

MINUTES
TOWN OF JUNO BEACH
PLANNING AND ZONING BOARD MEETING

March 6, 2023

Council Chambers/YouTube
340 Ocean Drive

PRESENT: JIM FERGUSON, CHAIR
MICHAEL STERN, VICE CHAIR
JOHN CALLAGHAN, BOARDMEMBER
DIANA DAVIS, BOARDMEMBER
LAURE SHEARER, BOARDMEMBER
NANCY WOLF, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CURT THOMPSON, PRINCIPAL PLANNER
ISABELLA HICKEY, PLANNING TECHNICIAN
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
YASMIN FAVARETTO HAMEL, ADMINISTRATIVE SECRETARY
LEONARD RUBIN, TOWN ATTORNEY

Chair Ferguson called the Planning and Zoning Board Meeting to order at 4:00 pm.

Audience: 15

- ~ CALL TO ORDER
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None
(Time Stamp is based off of [YouTube video](#)) (Time: :00)

1. **PUBLIC COMMENTS** (Time: :01 – 3:53)

*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). **Planning & Zoning Board will not discuss these items this evening.** Any issues will be referred to Staff for investigation; a report will be forwarded to the Planning & Zoning Board; and citizens may be contacted.*

Public Comments Opened at 4:00pm.

Nancy Lodise, 1865 Pleasant Ridge, expressed concern on issues with The Waterford and the proposed lease agreement with Pleasant Ridge.

Public Comments Closed at 4:06pm.

2. **CONSENT AGENDA** (Time: 3:54 – 10:51)

All matters listed under Item 2, Consent Agenda, are considered to be routine by the Planning & Zoning Board 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.

A. Approval of Planning & Zoning Board Meeting Minutes for February 6, 2023.

***MOTION:** Stern/Davis made a Motion to Approve the Consent Agenda with conditions.*

The Board reviewed and discussed Boardmember Davis's proposed conditions.

Boardmember Davis withdrew her 2nd.

***MOTION:** Davis made a Motion to Approve the Consent Agenda with the following change to the motion on page 2 to state: "remove items A and B from discussion and defer them from consideration by the Planning & Zoning Board until after they are discussed at the Architectural Styles Charette".*

***ACTION:** The motion failed for lack of a second.*

***MOTION:** Stern/Callaghan made a Motion to Approve the Consent Agenda.*

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

3. **REQUEST FOR PLAT APPROVAL – THE WATERFORD - 601 UNIVERSE BLVD**

(Time: 10:52 – 49:42)

(Principal Planner Thompson)

Principal Planner Thompson went over the memorandum and asked the Board if they had any questions.

Yoan Machado, WGI representative for Lifespace Communities, stated that he is here if the Board has any questions.

The Board reviewed, discussed, and asked staff and Mr. Machado questions on this item.

Public Comments Opened at 4:40pm.

Ms. Lodise expressed her opposition to the project and explained.

Public Comments Closed at 4:45pm.

The Board continued to review, discuss, and ask staff and Mr. Machado questions on this item.

***MOTION:** Davis/Stern made a motion to recommend approval of the proposed re-subdivision/plat for The Waterford, subject to any final technical comments being addressed prior to the recording of the proposed re-subdivision/plat.*

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

4. **DISCUSSION - EXTERIOR LIGHTING ON RESIDENTIAL HOUSING AND ADDRESSING SPILLOVER TO NEIGHBORING PROPERTIES** (Time: 49:43 – 1:32:12)
(Per the Request of the Board)

Director of Planning & Zoning Davila went over the memorandum and asked the Board if they had any questions.

The Board reviewed, discussed, and asked staff questions on this item.

Public Comments Opened at 4:56pm.

Red Dunn, 440 Sunset Way, commented on this item.

Public Comments Closed at 4:57pm.

The Board continued to review, discuss, and ask staff questions on this item.

MOTION: Davis/Shearer made a motion to recommend that Town Council direct staff to draft an Ordinance to address spillover lighting by utilizing portions of the Town of Jupiter and the Town of Palm Beach's regulations, including an examination of dark skies initiative principles and the appropriate footcandle limitations for residential properties, including those abutting environmentally sensitive lands.

ACTION: The motion passed unanimously.

5. **DISCUSSION – REVIEW DEFINITIONS FOR TERM “HARMONY”** (Time: 1:32:13 – 1:56:13)
(Per the request of Town Council)

Director of Planning & Zoning Davila went over the memorandum and asked the Board if they had any questions.

The Board reviewed, discussed, and asked staff questions on this item.

MOTION: Davis/Stern made a motion to recommend that the Town Council direct staff to create an ordinance to define the term “harmony” by looking to the definitions used by the Village of North Palm Beach and City of Lake Worth Beach and add specific requirements to Section 34-116(b)(2) of the Town Code to address harmony utilizing language from the Town of Palm Beach.

Boardmember Davis provided her opinion on defining the concept of harmony to the Board (see attached) and explained.

The Board continued to review, discuss, and ask staff questions on this item.

ACTION: The motion passed unanimously.

6. **COMMENTS FROM STAFF** (Time: 1:56:14 – 1:57:04)

Town Clerk Copeland-Rodriguez went over the upcoming events and meeting dates.

7. **COMMENTS FROM THE BOARD** (Time: 1:57:05 – 2:20:04)

Boardmember Davis inquired about an annual public facility update required by Section 20-80(b) of the Town Code.

Director of Planning & Zoning Davila stated that he does not have that information but will update the Board at a later date.

Boardmember Davis thanked the Board and Staff for their service throughout the year and provided the Board with her term ending wrap up (*see attached*) and went over it. She also provided the Board with a copy of her opinion for the Town's upcoming Architectural Charette (*see attached*) and explained.

Boardmember Callaghan commented on Boardmember Davis's comments and explained that a missing ingredient would be the historical perspective of the Town.

Alternate Boardmember Wolf expressed her concerns regarding the removal of site plan review from the Board and echoed many of Boardmember Davis's comments. She commented on a process to give abutters notices of developments/demolitions and explained. She also expressed concern on the current process with staff advocating approval of developer projects and hoped that the new Town Manager can bring some new direction.

Chair Ferguson thanked the Board for their dedication and integrity in representing what they believe in. He also thanked staff.

8. **ADJOURNMENT** (Time: 2:20:05 – 2:20:15)

Chair Ferguson adjourned the meeting at 6:22pm.

Minutes Approved on April 3, 2023.