



## PLANNING & ZONING BOARD MEETING MINUTES

December 1, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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PRESENT: MICHAEL STERN, CHAIR  
JIM FERGUSON, VICE CHAIR  
JAMES EHRET, BOARDMEMBER  
JONATHAN BUTLER, BOARDMEMBER  
BRIAN COLE, BOARDMEMBER  
CAROL RUDOLPH, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING  
ZACKERY GOOD, TOWN ATTORNEY  
DUNCAN CLARK, PLANNING TECHNICIAN  
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK  
NICOLE LONG, ADMINISTRATIVE ASSISTANT TO TOWN CLERK

AUDIENCE: 6

### CALL TO ORDER - 4:00 PM

### PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - *None*

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - *None*

### 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.*

*Public Comments Opened at 4:12pm.*

*Public Comments Closed at 4:13pm.*

### CONSENT AGENDA

1. Planning & Zoning Meeting Minute for October 6, 2025

***MOTION: Ferguson/Butler made a motion to approve the Planning and Zoning Board Meeting Minutes for October 6, 2025.***

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

## BOARD ACTION/DISCUSSION ITEMS

2. Ordinance No. 793 – Live Local Act amendment

***MOTION:*** *Ferguson/Butler made a motion to recommend approval of Ordinance No. 793 to the Town Council.*

***ACTION:*** *Motion withdrawn.*

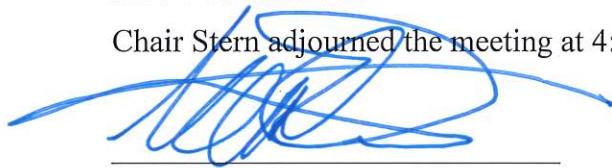
***MOTION:*** *Ferguson/Butler made a motion to table the item and have staff clarify the language referencing the procedural process and criteria.*

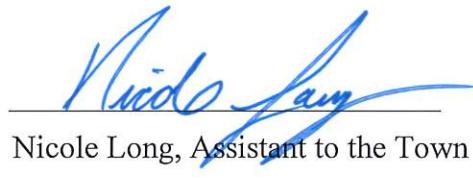
***ACTION:*** *The motion passed unanimously.*

## COMMENTS FROM THE BOARD

### ADJOURNMENT

Chair Stern adjourned the meeting at 4:31pm.

  
Michael Stern, Chair

  
Nicole Long, Assistant to the Town Clerk



# TOWN OF JUNO BEACH

## PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

DATE:

NAME:

Dave Sanfilli

PHONE NO.:

5617580808

REPRESENTING (IF APPLICABLE):

454 Ocean Ridge Way Juno Beach

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK