



PLANNING & ZONING BOARD MEETING MINUTES

August 05, 2024 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR
JIM EHRET, VICE CHAIR (*Via Zoom starting at 4:22pm*)
JIM FERGUSON, BOARDMEMBER
LAURE SHEARER, BOARDMEMBER
CAROL RUDOLPH, BOARDMEMBER
JONATHAN BUTLER, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ISABELLA HICKEY, SENIOR PLANNER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
LEONARD RUBIN, TOWN ATTORNEY

ABSENT:

AUDIENCE: 20

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 4:03pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes for July 15, 2024

MOTION: Ferguson/Shearer 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.)

Town Attorney Rubin swore in all parties wishing to give testimony on the items below and members of the Board disclosed any ex parte communications. (Vice Chair Ehret arrived via Zoom at 4:22pm.)

(See attached presentations from staff and the applicant.)

2. Resolution 2024-12 – Application for Right-of-Way Abandonment (Cocoanut Avenue) - Dunes at Juno Beach

MOTION: Ferguson/Shearer made a motion to recommend approval of Resolution No. 2024-12 - Application for Right-of-Way Abandonment (Cocoanut Avenue) - Dunes at Juno Beach but to include a condition of approval (volunteered by the Applicant) for a minimum payment of \$300,000 for the value of the Right-of-Way, with the final value determined by the average of two appraisals obtained by the Applicant.

ACTION: The motion passed unanimously.

3. Ord. No. 789 - Future Land Use (Map) Amendment Request by Juno Square LLP - The Dunes at Juno Beach

MOTION: Ferguson/Shearer made a motion to recommend approval of Ordinance No. 789 - Future Land Use (Map) Amendment Request by Juno Square LLP - The Dunes at Juno Beach.

ACTION: The motion passed 4-1 with Boardmember Rudolph opposed.

4. Ord. No. 790 - Rezoning Request by Juno Square LLP – The Dunes at Juno Beach

MOTION: Ferguson/Shearer made a motion to recommend approval of Ordinance No. 790 – Rezoning Request by Juno Square LLP - The Dunes at Juno Beach.

ACTION: The motion passed 4-1 with Boardmember Rudolph opposed.

5. Resolution No. 2024-13 – Application for Development and Site Plan Review and Special Exception request – The Dunes at Juno Beach Development

MOTION: Ferguson/Ehret made a motion to recommend approval of Resolution No. 2024-13 - Application for Development and Site Plan Review and Special Exception Request - The Dunes at Juno Beach Development subject to all conditions of approval recommended by Staff.

ACTION: The motion passed 4-1 with Boardmember Rudolph opposed.

COMMENTS FROM THE BOARD

ADJOURNMENT

Chair Stern adjourned the meeting at 5:38pm.

Michael Stern, Chair

Caitlin E. Copeland-Rodriguez, Town Clerk