



PLANNING & ZONING BOARD MEETING MINUTES

October 6, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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
LEONARD RUBIN, TOWN ATTORNEY
NICOLE LONG, ADMINISTRATIVE ASSISTANT TO THE TOWN CLERK
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
STEPHEN MAYER, PRINCIPAL PLANNER
DUNCAN CLARK, PLANNING TECHNICIAN

AUDIENCE: 9

CALL TO ORDER – 4:00PM

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 Comment Opened at 4:01PM

Public Comments Closed at 4:05PM

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for September 15, 2025

MOTION: Ferguson/Ehret made a motion to approve the Planning & Zoning Board Meeting Minutes for September 15, 2025.

ACTION: The motion passed unanimously.

BOARD ACTION/DISCUSSION ITEMS

2. Appearance Review – 421 N. Juno Lane

MOTION: Ferguson/Ehret made a motion to approve the construction of the new 3,921 square foot two-story home located at 421 N. Juno Lane.

ACTION: The motion passed unanimously.

COMMENTS FROM THE BOARD

MOTION: Ehret made a motion to reconsider the Board's decision regarding the approval of appearance review for 451 Ocean Drive.

Town Attorney explained that a motion to reconsider must be made by a member who voted on the prevailing side, and only if new, relevant information is presented.

ACTION: Based on the clarification of the Town attorney, the motion was withdrawn.

ADJOURNMENT

Chair Stern Adjourned the meeting at 4:54PM.



Michael Stern, Chair

Nicole Long, Administrative Assistant to Town Clerk



Nicole Long <nlong@juno-beach.fl.us>

Fwd: Form submission from: PUBLIC COMMENTS

1 message

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Mon, Oct 6, 2025 at 8:13 AM

To: Michael Stern <mstern100@gmail.com>, Jim Ferguson <jimferguson001@gmail.com>, Jim Ehret <jim@ehret-consulting.com>, Jonathan Butler <jonathan@jbutlerlawgroup.com>, Brian Cole <bcoolski@yahoo.com>, Carol Rudolph <pbgsoccer@aol.com>, Frank Davila <fdavila@juno-beach.fl.us>, Stephen Mayer <smayer@juno-beach.fl.us>, Duncan Clark <dclark@juno-beach.fl.us>
Cc: Town Council <town_council@juno-beach.fl.us>, Nicole Long <nlong@juno-beach.fl.us>

Good Morning Planning & Zoning Boardmembers:

For your reference, please see the public comment submitted via the Town's web forum below. This comment will be included as supporting documentation in the minutes for today's meeting.

Do Not Reply to All.***Caitlin E. Copeland-Rodriguez, MMC*****Town Clerk**

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

ccopeland@juno-beach.fl.us

Phone: (561)656-0316

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.

----- Forwarded message -----

From: **Town of Juno Beach Florida** <juno-beach-fl@municodeweb.com>

Date: Mon, Oct 6, 2025 at 12:17 AM

Subject: Form submission from: PUBLIC COMMENTS

To: <ccopeland@juno-beach.fl.us>

Submitted on Monday, October 6, 2025 - 12:17am

Submitted by anonymous user: 99.38.95.133

Submitted values are:

First Name ALDO
Last Name ROVERE
Address [400 Uno Lago Drive](#)
Email Address aldoforjuno@gmail.com
Agenda Item Number (Ex: 1, 2, 3) Opening
Public Comment / Question
October 6, 2025

To: Members of the Juno Beach Planning and Zoning Board
From: Aldo Rovere, Resident of Juno Beach
Subject: Preserving Harmony and Establishing Clear Procedures for Its Application

Good morning,

I would like to offer comments on the continuing importance of harmony in Juno Beach's development standards, and the need to establish clear procedures for how that principle should be applied in practice.

When the Town enacted Ordinance 780—approved on its second reading in January 2024—it did so with broad community and Council support. Both readings passed unanimously and without objection, reflecting a shared commitment to address growing concerns about oversized, out-of-scale development. The ordinance was a thoughtful step toward preserving the balance, character, and proportion that have defined Juno Beach since the 1990s.

In preparing these comments, I reviewed the Planning and Zoning Board meeting of October 2023, which offered valuable insights into how the Board has interpreted harmony and compatibility. That discussion reflected a clear understanding of harmony as a guiding principle essential to maintaining the Town's scale, livability, and unique coastal character.

However, since Ordinance 780's adoption, no formal implementation guidance or procedures have been established to clarify how its principles—especially harmony—should be applied. This absence of structure has led to uncertainty among applicants, staff, and decision-makers, resulting in inconsistent interpretations of the ordinance's intent.

This lack of procedural clarity does not invalidate Ordinance 780 or diminish its purpose. Under Senate Bill 180, all ordinances adopted before August 1, 2024, remain valid. Moreover, as discussed during the recent Town Council meeting, a “scalpel approach” to refining Ordinance 780 should focus on precision and clarity rather than alteration. Developing a transparent process for applying harmony would strengthen the ordinance by helping applicants understand how proposals will be evaluated, while fostering fairness and consistency in decision-making.

The principle of harmony includes both objective and subjective dimensions, and both deserve recognition:

Objective factors—such as height, massing, setbacks, and proportion—can be measured and compared, providing a factual framework for assessing physical compatibility.

Subjective aspects—like rhythm, light, privacy, and neighborhood balance—reflect the experiential qualities that define Juno Beach's identity and sense of place.

As our Town Attorney has affirmed, using subjective standards such as harmony does not infringe on property rights, so long as decisions are made fairly, consistently, and transparently. In fact, acknowledging subjectivity within a structured process ensures flexibility and contextual understanding—qualities essential for thoughtful planning in a community like ours.

The challenge before us is therefore not the presence of harmony as a standard, but the absence of clear procedural direction for how it should be applied. Addressing this gap now would not increase regulation or alter Ordinance 780's intent. Instead, it would promote consistency, transparency, and predictability for residents, applicants, and the Town alike.

I respectfully urge this Board to recommend the development and adoption of formal procedures establishing how harmony and compatibility are to be evaluated under Ordinance 780. Doing so will reinforce fairness, reduce conflict, and uphold Juno Beach's enduring commitment to development that fits its setting and safeguards the character of our community.

You are, as I often say, our first line of defense in preserving what makes Juno Beach special. Thank you for your time, your service, and your dedication to protecting the values that define our Town.

Respectfully,
Aldo Rovere
[400 Uno Lago Drive](#)

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19993>



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 #: 451 Ocean DATE: Oct 6, 2025
NAME: Scott Shaw PHONE NO.: 561. 801 2748
REPRESENTING (IF APPLICABLE): Self
ADDRESS: 400 Apollo Dr

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK