

MINUTES  
TOWN OF JUNO BEACH  
PLANNING AND ZONING BOARD MEETING

**September 14, 2020**

Council Chambers  
340 Ocean Drive

PRESENT:           MICHAEL STERN, CHAIR  
                      PAUL SHEA, VICE CHAIR  
                      CARMEN CORBETT, BOARDMEMBER  
                      BOB HAMILTON, BOARDMEMBER  
                      JIM FERGUSON, BOARDMEMBER  
                      DD HALPERN, ALTERNATE BOARDMEMBER

ALSO PRESENT:    LEONARD RUBIN, TOWN ATTORNEY  
                      FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
                      CURT THOMPSON, PRINCIPAL PLANNER  
                      CAITLIN COPELAND, TOWN CLERK

ABSENT:

Chair Stern called the Planning and Zoning Board Meeting to order at 5:30 pm.

Audience: 4

- ~ CALL TO ORDER
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – *None*  
(*Time Stamp is based off of YouTube video*)

Town Clerk Copeland stated that staff is working on the natural vegetation item and Director of Planning & Zoning Davila will provide an update during Comments from Staff.

1. PUBLIC COMMENTS (FOR ANY TOPIC THAT IS NOT ON THE AGENDA) (*Time: 5:50 – 6:04*)

Public Comments Opened at 5:30pm.

Public Comments Closed at 5:31pm.

2. MINUTES (*Time: 6:05 – 7:00*)

***MOTION:** Shea/Ferguson made a Motion to Approve the Planning and Zoning Meeting Minutes of August 3, 2020.*

Boardmember Ferguson commented on the use of the term “inquired” for future reference.

***ACTION:** The motion passed 5-0.*

3. A REQUEST TO CHANGE THE FUTURE LAND USE CLASSIFICATION ON PCN'S 28-43-41-28-10-015-0100 AND 28-43-41-28-10-015-0120 FROM LOW DENSITY RESIDENTIAL (LDR) TO CONSERVATION (CON). A REQUEST TO REZONE THE PROPERTIES AS FOLLOWS: (1) PCN: 28-43-41-28-00-004-0010 FROM THE COMMERCIAL GENERAL (CG) ZONING DISTRICT TO THE ENVIRONMENTAL SENSITIVE LAND (ESL) ZONING DISTRICT; AND (2) PCN'S: 28-43-41-28-10-015-0100 AND 28-43-41-28-10-015-0120 FROM THE RESIDENTIAL SINGLE FAMILY (RS-5) ZONING DISTRICT TO THE ENVIRONMENTALLY SENSITIVE LANE (ESL) ZONING DISTRICT. (Time: 7:01 – 36:51)  
(Principal Planner Thompson)

A. Staff Presentation

Principal Planner Thompson went over the presentation (*see attached*) and asked the Boardmembers if they had any questions.

The Board reviewed and discussed this item.

Brenda Hovde, Environmental Director of the Natural Resources Stewardship Division of Palm Beach County Environmental Resource Management, introduced herself and addressed some of the Board's questions on the parcels.

B. Public Hearing

Public Hearing Opened at 5:43pm.

Public Hearing Closed at 5:43pm.

C. Board Discussion

Alternate Boardmember Halpern inquired about the County being willing to present an overview of all the Environmentally Sensitive Lands in Juno Beach to the Board.

Ms. Hovde stated that the County can provide the Board with an overview of the Juno Dunes Natural Area and others.

Director of Planning & Zoning Davila explained that staff would ask the County if they can present during the review of the Conservation Element of the Comprehensive Plan.

The Board continued to review and discuss this item.

D. Board Action

***MOTION:*** Shea/Corbett made a motion to recommend that the Town Council change the Future Land Use Classification of parcels 1 and 2 from Low Density Residential (LDR – up to 5 DU/AC) to Conservation (CON).

***ACTION:*** The motion passed 5-0.

***MOTION:*** Shea/Corbett made a motion to recommend that the Town Council to change the Zoning Designation of parcels 1, 2 and 3 to Environmentally Sensitive Lands.

***ACTION:*** The motion passed 5-0.

4. REVIEW AND DISCUSS REQUEST FOR PLAT APPROVAL - OCEAN ONE (Time: 36:52 – 48:19)  
(Principal Planner Thompson)

Principal Planner Thompson went over the Ocean One Plat (*see attached*) and asked the Boardmembers if they had any questions.

The Board discussed this item.

Boardmember Hamilton expressed his concerns regarding the visibility of oncoming traffic from the entrance of the proposed project.

Public Comments Opened at 6:10pm.

Thomas Frankel, Owner of Ocean One Project, addressed Boardmember Hamilton's concerns.

Public Comments Closed at 6:12pm.

***MOTION:*** Shea/Corbett made a motion to recommend that the Town Council approve the proposed re-subdivision/plat for Ocean One, subject to any final technical comments prior to the recording of the proposed re-subdivision/plat.

***ACTION:*** The motion passed 5-0.

5. COMMENTS FROM STAFF (Time: 48:20 – 1:01:08)

Director of Planning & Zoning Davila provided an update on the Native Vegetation item and stated that it will be coming to the Board in October. He also provided upcoming meeting dates.

Boardmember Ferguson commented on the Native Vegetation item and suggested staff find alternative language to define native vegetation.

The Board discussed this item.

Alternate Boardmember Halpern inquired about the Town having a fertilizer ordinance and asked the Board for a consensus to have staff bring a proposed ordinance back for them to review.

*The Board discussed the item and gave consensus to discuss Native Vegetation at the October 5<sup>th</sup> meeting and discuss the following three (3) items at a future meeting:*

- 1) Guidelines for selecting plants;*
- 2) Pesticides;*
- 3) Information on Fertilizer Ordinance.*

6. COMMENTS FROM THE BOARD (Time: 1:01:09 – 1:01:40)

Boardmember Shea announced that Saturday, September 19<sup>th</sup> is National Thank a Police Officer Day and thanked all the police officers in Juno Beach.

7. ADJOURNMENT (Time: 1:01:41 – 1:02:10)

Chair Stern adjourned the meeting at 6:26pm.

***Minutes Approved on October 5, 2020.***