



PLANNING AND ZONING BOARD MINUTES

April 6, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: JIM EHRET, CHAIR
CAROL RUDOLPH, VICE CHAIR
STEVE BAUCH, BOARDMEMBER
ROBERT REIMERS, BOARDMEMBER
NANCY GRABOSKI, BOARDMEMBER (*Via Zoom at 4:18pm*)
WILLIAM HUVAL, ALTERNATE BOARDMEMBER

ALSO PRESENT: CAITLIN COPELAND-RODRIGUEZ, ACTING TOWN MANAGER
FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING
STEPHEN MAYER, PRINCIPAL PLANNER
TG LAW PLLC, TOWN ATTORNEY
IAN COMP, TOWN CLERK DESIGNEE

AUDIENCE: 15

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

PRESENTATIONS

1. Swearing in newly appointed Planning and Zoning Board Members
2. Designation of Chair and Vice Chair for the Planning and Zoning Board

Town Attorney opened the floor for nominations for position of Chair.

Boardmember Rudolph nominated Boardmember Ehret for position of Chair.

Boardmember Ehret accepted.

There being no further nominations, Town Clerk Designee Comp conducted a roll call.

Boardmember Ehrey was appointed at Chair.

Town Attorney opened the floor for nominations for position of Vice Chair.

Chair Ehret nominated Boardmember Rudolph for position of Chair.

Boardmember Rudolph accepted.

There being no further nominations, Town Clerk Designee Comp conducted a roll call.

Boardmember Rudolph was appointed as Vice Chair.

3. Annual Review of Sunshine Laws

The Board gave consensus to have the presentation on Conduct of Hearings on Land Use Matters placed on the next agenda.

Boardmember Graboski was sworn in via zoom at 4:24pm.

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 - 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 4:37pm.

Public Comments Closed at 4:39pm.

CONSENT AGENDA

5. Planning & Zoning Board Meeting Minutes - March 2, 2026

***MOTION:** Rudolph/Reimers 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.)*

The Board gave consensus to collectively discuss Ordinances 795, 796, and 797 together.

6. ORDINANCE NUMBER 795

ORDINANCE NO. 795 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF APPEARANCE FOR SINGLE FAMILY DWELLINGS; AND CLARIFYING COMPLIANCE OF APPEARANCE REVIEW WITH FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

***MOTION:** Reimers/Rudolph made a motion to recommend denial of Ordinance No. 795 to the Town Council.*

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

7. ORDINANCE NUMBER 796

ORDINANCE NO. 796 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING SECTION 34-115, "INTENT AND PURPOSE," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN OF JUNO BEACH'S CODE OF ORDINANCES TO CLARIFY THE STATED LEGISLATIVE INTENT OF SITE PLAN AND APPEARANCE, INCLUDING ARCHITECTURAL, REVIEWS WITH RESPECT TO SINGLE-FAMILY AND TWO-

FAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

***MOTION:** Rudolph/Reimers made a motion to recommend denial of Ordinance No. 796 to the Town Council.*

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

8. ORDINANCE NUMBER 797

ORDINANCE NO. 797 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-28, "PLANNING AND ZONING BOARD DUTIES," TO REMOVE REVIEW OF PLATS AND REMOVE REVIEW OF SINGLE FAMILY SITE PLANS AND APPEARANCE (INCLUDING ARCHITECTURAL) FROM THE PLANNING AND ZONING BOARD TO ADMINISTRATIVE STAFF; PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

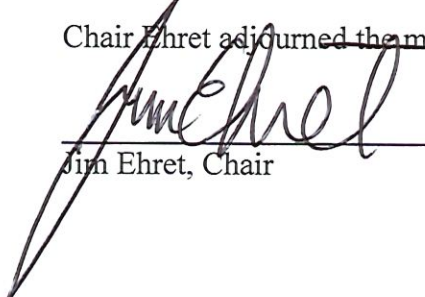
***MOTION:** Reimers/Graboski made a motion to recommend denial of Ordinance No. 797 to the Town Council.*

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

COMMENTS FROM THE BOARD - None

ADJOURNMENT

Chair Ehret adjourned the meeting at 5: 24pm.



Jim Ehret, Chair



Ian Comp, Town Clerk Designee



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

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>

Sun, Apr 5, 2026 at 3:51 PM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, rcole@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

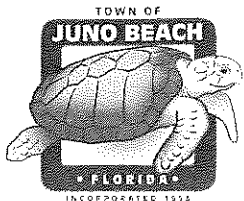
Public Comments

Public Comments for Town Council and Planning & Zoning Board Meetings

Please use the form below to submit comments for Town Council Planning and Zoning Board Meetings. All Public Comments must be submitted by Noon on the day of the scheduled meeting. All information you submit will become a permanent record of the Town, accessible to anyone who wants to see it. If you should have any questions, please contact the Town Clerk's Office at 561-656-0316.

First Name	Debra
Last Name	Levulis
Address	401 Sunset Way Juno Beach FL
Email Address	johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3)	6, 7, 8 Ordinances 795, 796, 797
Public Comment / Question	As Ordinances 795, 796, and 797 have been passed by town council these ordinances should not be returned to planning zoning and building because of an clerical error as an advertisement error. The Juno Beach Town Council has the inherent legislative power to modify this clerical error.

Email not displaying correctly? [View it in your browser.](#)



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 #: Public Com DATE: _____

NAME: John Stelluto PHONE NO.: 561 891-7378

REPRESENTING (IF APPLICABLE): myself + Neighbor 2

ADDRESS: 401 SUNSET WAY Juno Bch

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



PUBLIC COMMENT CARD

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AGENDA ITEM #: 6, 7, 8 DATE: _____

NAME: John Stelluto PHONE NO.: 561 891-7378

REPRESENTING (IF APPLICABLE): _____

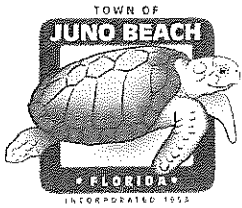
ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



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 #: 5.6.7

DATE: 4/6/26

NAME: Peggy Wheeler

PHONE NO.: 561 310 2300

REPRESENTING (IF APPLICABLE):

ADDRESS: 460 Atlantic Blvd Juno Beach FL 33408

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #: 6, 7, and 8

DATE: 4/6/2026

NAME: John Callaghan

PHONE NO.: 561-358-9296

REPRESENTING (IF APPLICABLE):

ADDRESS: 24 Grand Bay Circle, Juno Beach, FL 33408

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK