



PLANNING & ZONING BOARD MEETING AGENDA

December 01, 2025 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Town Council at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjuno-beach477/streams>

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank (*all comments must be submitted by Noon on day of Meeting*). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law); make a comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at ccopeland@juno-beach.fl.us by Noon on the day of the meeting to receive the Meeting ID and Access Code. (*Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called*).

****Please note that the Zoom meeting will lock for public comments at 4pm and no other entries will be permitted.***

All matters listed under Consent Agenda, are considered to be routine by the Town Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

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.

CONSENT AGENDA

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

BOARD ACTION/DISCUSSION ITEMS

2. Ordinance No. 793 – Live Local Act amendment

COMMENTS FROM THE BOARD

ADJOURNMENT



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

Item #1.

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



To: Planning and Zoning Board
Date: December 1, 2025
Prepared By: Frank M. Davila, CFM, Director of Planning and Zoning
Item Title: Ordinance No. 793 – Live Local Act amendment

BACKGROUND:

On March 29, 2023, the Governor signed into law Senate Bill 102, “Live Local Act”, codified by Chapter 2023-17, Laws of Florida, which is intended to streamline and incentivize affordable housing development with the state of Florida.

The Juno Beach Town Council adopted Ordinance No. 782 on April 24, 2024, to establish land development regulations to implement the Live Local Act and adopt regulations that are not expressly preempted by the Live Local Act. The adopted language was codified in Chapter 34 of the Town’s Code of Ordinance, Article IV, Division 18.

DISCUSSION:

During this year’s legislative session, the Governor signed into law Senate Bill 1730, codified by Chapter 2025-172, Laws of Florida, amending certain requirements of local governments related to the review and approval of affordable housing development.

To conform with SB 170, the Planning and Zoning Department is proposing to modify Article IV, Division 18, Live Local Act to (additional language is underlined and deleted language is ~~stricken through~~):

- Provide a definition for *allowable density*
- Provide a definition for *demolition*
- Further clarify the process for *Administrative Approval*, removing the review of the Development Review Committee.
- Add new language regarding buildings located within a historic district which were listed in the National Register of Historic Places prior to January 1, 2000.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review proposed Ordinance No. 793 and provide a recommendation to Town Council.

Attachment(s):

- Proposed Ordinance No. 793.

TOWN OF JUNO BEACH, FLORIDA

ORDINANCE NO. 793

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 18, "LIVE LOCAL ACT," OF ARTICLE IV, "SUPPLEMENTAL REGULATIONS," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO CONFORM WITH CHAPTER 2025-172, LAWS OF FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Town Council of the Town of Juno Beach, Florida as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, SB 1730 (2025), codified as Chapter 2025-172, Laws of Florida, amends the "Live Local Act" to modify certain requirements of local governments related to the review and approval of affordable housing developments; and

WHEREAS, the Town Council wishes to amend Division 18, "Live Local Act," of Article IV, "Supplemental Regulations," or Chapter 34, "Zoning," of the Town Code of Ordinances to conform with revisions to the Live Local Act codified as Chapter 2025-17, Laws of Florida; and

WHEREAS, the Town's Planning and Zoning Board, as the Local Planning Agency, has conducted a public hearing on this Ordinance and provided its recommendation to the Town Council; and

WHEREAS, the Town Council has determined that adoption of this Ordinance is in the best interests of the general welfare of the Town of Juno Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA as follows:

Section 1. The foregoing "Whereas" clauses are hereby ratified as true and correct and are incorporated herein.

Section 2. The Town Council hereby amends Division 18, "Live Local Act," of Article IV, "Supplemental Regulations," or Chapter 34, "Zoning," of the Town Code of Ordinances as set forth in Exhibit "A" attached hereto and incorporated herein. For purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~striethrough~~ shall constitute deletions to the original text.

Section 3. All ordinances or parts of ordinances of the Town of Juno Beach, Florida, which are conflict with this Ordinance, are hereby repealed to extent of such conflict.

