

**AGENDA**  
**TOWN OF JUNO BEACH, FLORIDA**  
**PLANNING AND ZONING BOARD MEETING**

June 16, 5:30 pm  
 Council Chambers  
 340 Ocean Drive

NOTICE: If any person decides to appeal any decision of the Planning and Zoning Board at this meeting, he will need a record of the proceedings and for that purpose, he may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact Vanessa Dunham, Town Clerk, at least 48 hours in advance to request such accommodations.*

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

1. PUBLIC COMMENTS
2. MINUTES: Staff recommendation: Consider a motion to approve the Planning and Zoning Meeting Minutes of March 24, 2014.
3. SWEARING IN OF NEWLY APPOINTED BOARD MEMBER
4. DESIGNATE CHAIR/VICE CHAIR BOARDMEMBERS
5. DISCUSS THE UPDATE OF CHAPTER 34 - ( ZONING CODE)
6. COMMENTS FROM STAFF
7. COMMENTS FROM THE BOARD
8. ADJOURNMENT

JUNE 16, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
JUNE 25, 2014	TOWN COUNCIL MEETING	5:30 PM
JULY 4, 2014	INDEPENDENCE DAY – TOWN CENTER CLOSED	
JULY 7, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
JULY 21, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
JULY 23, 2014	TOWN COUNCIL MEETING	5:30 PM
AUGUST 4, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
AUGUST 13, 2014	TOWN COUNCIL MEETING	5:30 PM
AUGUST 18, 2014	PLANNING AND ZONING BOARD MEETING	5:30 PM
AUGUST 27, 2014	TOWN COUNCIL MEETING	5:30 PM

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

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Chair Sydney Vickers

Ada Oliver, Administrative Secretary

MINUTES  
TOWN OF JUNO BEACH  
**PLANNING AND ZONING BOARD MEETING**

November 18, 2013  
Council Chambers  
340 Ocean Drive

PRESENT: SYDNEY VICKERS, CHAIR  
WARREN TURNER, VICE CHAIR  
ANNE BOSSO, BOARDMEMBER  
DON FELICELLA, BOARDMEMBER  
JACK KNEUER, ALTERNATE BOARDMEMBER

ALSO PRESENT: RUBEN CRUZ, DIRECTOR OF PLANNING & ZONING  
LEONARD RUBIN, TOWN ATTORNEY  
ADA OLIVER, ADMINISTRATIVE SECRETARY

ABSENT: MICHAEL STERN, BOARDMEMBER

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

Audience: 13

~ CALL TO ORDER  
~ PLEDGE OF ALLEGIANCE TO THE FLAG  
~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – None

On behalf of the Town of Juno Beach, Town Manager Joseph Lo Bello presented the Planning and Zoning Board members holiday gift baskets in appreciation for all their hard work and dedication throughout the year.

1. **MINUTES/MOTION**

**MOTION:** *Felicella/Kneuer made motion to approve the August 5, 2013 minutes.*

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

2. **COMMENTS FROM PUBLIC**

Public Comments commenced at 5:34pm

Mr. Nick Webster, 351 Zenith Lane, Juno Beach, FL, stated he had been in communication with Frank Cid, owner of Oceanside Detox. He stated he had discussed his findings with Mr. Cid in reference to an alternative location for the detoxification center.

Public Comments closed at 5:37pm

3. **REQUEST FOR SITE PLAN – OCEAN BREEZE**

Director of Planning & Zoning Cruz requested all backup materials, including the Staff memorandum, be placed into record. (see attached)

Director of Planning and Zoning Cruz stated the applicant is being brought before the Planning and Zoning Board with a request for the Site Plan approval subject to the Town's requirements and conditions recommended by Staff. (see attached)

Director of Planning & Zoning Cruz stated the proposed project met all of the site area requirements for the Residential Multi-Family (RM-2) zoning district and that the Development Review Committee (DRC) has reviewed this project.

Director of Planning & Zoning Cruz indicated that the applicant has now complied with the necessary requirements and codes and is seeking a recommendation of approval from the Planning and Zoning Board in order to move the request forward to the Town Council.

