



PLANNING & ZONING BOARD MEETING MINUTES

April 7, 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
 CAROL RUDOLPH, ALTERNATE BOARDMEMBER

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

ABSENT: BRIAN COLE, BOARDMEMBER
AUDIENCE: 10

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

PRESENTATIONS

1. Swearing in Newly Appointed Planning & Zoning Board Members
2. Designation of Chair & Vice Chair for Planning & Zoning Board
Town Attorney Rubin opened nominations for the positions of Chair.
Boardmember Ferguson nominated Michael Stern.
Michael Stern accepted.
With no further nominations, Michael Stern was selected as Chair.
Town Attorney Rubin opened nominations for the positions of Vice Chair.
Chair Stern nominated Jim Ferguson.
Jim Ferguson accepted.
With no further nominations, Jim Ferguson was selected as Vice Chair.
3. Annual Review of Sunshine Laws
4. Annual Review of Planning and Zoning Board Duties and Responsibilities

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

Town Clerk Copeland confirmed the upcoming meeting dates for the year with the Board.

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 4:06pm.

Public Comments Closed at 4:06pm.

CONSENT AGENDA

5. Planning & Zoning Board Meeting Minutes - March 3, 2025

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

ACTION: *The motion passed unanimously.*

BOARD ACTION/DISCUSSION ITEMS *(A public comment period was provided for each item below.)*

6. Appearance Review – 401 Diana Lane

MOTION: *Ferguson/Butler made a motion to approve the application for appearance review for the proposed single-family residence at 401 Diana Lane.*

ACTION: *The motion passed 3-2 with Boardmember Ehret and Boardmember Rudolph opposed.*

COMMENTS FROM THE BOARD - None

ADJOURNMENT

Chair Stern adjourned the meeting at 5:05pm.



Michael Stern, Chair



Caitlin E. Copeland-Rodriguez, Town Clerk



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

New P & Z Board Member Brian Cole statement for the record for April 7th Meeting

1 message

Brian Cole <bcoolski@yahoo.com>

Sat, Apr 5, 2025 at 4:27 PM

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

Good afternoon, P & Z Board members:

I would like to thank the Juno Beach Town Council for their vote of confidence in allowing me to serve on the P & Z Board for the next 1-year term. I have to apologize for being absent this afternoon to be sworn in, due to my already pre plotted flight schedule. I look forward to working with Juno Beach Staff and each of you being sworn in today, to continue to preserve and protect the current and future zoning codes in place in our great town of Juno Beach. With that being said and not being present this afternoon I would like one comment entered into the record today regarding agenda item titled "Appearance review for 401 Diana Lane." from what I understand from Staff review there are several areas with regard to the towns "Harmony" criteria currently in place where the future plans for 401 Diana Lane do not meet. I also know that some of the criteria is subjective in nature and that a more definitive definition is in need in our town's codes. Therefore, I believe this vote to approve or not approve the Appearance review for 401 Diana should wait until next month after the town Council workshops on architectural and appearance review for single family homes had produced a more clear and definitive definition of "Harmony". I believe this will also help the P & Z board have better path of checks and balances to either approve or not approve an applicant's request.

Thank You
Brian Cole