Section 4. The provisions of this Ordinance shall become and be made a part of the Zoning Code of the Town of Juno Beach, Florida. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

Section 5. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 6. This Ordinance shall be effective immediately upon final adoption.

[Remainder of page intentionally blank]

FIRST READING this ____ day of _____, 202_.

SECOND, FINAL READING AND ADOPTION this ____ day of _____, 202_.

AYE

NAY

PEGGY WHEELER, MAYOR

AYE

NAY

JOHN CALLAGHMAN, VICE MAYOR

AYE

NAY

DIANA DAVIS, VICE MAYOR PRO TEM

AYE

NAY

DD HALPERN, COUNCILMEMBER

AYE

NAY

MARIANNE HOSTA, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN E. COPELAND-RODRIGUEZ, MMC
TOWN CLERK

TG LAW PLLC
TOWN ATTORNEY

EXHIBIT "A"

DIVISION 18. LIVE LOCAL ACT

Sec. 34-1325. Applicability and intent.

- (a) The provisions of this division shall apply to all applications for the development of land for multi-family and mixed-use projects with affordable multi-family residential units pursuant to Live Local Act, as set forth in Section 166.04151(7), Florida Statutes, as may be amended from time to time ("Act").
- (b) Affordable Housing Projects with at least 40 percent of the units included in the project designated as affordable housing, as defined in Section 420.0004, Florida Statutes, as amended from time to time, shall ~~shall only~~ be permitted in the Commercial General (CG), Commercial Office (CQ), and Medical Commercial (MC) zoning districts, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use pursuant to the provisions of 166.04151(7), Florida Statutes, as amended from time to time.
- (c) The intent of these regulations is to establish a regulatory framework for consideration of projects submitted pursuant to the Act. In adopting these regulations, the town council recognizes that there may be some ambiguity or need for additional interpretation. To the extent not expressly preempted by state law, town staff is directed to interpret these regulations in a manner that would best preserve the town's small-town, coastal character and its commitment to environmental preservation.

Sec. 34-1326. Procedure.

- (a) All projects shall be reviewed by the planning and zoning director as the designated administrative official of the Town of Juno Beach shall be granted , shall be granted without further action by the governing body of the municipality or any quasi-judicial or administrative board or reviewing body, pursuant to Section 166.04151, Florida Statutes, as amended from time to time, town's development review committee and shall be subject to the site plan and appearance review procedures and shall meet all criteria set forth in article II, division 4 of this chapter,;
- (b) Within 48 hours of receipt of an application for development approval, the town shall notify the public by posting notice of the application on the town website and providing notice to the public through the town's e-mail database. The notice shall indicate that copies of all application materials shall be provided upon request.
- (c) The application shall be subject to administrative review as ~~required~~ required by the Act, and the project shall be approved by the planning and zoning director only if it meets all applicable land development regulations, including the community appearance standards set forth in division 14 of article II of this chapter, and the requirements of this division. The director shall further determine that the project is consistent with the provisions of the comprehensive development plan, except

those provisions expressly preempted by section 166.04151(7), Florida Statutes, relating to location with specified zoning districts, height, and density.

- (d) The application shall be subject to engineering review and approval during the building permitting process in the same manner as any other development application.

Sec. 34-1327. Limitations on height and density.

- (a) *Height.* Pursuant to section 166.04151(7), Florida Statutes, the maximum height permitted shall be limited to the height permitted as of right for a commercial or residential project within the town within one mile of the proposed development without consideration of any bonuses or modifications permitted through the special exception process or otherwise. In no event shall the height of any structure exceed ~~42-10~~ stories and ~~130-120~~ feet.

- (b) *Density.* Pursuant to section 166.04151 (7), Florida Statutes, the maximum density permitted shall be limited to density permitted as of right for a residential project within the town without consideration of any bonuses or modifications permitted through the special exception process or otherwise. In no event shall the residential density of any proposed development exceed 18 units per acre. Allowable density shall mean the density prescribed for the property in accordance with section 166.04151 (7), Florida Statutes, without additional requirements to procure and transfer density units or development units from other properties.

