



PLANNING AND ZONING BOARD MINUTES

December 04, 2023 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DIANA DAVIS, CHAIR
JIM FERGUSON, VICE CHAIR
LAURE SHEARER, BOARDMEMBER
NANCY WOLF, BOARDMEMBER
JANE LE CLAINCHE, BOARDMEMBER

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

ABSENT: MICHAEL STERN, BOARDMEMBER

Audience: 13

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time. Comments needing a reply will be referred to Staff for research; a report will be forwarded to The Board; and citizens will be contacted.

Public Comments Opened at 4:02pm.

Public Comments Closed at 4:02pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - November 6, 2023

***MOTION:** Ferguson/Shearer made a motion to approve the consent agenda.*

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

BOARD ACTION/DISCUSSION ITEMS (Public Comment period was provided for each item below.)

2. Seminole Golf Club Variance Request (See attached presentation by the applicant.)

The Board gave unanimous consensus to add a condition to the recommendation to approve the variance requiring Seminole Golf Club to maintaining the architectural style features in line with Mr. Wyeth's original design and per the letter dated November 14, 2023 included with the application.

***MOTION:** Wolf/Ferguson made a motion to approve the request for variance for the Seminole Golf Club Property, subject to the conditions set forth in staff's memorandum, and with the additional condition of Seminole Golf Club maintaining the architectural style features in line with Mr. Wyeth's original design and per the letter dated November 14, 2023 included with the application.*

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

3. Ordinance 780 – Harmony Criteria

The Board gave unanimous consensus to have the ordinance state the following: "For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site within the same zoning district."

***MOTION:** Wolf/Ferguson made a motion to recommend that the Town Council approve Ordinance No. 780 as amended.*

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

COMMENTS FROM THE BOARD (See attached handouts from Chair Davis.)

Boardmember Wolf, Chair Davis, and Boardmember LeClainche gave consensus to recommend to the Town Council that the Planning & Zoning Board be a 2-year term.


The Board gave unanimous consensus to recommend that the Town Council reconsider holding off on prioritizing areas in the land development code.

ADJOURNMENT

Chair Davis adjourned the meeting at 5:54pm.



