

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:39am

Submitted by anonymous user: 50.206.43.210

Submitted values are:

First Name Judith

Last Name Thomas

Address 200 Uno Lago Drive, Apt 104

Email Address lopez995@msn.com

Agenda Item Number (Ex: 1, 2, 3) 1, 2, 3

Public Comment / Question

1. I vote NO to dismantling our building codes for the Christmas Tree Lot!
2. I vote YES to demand a moratorium on all development until a comprehensive Master Plan is in place.
3. I vote YES to push for the Master Plan now.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19775>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:32am

Submitted by anonymous user: 23.124.37.70

Submitted values are:

First Name Patricia

Last Name Pilla

Address 811 bay colony dr s

Email Address pillap@verizon.net

Agenda Item Number (Ex: 1, 2, 3) 1 no

Public Comment / Question

The traffic is too heavy now, especially in season.. I demand a Moratorium on all development, Master Plan Now

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19774>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach- @municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:27am

Submitted by anonymous user: 73.245.147.206

Submitted values are:

First Name Jeffrey

Last Name Schwartz

Address 1733 W Hemingway Dr

Email Address jschwa3467@aol.com

Agenda Item Number (Ex: 1, 2, 3) Items 1, 2, and 3

Public Comment / Question

VOTE NO to dismantling our building codes for the "Christmas Tree Lot."

Demand a Moratorium on all development until a comprehensive Master Plan is in place. We can't afford piecemeal changes that ignore the big picture.

Push for the Master Plan NOW – the funds are there, and the delays must end. Our town needs a clear, unified vision for the future.

Establish a Code of Conduct for Council Members and staff. Hold them accountable for their actions.

Demand accountability from leadership – including the resignation of Marianne Hosta, who was recently convicted of Battery. Unprovoked violence has no place in our town government.

Repeal the unnecessary vote on the donated police dog, which adds long-term expenses to the town budget. Instead, let's invest in the people who serve us, our human officers deserve better health care plans.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19773>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:24am

Submitted by anonymous user: 71.191.251.80

Submitted values are:

First Name Robert

Last Name Fildes

Address 500 Ocean Drive

Email Address fildes@aol.com

Agenda Item Number (Ex: 1, 2, 3) Town Council Meeting Today, 90/25/2024

Public Comment / Question

I urge the following: 1. Town council to vote NO to dismantling our building codes for the "Christmas Tree Lot.
2. Please establish Moratorium on all development until a comprehensive Master Plan is in place. We can't afford piecemeal changes that ignore the big picture.

We need a Master Plan NOW – the funds are there, and the delays must end. Our town needs a clear, unified vision for the future.

3. Do we have a Code of Conduct for Council Members and staff. If not, please create one.

Robert D. Fildes, MD

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19772>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:20am

Submitted by anonymous user: 76.108.220.137

Submitted values are:

First Name Cyndie

Last Name Wolf

Address 440 STARLIGHT LN

Email Address clwolf@rocketmail.com

Agenda Item Number (Ex: 1, 2, 3) 10

Public Comment / Question

I highly recommend that you use an outside agency to help fill the Interim Town Manager position. There is a current lack of trust in the town's leadership, including on the Council and among the staff. This is an opportune time to show true leadership and hire someone who will be able to see the whole picture clearly and be able to lead us to the best solution for Town Manager moving forward. The town faces multiple challenges and a fresh look and a fresh face is needed. There are concerns that staff assists developers in circumventing town codes and restrictions. While this suspicious impropriety exists, the town must choose someone from the outside not current staff. I urge you to find a neutral person through a hiring agency. We need a fresh start. We have serious business to attend to. Let's get serious!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19771>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25, 1

Submitted on Wednesday, September 25, 2024 - 10:47am

Submitted by anonymous user: 76.108.220.137

Submitted values are:

First Name Cyndie

Last Name Wolf

Address 440 STARLIGHT LN

Email Address clwolf@rocketmail.com

Agenda Item Number (Ex: 1, 2, 3) 9

Public Comment / Question

I would like to comment tonight on your inevitable decision to approve the Pulte project. Those who speak up tonight know that we might as well be talking to our shoe when we step up to speak to you. It's a waste of our time, we know that, but we show up anyway. When we speak up, hopefully there are residents out there listening by Youtube or a sitting here who will begin to see the big picture and the significant changes brought on by developer pressure and subsequent votes of this Council. The harm you will do with this vote is irreversible.

You are selling us out. Why aren't you waiting until a Master Plan is developed before making decisions that cannot be reversed.

I would now like to direct my comments on the Pulte project to the Juno Beach citizens.

