TEM
ELLEN ANDEL, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND, ADMINISTRATIVE SCRETARY
RUBEN CRUZ, DIRECTOR OF PLANNING AND ZONING

Mayor Haselkorn called the Board of Adjustment and Appeals Hearing to order at 5:34 pm.

Audience: 19

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

1. **VARIANCE REQUEST BY WEXFORD COURT HOMEOWNER'S ASSOCIATION (220 CELESTIAL WAY)**
Director of Planning and Zoning Cruz explained the application and backup information (see attached).

A. Swearing in of Witnesses – Town Attorney Rubin swore in all witnesses.

B. Disclosure of Ex Parte Communications – None

C. Applicant Presentation –
Bob Hamilton, Applicant, 220 Celestial Way #6, gave more detailed information about the application, expressed his concerns and asked for approval from the Council. He also asked the Town Council if they had any questions.

D. Staff Comments -

Vice Mayor Pro Tem Fahy asked how they settled on a height of 6 feet.

Bob Hamilton stated that the Town Code limits the height to 4 feet, which is easy to scale. They decided to go lower than Cote de la Mer, but higher than Beachbound.

E. Public Hearing
Public Hearing Opened at 5:43 PM

No Public Comment.

F. Council Discussion -
Vice Mayor Lyons stated that Planning and Zoning members expressed concern about not having enough meetings. The Council determined that variance requests should go to the Planning and Zoning Board for a recommendation, and the Town Attorney is in the process of drafting that Ordinance. The Ordinance will come before the Planning and Zoning Board in July. He is recommending that the Wexford Court application be reviewed by the Planning and Zoning Board before it is considered by the Zoning Board of Adjustment and Appeals.

Mayor Haselkorn agreed with Vice Mayor Lyon's suggestion.

G. Council Motion
MOTION: *Andel/Lyons made motion to have the variance be reviewed by the Planning and Zoning Board for recommendation prior to consideration by the Zoning Board of Adjustment and Appeals.*

H. Council Action
The motion passed 4-0.

2. **ADJOURNMENT – 5:49 PM**
Mayor Haselkorn adjourned the meeting at 5:49 pm.

Jason Haselkorn, Mayor

Caitlin Copeland, Administrative Secretary