Diana Davis, Chair



Caitlin E. Copeland-Rodriguez, Town Clerk



SEMINOLE GOLF CLUB | Asset Preservation

Juno Beach, Florida

December 2023

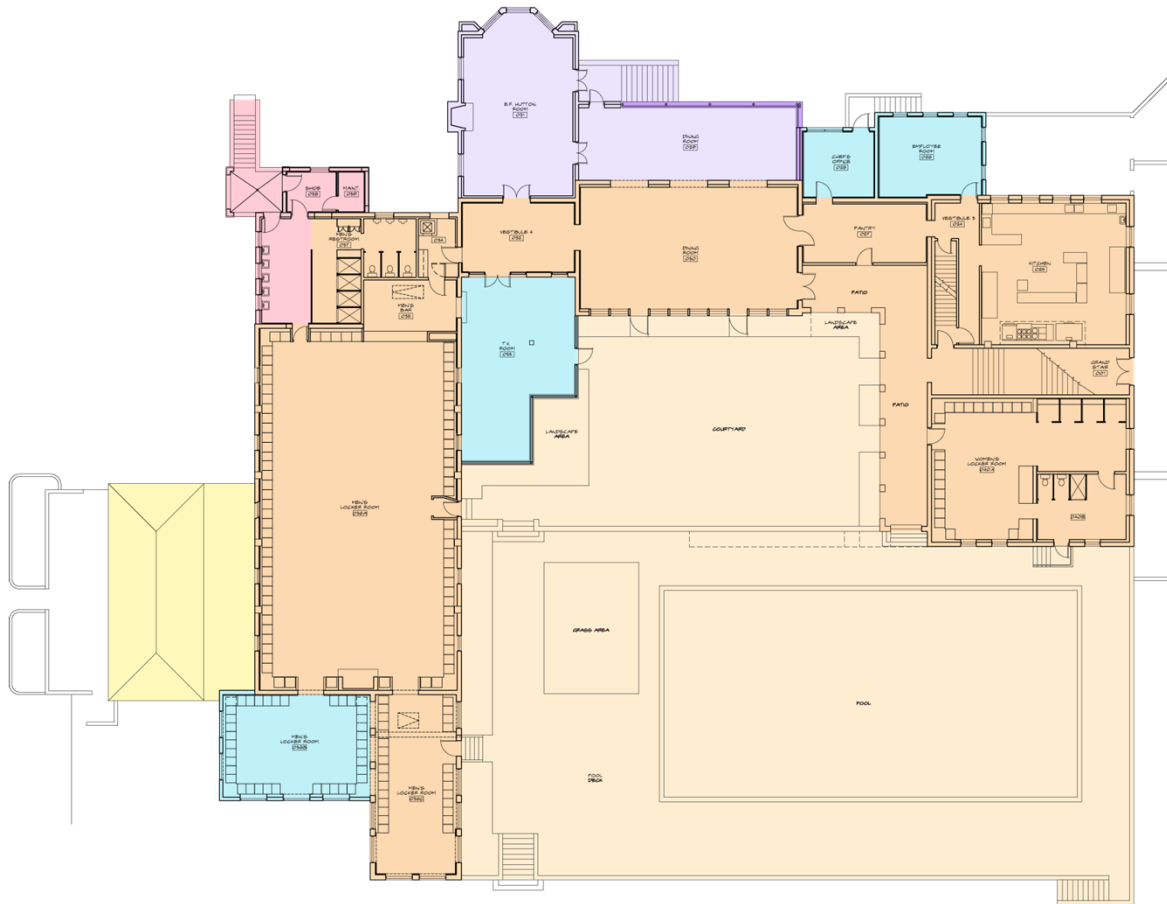
VCINITY MAP



SITE LOCATION PLAN



CLUBHOUSE HISTORY



Seminole Golf Club was developed in 1929 by New York City investment banker Edward Francis Hutton. The Club overlooks the Atlantic Ocean on 140 acres of land, previously owned by Boston entrepreneur Harry Seymour Kelsey. In 1929 the golf course, designed by the famed golf course designer Donald Ross and the club house designed by Palm Beach Architect, Marion Sims Wyeth were built. Additions have been completed since 1929 that give the club house its' current footprint.

LEGEND

- 1929 - Original Building by Wyeth
- 1929 - Courtyard & Pool by Wyeth
- 1930's - Addition by Wyeth
- 1959 - Porch Enclosure by Wyeth, King & Johnson
- Unknown Dates
- 1997 - Addition by Glen P. Harris
- 2014 - Remodel /Addition by Peacock & Lewis

ORIGINAL BUILDING ARCHITECT

Marion Sims Wyeth was an American architect known for his range in architectural styles such as Art Deco, Mediterranean Revival and classical Georgian, French and Colonial. Some of his many renowned work were Mar-a-Largo Palm Beach, La Claridad Palm Beach, Norton Museum of Art, West Palm Beach, High Point monument, New Jersey, Florida Governor's Mansion, Tallahassee, amongst others.



HISTORIC PHOTOGRAPHS



HISTORIC PHOTOGRAPHS



MAIN OBJECTIVES

To evaluate the current state of the existing building without altering the characteristics of the building exterior façade, at the same time preserve the asset of Seminole Golf Club for the next 50 years. The proposed areas of work are:

1. Building Hardening
2. Required restoration or repair of building components due to deterioration.
3. Required site drainage and grading work.
4. Provide ramp to the building for accessibility.
5. Functionality issues.

SCOPE OF WORK - SUMMARY

1. Hardening Cost: \$1,918,677

1. Door/Window/Shutter Replacement
2. Water Intrusion

2. Site Improvements Cost: \$845,292

3. Life Safety & other Improvements Cost: \$4,079,276

1. New Fire Sprinkler System
2. New Electrical System
3. New Plumbing System
4. New Mechanical System
5. Kitchen

Total Cost: \$6,843,245

FRONT BUILDING FAÇADE



BUILDING FAÇADE



BUILDING FAÇADE



EXTERIOR BUILDING ELEVATIONS



Existing North Elevation



Proposed North Elevation

EXTERIOR BUILDING ELEVATIONS



Existing East Elevation



Proposed East Elevation

EXTERIOR ELEVATIONS



Existing West Elevation



Proposed West Elevation

EXTERIOR ELEVATIONS

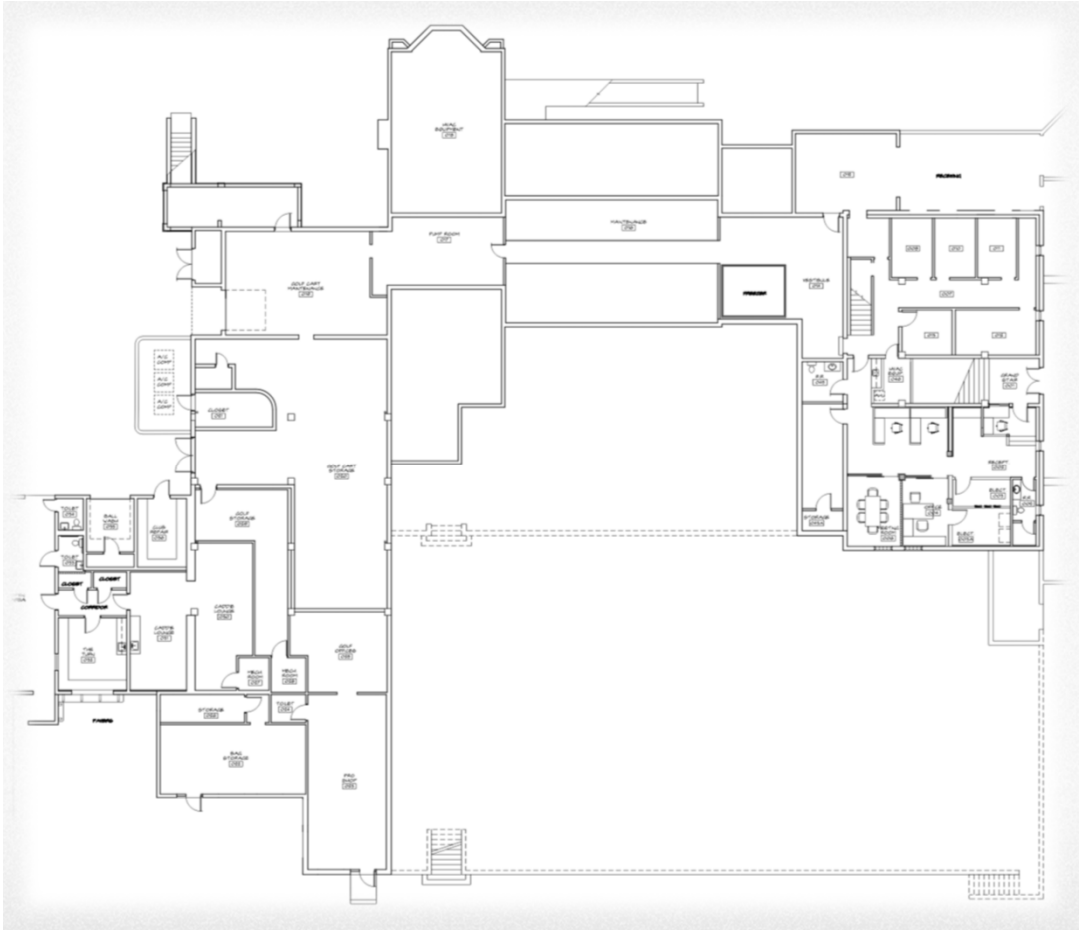


Existing South Elevation