- (c) *Demolitions.* Administrative approval of the demolition of an existing structure associated with a proposed development under this subsection, shall be granted without further action by the governing body of the municipality or any quasi-judicial or administrative board or reviewing body, if the proposed demolition otherwise complies with all state and local regulations.

Sec. 34-1327.1. Development standards and criteria.

- (a) *Required mix of uses.* Consistent with the existing regulations governing mixed-use projects within the town's commercial zoning districts, all projects submitted pursuant to this division shall have a maximum of 75 percent of residential use based on total gross floor area.

- (b) *Building site area regulations.*

1. If the project is utilizing the height and density permitted in the town's Residential High (RH) zoning district, the following site area regulations shall apply:

- a. Minimum total area: 40,000 square feet;
- b. Minimum lot width: 150 feet;
- c. Minimum lot depth: 200 feet;
- d. Front set yard setback: 30 feet from street line;
- e. Side yard setback: 35 feet with one side having a minimum of 15 feet;

- f. Rear yard setback: 30 feet;
- g. Minimum floor space per dwelling unit: 1,000 square feet of habitable space for a one bedroom; 1,200 square feet of habitable space for a two bedroom; and 1,400 square feet of habitable space for three or more bedrooms;
- h. Maximum building dimension: 150 feet, provided, however that along the building face having the maximum dimension, said dimension may be increased to no more than 175 feet;
- i. Maximum lot coverage: 50 percent; and
- j. Minimum landscaped open space: 15 percent of lot area.

In addition to the foregoing, all structures exceeding two stories shall comply with the high-rise setback, which requires 30 feet from all property lines and an additional five feet of setback at ground level for each additional story beyond the first two stories up to a maximum of 60 feet. For those lots having a width of 200 feet or less as recorded in the office of the county property appraiser, the maximum setbacks shall not exceed 50 feet; however, the maximum building dimension on such lots shall not exceed 150 feet.

- 2. For purely non-residential components of the project or mixed-use structures where the height does not exceed four stories and 60 feet, the project shall comply with the building site area regulations of the applicable commercial zoning district.
- (c) *Parking.* The project shall provide for two spaces per residential unit and one quest space for every seven units as required for residential uses in commercial zoning districts. The parking for commercial uses shall be governed by division 4 of article IV of this chapter. Due to the lack of any major transit stops in the town, no parking reductions shall be considered. However, the project may propose, for consideration and approval by the town, shared parking in accordance with the criteria governing the minimum parking requirements for mixed-use projects in the town's commercial zoning districts.
- (d) *Equivalent treatment of all dwelling units.* All affordable dwelling units and market rate dwelling units shall be located within the same structure. All common areas and amenities shall be accessible and available to all residents of the development. Access to the required affordable dwelling units shall be provided through the same principal entrances utilized by all other dwelling units in the development. Additionally, the overall square footage and number of bedrooms in the affordable dwelling units shall be proportional to the overall ~~square~~ square footage and number of bedrooms in the market rate dwelling units. By way of example, if 25 percent of the market rate dwelling units consist of two bedrooms, then 25 percent of the affordable dwelling units shall have two bedrooms, and the affordable dwelling units shall be similar in size to the market rate dwelling units.
- (e) *Unified lot.* All residential and non-residential components of the site plan shall be located on the same or unified lot.

220 (f) If the proposed development is on a parcel with a contributing structure or building
221 within a historic district which was listed in the National Register of Historic Places
222 before January 1, 2000, or is on a parcel with a structure or building individually
223 listed in the National Register of Historic Places, the county may restrict the height
224 of the proposed development to the highest currently allowed, or allowed on July 1,
225 2023, height for a commercial or residential building located in its jurisdiction within
226 three-fourths of a mile of the proposed development or 3 stories, whichever is
227 higher. The term "highest currently allowed" in this paragraph includes the
228 maximum height allowed for any building in a zoning district irrespective of any
229 condition

1