



PLANNING & ZONING BOARD MEETING MINUTES

January 06, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR
JIM EHRET, VICE CHAIR
JIM FERGUSON, BOARDMEMBER
LAURE SHEARER, BOARDMEMBER
CAROL RUDOLPH, BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER &
DIRECTOR OF PLANNING & ZONING
LEONARD RUBIN, TOWN ATTORNEY
STEPHEN MAYER, PRINCIPAL PLANNER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FABINNE AZEMAR, PLANNING TECHNICIAN

AUDIENCE: 11

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 Comments Opened at 4:00pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for December 2, 2024
MOTION: *Ferguson/Rudolph made a motion to approve the consent agenda.*
ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS

2. Appearance Review – 451 Neptune Road
MOTION: *Ehret/Ferguson made a motion to deny the appearance review application for the proposed single-family home to be located at 451 Neptune Road because it did not meet the required harmony criteria.*
ACTION: *The motion passed unanimously.*
3. Appearance Review – 401 Diana Lane
Applicant withdrew the application to work with staff and bring a revised plan back to the Board at a future meeting.

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Stern adjourned the meeting at 5:24pm.

Michael Stern, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk

1/6/25, 10:23 AM

Town of Juno Beach Mail - Form submission from: PUBLIC COMMENTS



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

Form submission from: PUBLIC COMMENTS

1 message

#3

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Mon, Jan 6, 2025 at 10:27 AM

Submitted on Monday, January 6, 2025 - 10:27am

Submitted by anonymous user: 172.58.132.85

Submitted values are:

First Name Scott
Last Name Shaw
Address 400 Apollo Dr
Email Address shaw4098@bellsouth.net
Agenda Item Number (Ex: 1, 2, 3) 3. Appearance Review – 401 Diana Lane.....New home at 401 Diana
Public Comment / Question

The plan shows a home that is not compatible or harmonious with the neighborhood. Juno Beach has guidelines to insure new construction is in harmony with the neighborhood.

The plan shows a home more than twice as large as the homes of many neighbors. Pictures of nearby homes tend to show the largest of the large, so the character of the neighborhood is not accurately shown.

In our particular case the pool deck is 5' from the property line, and 8' from the edge of the pool. That's too close. Thus far, I only see the existing 5' aluminum fence on the drawing. I do not see any effort to improve privacy with additional fencing.

In closing, we object to approval of this plan.

Scott and Debbie Shaw
561-801-2748 -2747

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19866>

1/6/25, 1:09 PM

Town of Juno Beach Mail - Form submission from: PUBLIC COMMENTS



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

Form submission from: PUBLIC COMMENTS

#3

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Mon, Jan 6, 2025 at 12:00 PM

Submitted on Monday, January 6, 2025 - 12:00pm

Submitted by anonymous user: 72.189.210.169

Submitted values are:

First Name Clinton
Last Name Thomas
Address 411 Diana Lane
Email Address flswamper@hotmail.com
Agenda Item Number (Ex: 1, 2, 3) 3. 401 Diana Lane
Public Comment / Question

I have only had a chance to start my review of the project. I immediately noticed the proposed aluminum fence on the west boundary of the property between 401 Diana Lane and my property (411 Diana Lane). The plans fail to show the retaining wall that exists at that location and is within the boundary of 401 Diana lane. The wall is structural and retains as much as 4 feet of vertical soil offset between the two properties. The retaining wall will likely need to be replaced as part of the construction.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19867>