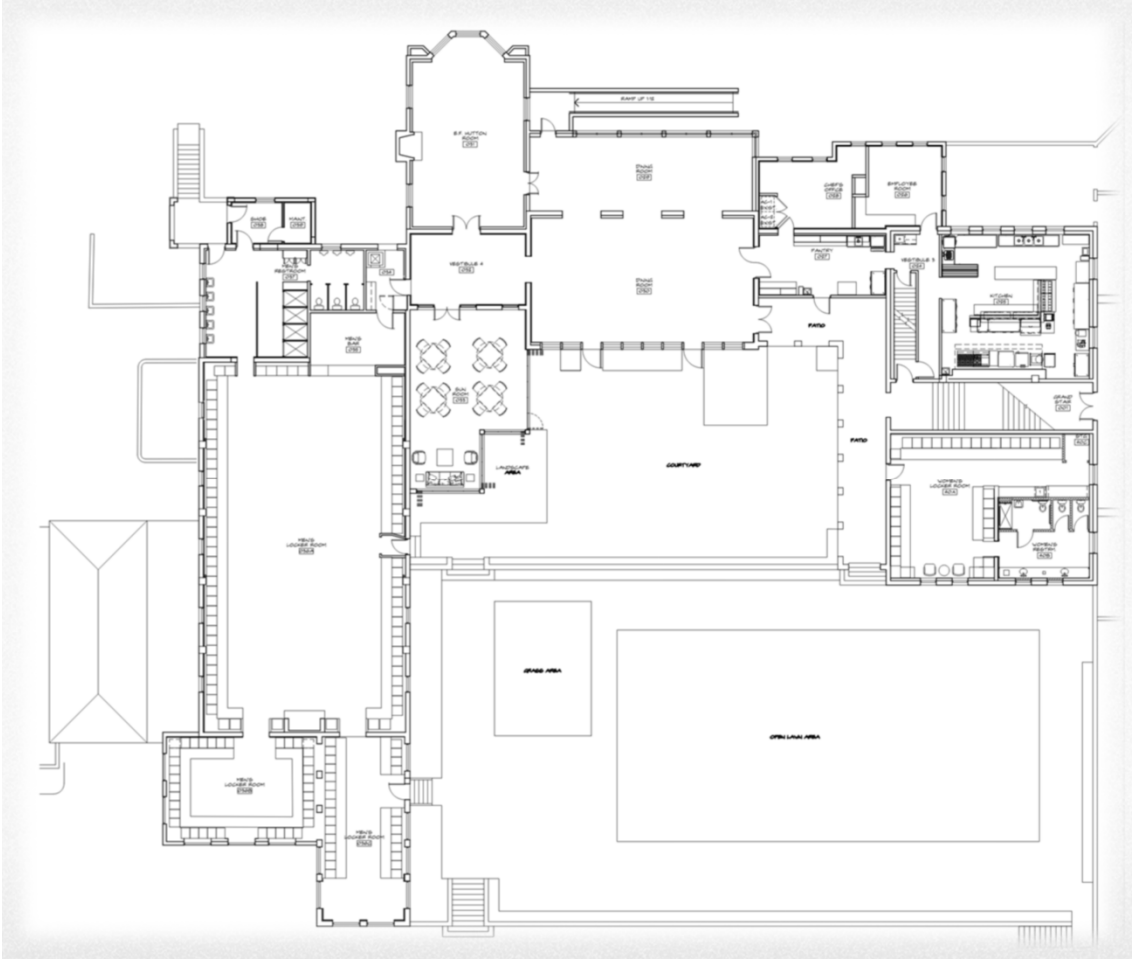


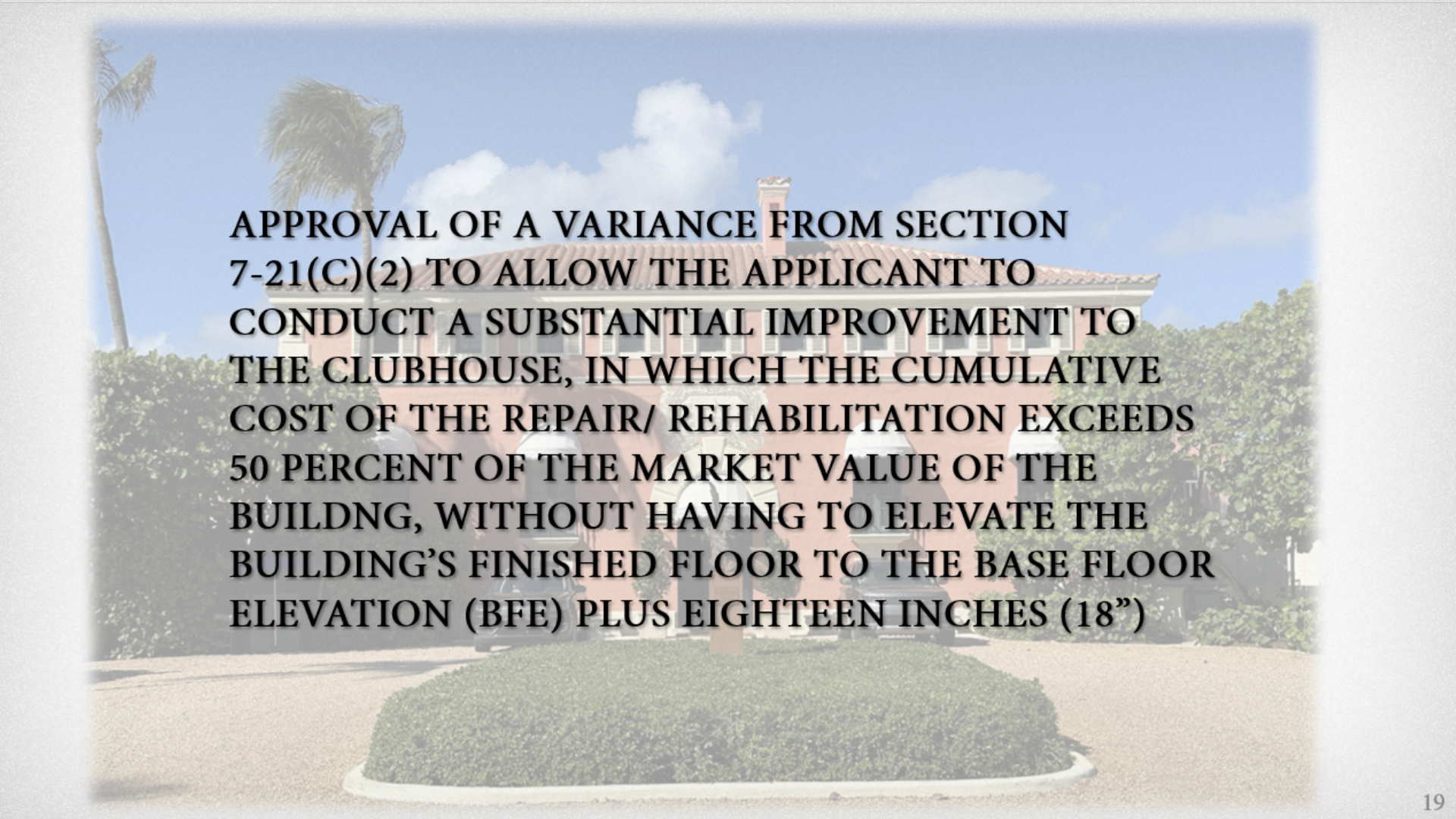
Proposed South Elevation

LOWER-LEVEL FLOOR PLAN



MAIN-LEVEL FLOOR PLAN





APPROVAL OF A VARIANCE FROM SECTION 7-21(C)(2) TO ALLOW THE APPLICANT TO CONDUCT A SUBSTANTIAL IMPROVEMENT TO THE CLUBHOUSE, IN WHICH THE CUMULATIVE COST OF THE REPAIR/ REHABILITATION EXCEEDS 50 PERCENT OF THE MARKET VALUE OF THE BUILDING, WITHOUT HAVING TO ELEVATE THE BUILDING'S FINISHED FLOOR TO THE BASE FLOOR ELEVATION (BFE) PLUS EIGHTEEN INCHES (18")

THANK YOU

Provided by Chair Davis
on 12/4/23

msdianadavis@gmail.com

From: Frank Davila <fdavila@juno-beach.fl.us>
Sent: Wednesday, November 22, 2023 12:06 PM
To: msdianadavis@gmail.com
Cc: David Dyess; Len Rubin; Alexander Cooke
Subject: Re: Items put on hold due to SB 250 - request to bring back to Town Council

Hello Diana,

Staff is working on bringing an ordinance for harmony to the December P&Z meeting, an ordinance for demolition notification to the December Town council meeting, and an ordinance for construction site standards either to the December or January Town Council meeting. We are holding off on the items below as the direction staff received was to wait until we hired a professional for their review and recommendation on proposed code text language. This is expected to happen once we go out for an RFP for the Zoning Code Review, which cannot happen until the Town Council addresses the Master Development Plan as this will impact the Town's Comprehensive Plan and Code of Ordinances.

- exterior lighting discussion (Engineer review)
- temporary sign regulations (Zoning professional)
- wall and fence code (Zoning professional)
- topographical features (Engineer review)
- floor area ratio (Zoning professional)

- vegetation

Please note that Ord. 761 will not be brought up as it was denied by Town Council on first reading on a 3-2 vote at the May 2023 Town Council meeting.

Respectfully,

Frank Davila, CFM

Director of Planning and Zoning
Town of Juno Beach
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Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure.

On Wed, Nov 22, 2023 at 11:29 AM <msdianadavis@gmail.com> wrote:

As reported in our last Town Council meeting, at the special session of our Florida Legislature, the restrictions on Land Development Regulations that could be interpreted to be more restrictive or burdensome has been lifted for all of Palm Beach County. The items that were under consideration by our Town Council and or approved by the Planning and Zoning Board that were shut-down following the effective date of SB 250 are as follows (not in order of priority):

- Ordinance No. 766 – Exterior Lighting and preventing light spill over
- Ordinance No. 761 - Returning Site Plan Review to Planning and Zoning for single and two family residents.
- Ordinance No. 763 - Harmony – passed Town Council, however some of the implementation measures such as application requirements to document other buildings within certain distance of the project site and neighborhood character need to be added.
- Ordinance No. 764 – Demotion Notification – return burden to the applicant for the demolition permit to complete the notice requirement, also there were proposed requirements for the demolition/construction work site that need to be added back.

This is a quick review of items paused due to the hurricane on the West Coast of Florida. With the reminder that our hurricane season starts in June, it seems that there is a sense of urgency to complete the adoption of these land development regulations prior to our legislature freezing our ability to make changes if we are hit by a major storm.

Thank you for your consideration. Happy Thanksgiving to you and your families.

All the Best, Diana

Diana L. Davis, Chair

Town of Juno Beach

Planning and Zoning Board

440 Sunset Way

Juno Beach, FL 33408

DianaDavisJunoBeach@gmail.com

561-310-6138

PLANNING & ZONING BOARD'S PRIORITIZED AGENDA ITEMS LIST

ITEM(S)	TOPIC	RANKING
<p>(1) <i>(Completed)</i> Review other municipalities to determine how they define and interpret "HARMONY" in their zoning code, for review and adoption into the Juno Beach Municipal Code. The Town of Palm Beach's code definition and interpretation of Harmony within their zoning code is of particular interest;</p> <p>(2) <i>(Completed)</i> Returning oversight on site plan review on single family construction to P&Z; and</p> <p>(3) <i>(To be discussed on June 5, 2023.)</i> Would like to discuss exterior lighting on residential housing and consider whether we could put something in place to address respect spillover to the neighboring properties. Sec. 34-1132 refers to exterior lighting in commercial districts would think similar standards could be applied in residential districts.</p>		
A	Discussion on Floor Area Ratio	Ranked #1
B	<p>Sec. 34-116(3)b.1. Appearance review criteria – remove the language that would allow a combination of styles Victorian and Mediterranean. Keep language that would allow modernization of Victorian or Mediterranean.</p> <p>Code clarification on mixing/architectural styles.</p>	Ranked #2
C	Setbacks – discussion of what is appropriate within different zoning codes and uses for new permits so that we maintain what is unique about Juno Beach. (Note: this was an issue with the Caretta project where the final design was required to have the upper stores set back to prevent the structure from being too imposing.)	Ranked #3
D	Towers. Would like to discuss possibility of giving more guidelines to the construction of allowable 225 sq. ft. towers in districts where they are currently permitted, especially those going in on flat roofs.	Ranked #4
E	I am seeing increasing installations of Artificial Turf in my area and would like to discuss the topic with regard to lot coverage, drainage, and landscape requirements; and include pervious surfaces.	Ranked #5
F	Discussion on LEED/Green Building Designs	Ranked #6