

MINUTES  
TOWN OF JUNO BEACH  
PLANNING AND ZONING BOARD MEETING

**July 6, 2020**

Council Chambers  
340 Ocean Drive

PRESENT:           MICHAEL STERN, CHAIR  
                      PAUL SHEA, VICE CHAIR  
                      CARMEN CORBETT, BOARDMEMBER  
                      BOB HAMILTON, BOARDMEMBER  
                      JIM FERGUSON, BOARDMEMBER  
                      DD HALPERN, ALTERNATE BOARDMEMBER

ALSO PRESENT:   LEONARD RUBIN, TOWN ATTORNEY  
                      FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
                      CURT THOMPSON, PRINCIPAL PLANNER  
                      CAITLIN COPELAND, TOWN CLERK

ABSENT:

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

Audience: 11

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

1. PUBLIC COMMENTS (FOR ANY TOPIC THAT IS NOT ON THE AGENDA) (Time: 6:50 – 7:00)

Public Comments Opened at 5:30pm.

Public Comments Closed at 5:30pm.

2. MINUTES (Time: 7:01 – 7:35)

***MOTION:** Shea/Corbett made a Motion to Approve the Planning and Zoning Meeting Minutes of June 1, 2020.*

***ACTION:** The motion passed 5-0.*

3. APPLICATION FOR SPECIAL EXCEPTION USE (REQUEST FOR A PLANNED UNIT DEVELOPMENT (PUD) THAT WILL FEATURE 11 – TWO AND THREE – STORY RESIDENTIAL STRUCTURES, TOTALING TWENTY-TWO (22) RESIDENTIAL UNITS. THE SUBJECT PROPERTY CONSISTS OF A VACANT PARCEL 3.88 ACRES IN SIZE, AND HAS A LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (MEDR) AND A ZONING DESIGNATION OF

RESIDENTIAL MULTIPLE FAMILY – MEDIUM DENSITY RM-1) (Time: 7:36 – 1:31:01)  
(Principal Planner Thompson)

Town Clerk Copeland announced that Mr. Tom Frankel, the owner of the Ocean One property, and a member of the public, Mr. Emanuel Cotronakis were participating in this item via Zoom.

Town Attorney Rubin swore in all parties wishing to speak on behalf of this item.

A. Staff Presentation

Principal Planner Thompson gave Staff's presentation (*see attached*) and asked the Board if they had any questions.

B. Applicant Presentation

Troy Holloway, Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO), gave the Applicant's presentation (*see attached*) and asked the Board if they had any questions.

C. Public Hearing

Public Hearing Opened at 6:39pm

Town Clerk Copeland read out loud Mr. Cotronakis' public comment that was submitted to the Town (*see attached*).

Emmanuel Cotronakis, 450 Old Town Lane, commented on his and his wife's meeting with 2GHO to address their questions and concerns.

April Sovovich, Juno Dunes, expressed her concerns on damages that could occur through excavations.

Anne Bosso, 765 Hibiscus Avenue, questioned the west side of the property and the code sections in regard to the dune. She submitted documentation for her comment on Item #4 (*see attached*).

Director of Planning & Zoning Davila addressed Ms. Bosso's concerns.

Public Hearing Closed at 6:52pm.

D. Board Discussion

The Board reviewed and discussed this item.

Boardmember Hamilton expressed his concerns on life safety issues with the Ocean One Project's proposed entrance/exit and having vehicles park on the street that is only 20 ft. wide.

E. Board Action

***MOTION:** Shea/Corbett made a motion to recommend to Town Council approval of the Planned Unit Development Special Exception, Site Plan and Re-Subdivision for the vacant parcel located just north of the Juno Dunes Community and south of the Old Towne Community on the west side of Ocean Drive in the Residential Multiple Family – Medium Density/Planned Unit Development (RM-1/PUD) Zoning District, subject to the conditions outlined above.*

***ACTION:** The motion passed 5-0.*

4. COMPREHENSIVE DEVELOPMENT PLAN REVIEW PROCESS (Time: 1:31:02 – 2:00:22)  
(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum and asked the boardmembers if they had any questions.

The Board reviewed and discussed this item.

Public Comments Opened at 7:13pm.

Ms. Bosso went over her recommendations that she had provided to the Board earlier this evening and commented on the process of the reviewing the Comprehensive Plan. She and asked Town Attorney Rubin what the consequences are for not following the Comprehensive Plan.

Town Attorney Rubin stated that the Comprehensive Plan is a tool to guide future development and explained the cause of action under the Florida Statutes if there is a development that violates the Comprehensive Plan.

Ms. Bosso continued to go through her recommendations for the Comprehensive Plan.

Public Comments Closed at 7:19pm.

The Board continued to discuss this item.

5. COMMENTS FROM STAFF (Time: 2:00:23 – 2:00:39)

Town Clerk Copeland announced that the next Town Council meeting is July 22<sup>nd</sup> and the next Planning & Zoning Board meeting is scheduled for August 3<sup>rd</sup>.

6. COMMENTS FROM THE BOARD (Time: 2:00:40 – 2:03:08)

Alternate Boardmember Halpern questioned the request of Palm Beach County Environment Resource Management (ERM) to change the zoning for the wetlands west of Coconut Avenue.

Director of Planning & Zoning Davila stated that Palm Beach County owns three different parcels west and south of Coconut Avenue and asked staff to start looking into the process of changing the zoning designation to Environmental Sensitive Lands and future land use classification to Conservation.

Alternate Boardmember Halpern questioned if that would come before the Planning and Zoning Board.

Director of Planning & Zoning Davila stated yes and explained.

Alternate Boardmember Halpern questioned the Loggerhead Marineline Center's building project, how it was approved, and what they are doing with the outflow.

Director of Planning & Zoning Davila addressed her questions on the approval process and also explained the approval process for the filter system.

7. ADJOURNMENT (Time: 2:03:09 – 2:03:15)

Chair Stern adjourned the meeting at 7:26pm.

***Minutes Approved on August 3, 2020.***