Chair Vickers requested that the applicant commence with its presentation.

Troy Holloway, of Gentile Glas Holloway O'Mahoney & Associates, Inc, presented an overview of the Ocean Breeze project. Construction will commence with building 4 and move east to west. Mr. Holloway discussed townhouse elevations, project elevations and concluded with a project summary.

Alternate Boardmember Kneuer questioned how stormwater drainage problems be handled.

Laurent Van Cott, Civil Engineer, Southern Design Group, Jupiter, FL, stated they had performed the necessary studies and designed the system to ensure the water retention from a 100 year/3 day storm event to be completely retained on site without flooding the buildings. He also stated that their site will not impact Yogi By the Sea.

Mr. Van Cott also discussed wall elevations throughout the site. He indicated the walls will be tiered.

Larry Wright, owner and developer for Ocean Breeze, indicated to the Board that his other completed developments within the Town can be viewed as an example of the design and layout of the tiered walls within Ocean Breeze.

Boardmember Felicella questioned the entrance and the property line on the site plan.

Director of Planning & Zoning indicated that the entrance onto U.S. Highway One had been reviewed by the Town Engineer.

Chair Vickers asked if there were any other questions from the Board.

Chair Vickers asked if there was a motion to approve the site plan to include the conditions outlined on staff's memorandum.

**MOTION:** *Bosso/Kneuer made motion to approve the site plan to include the conditions outlined on staff's memorandum.*

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

4. **DISCUSSION OF ZONING CODE**

Director of Planning & Zoning Cruz stated during the Town Council's Goal Setting Workshop, Council requested that the Planning and Zoning Board review Chapter 34 of the Town Code (Zoning). Mr. Cruz asked the Board how it would like to go about discussing and reviewing the codes.

Director of Planning and Zoning Cruz stated he will ask the Town Council how they would like the completed review presented to them at the next scheduled Town Council Meeting.

Chair Vickers suggested performing the review of the zoning codes sequentially.

Vice Chair Turner stated the review should not include addressing minor points such as typographical errors. Mr. Turner also stated boundaries should be set and one division should be discussed at a time.

Chair Vickers stated they should set parameters to stay on track.

Chair Vickers volunteered to check on the grammatical errors.

Director of Planning & Zoning Cruz indicated staff's input on corrections will be made by highlighting certain areas per article.

Boardmember Felicella stated the Board should commence to discuss and review articles #1, #2, #4 and #6 and leave the zoning articles #3 and #5 for last. He also suggested setting time limits on each article.

The Board, by consensus, determined that it would begin to discuss and review articles #1, #2, #4, and #6 first and articles #3 and #5 last.

Chair Vickers asked if any other comments from the board.

5. **COMMENTS FROM STAFF**

Director of Planning and Zoning Cruz stated Jack Horniman, long time planning consultant with the Town, was sought out to perform a zoning study on specific areas within the Town per the Town Council's request.

Director of Planning and Zoning Cruz stated as a result of Mr. Horniman's zoning study, he has temporarily halted the Comprehensive Plan Review. Mr. Horniman's zoning study which will work hand in hand with the comprehensive plan.

Director of Planning and Zoning Cruz stated once the zoning study is completed by Mr. Horniman, it will be presented to the Town Council.

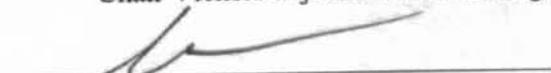
Director of Planning and Zoning Cruz stated the Planning and Zoning Board will proceed to move forward with working on the zoning codes.

Director of Planning and Zoning Cruz thanked the members of the Planning and Zoning Boards for the service they provide for the Town and he also stated that on behalf of Town Attorney Rubin and Planning Technician Frank Davila and himself he wished them a happy holiday.

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

7. **ADJOURNMENT** 6:38pm

Chair Vickers adjourned the meeting at 6:38pm

  
Chair Sydney Vickers

  
Ada Oliver, Administrative Secretary