Fellow residents, you must ask yourselves, what is the personal motivation for each Councilmembers' vote. The Council agreed to develop a Master Plan but are now backing away from the idea. Is that because they would be held accountable to the plan when voting against the best interests of the town? These significant decisions to destroy zoning and codes without a Vision or Master Plan are irresponsible and make the Council poor stewards of our trust. Poor stewards of our trust! That will be their legacy.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19769>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25, 1

Submitted on Wednesday, September 25, 2024 - 10:30am

Submitted by anonymous user: 209.201.86.11

Submitted values are:

First Name Jeff

Last Name Rossi

Address 62 Uno Lago Drive

Email Address jeffrossi1@yahoo.com

Agenda Item Number (Ex: 1, 2, 3) 1,2, or 3 not sure which one...

Public Comment / Question

Zoning and building codes are established to regulate land use and development, ensuring safety and community standards. While changes may sometimes be necessary, here are 10 reasons why maintaining Juno Beaches existing codes could be upheld:

Preserving Character: Unnecessary changes can alter a community's unique character and aesthetic appeal.

Protecting Property Values: Consistent zoning can help maintain or increase property values.

Ensuring Safety: Codes often include safety measures to prevent fires, structural collapse, and other hazards.

Managing Traffic: Zoning can help regulate traffic flow and prevent congestion.

Protecting the Environment: Codes can address environmental concerns, such as preserving green spaces and preventing pollution.

Maintaining Community Services: Zoning can help ensure the appropriate location of schools, hospitals, and other essential services.

Preventing Overdevelopment: Uncontrolled development can strain infrastructure and lead to negative consequences.

Avoiding Legal Disputes: Changes to codes can sometimes lead to legal challenges and disputes.

Maintaining Stability: Consistent Juno Beach codes provide stability and predictability for businesses and residents.

Considering Long-Term Impacts: Changes to Juno Beach building codes and zone should be carefully evaluated to avoid unintended consequences in the long term.

It's important to note that while maintaining existing codes can be beneficial, there may be times when changes are necessary to address evolving needs or address specific issues. Any changes to Juno Beach codes and zoning should be carefully considered and evaluated to ensure they align with the overall goals of the community.

"Keep Juno Beach Small" Thank you Jeff Rossi.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19768>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@unicodeweb.com>
to ccopeland

Wed, Sep 25, 11

Submitted on Wednesday, September 25, 2024 - 10:04am

Submitted by anonymous user: 73.205.138.82

Submitted values are:

First Name Ramin

Last Name Tabib

Address 13957 US 1 Juno Beach, FL

Email Address ramin.tabib@outlook.com

Agenda Item Number (Ex: 1, 2, 3) 7,8,9

Public Comment / Question

To whom it may concern,

I am the owner of Sweet Juno, a new business in the shopping center plaza on the southwest corner of US1 and I Ross. As owners of multiple businesses, we believe the public and private partnerships are essential for overall su We believe that businesses thrive when they create value for the communities they serve. We aspire to create val the citizens of Juno Beach with our new venture.

This is a note of support for the Pulte project to develop 40 townhomes adjacent to our shopping center. The reas the support is that Pulte has demonstrated a commitment to developing the project in a way that is additive to the community, an approach we share. I've been impressed how diligent and thorough the Pulte representatives have in obtaining feedback for the project and ensuring that all parties may benefit.

Please feel free to reach out if you have any questions.

thanks,

Ramin

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19767>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25, 9:4

Submitted on Wednesday, September 25, 2024 - 9:40am

Submitted by anonymous user: 99.38.94.43

Submitted values are:

First Name Ron

Last Name Paranzino

Address 13981 U.S. Highway 1

Email Address ron@thirstyturtlegroup.com

Agenda Item Number (Ex: 1, 2, 3) 7,8,9

Public Comment / Question

Dear Mayor Wheeler and Esteemed Council:

Since 1994, Thirsty Turtle has been a proud fixture of the Juno Beach community, earning a place in the hearts of locals and visitors alike. Over the years, we've witnessed the remarkable transformation of this vibrant coastal town from its growing population to the expansion of new developments. Throughout it all, we've remained dedicated to providing a warm and welcoming atmosphere where everyone can enjoy great food, cold drinks, and friendly servi

In all our years here, we haven't encountered a developer who has shown as much genuine concern for our community as Pulte. Their commitment has been evident in their repeated efforts to engage with us, keeping us informed and actively seeking ways to collaborate and be a supportive neighbor.

We strongly support Pulte's proposed 40-unit townhome project and the commercial upgrades to our Plaza, which serve as the gateway to Juno Beach. These enhancements promise to significantly benefit our community, transforming our commercial center into a cohesive, well-planned development with consistent landscaping and architecture. Pulte has worked closely with John Bills, the Plaza's owner, to propose improvements including refreshing the buildings with new paint, adding attractive awnings, and enhancing the landscaping. In addition, the sidewalks along US Highway One and Donald Ross Road are slated for upgrades, making the area more inviting, safe, and pedestrian friendly.

Recently we learned that after more than a year of collaboration with the community, last-minute, unvetted site plan sketches have surfaced, proposing significant changes to the internal traffic flow of our center. These changes are supported by us and we ask you to please approve the plan that has been carefully designed over the last year and keeps our driveway in its existing location.

One particularly troubling suggestion is the limitation of a right-turn only from Donald Ross Road, which would create internal traffic circulation and safety issues within our Plaza. Additionally, moving our main entrance further west and combining it with Pulte's residential entrance is both confusing and unsafe. This consolidation would negatively impact our business and jeopardize the safety of both residential and commercial traffic.

The proposed changes would also force all traffic to exit onto US-1 and Floral Drive, leading to serious congestion and internal traffic issues within our center. The suggestion to merge the Pulte driveway with the Juno Square driveway and push it further west is unacceptable, as it would diminish our property value, force commercial traffic through a residential neighborhood, and cause confusion for drivers trying to locate the center. Thirsty Turtle has expressed

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Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 8:48am

Submitted by anonymous user: 76.108.222.193

Submitted values are:

First Name Dimi

Last Name Kalivas

Address 140 Ocean Dr

Email Address dimikali@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 7-9

Public Comment / Question

Approval of the Pulte project on the Christmas Tree lot is just another example of the Planning and Zoning Board circumventing the zoning and caving to developers regarding the consequences and damage to the Town.

As an affected resident, I am requesting the Town Council to pause the discussion and approval process to further and revamp the project. The Council needs to address the need for a traffic study to determine the impact on Donald Ross Road. Further impact on traffic could possibly be alleviated by flipping the proposed parking area fronting US 1, thereby alleviating the traffic on Donald Ross.

A vote to approve the project as currently presented is merely a manipulation of our building existing building code unacceptable.

I urge the Council to take the time to reconsider the approval as presented.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19765>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 8:28am

Submitted by anonymous user: 76.108.222.193

Submitted values are:

First Name Andrew

Last Name Spilos

Address 140 Ocean Dr

Email Address aspilos@comcast.net

Agenda Item Number (Ex: 1, 2, 3) general comment

Public Comment / Question

Good evening, Council and residents.

Andrew Spilos 140 Ocean Drive

When Dimi and I met Marianne Hosta we felt she was the right candidate for Town Council. We supported her can and urged our friends and neighbors to support her.

She has continually attacked residents and Council Members in her blog and now she has been convicted of phys assault on Bianca Cooke, the former Mayor's wife. She has been sentenced to Community Service hours and an Management course.

She has proven to the community she is unfit for office and her behavior is a detriment to the Town Council. I am demanding she resign from the Town Council! If she refuses to resign the alternative is to initiate a recall election t her removed.

It is unfortunate the Town Council failed to adopt a Code of Conduct. Her behavior should not be condoned, and th Council needs to address the need and adopt a Code of Conduct.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19764>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Tue, Sep 24, 3:5

Submitted on Tuesday, September 24, 2024 - 3:57pm

Submitted by anonymous user: 172.15.189.9

Submitted values are:

First Name John

Last Name Bills

Address 3910 RCA Blvd Suite 1015

Email Address jcb@jcbills.com

Agenda Item Number (Ex: 1, 2, 3) 7, 8, 9

Public Comment / Question

Dear Members of the Town Commission:

My grandfather and his partners originally developed Juno Square Plaza. I have been proudly managing Juno Square, located on the southwest corner of Donald Ross and US1, since 1991 for our ownership group. Over the decades, we have steadily expanded our engagement in the South Florida real estate market, particularly in Palm Beach County. In that time, we developed, built, and managed over four million square feet of commercial and office space. The Juno Square Plaza, in particular, has been an important commercial center for the Town of Juno Beach and is home to the popular Juno Beach Café and Thirsty Turtle, among many others.

Pulte Homes is under contract to purchase my property adjacent to the center and worked tirelessly with the Town community for over a year to iterate their design to best meet the needs of the community and closest neighbors. Recently, I met with Paul Kneeland, who lately presented some alternative design concepts for the Pulte community and my center. It's important to point out that Paul is suggesting changes to my Plaza, which isn't even part of the Pulte application.

While I appreciate Paul's interest in addressing traffic concerns at the Donald Ross/US1 intersection, none of the proposed solutions are acceptable for my center. These changes not only negatively impact all of our tenants and disrupt internal circulation patterns, but they also eliminate parking, which is critical to the viability of our long-term commercial tenants. Moreover, these proposals violate our existing, vested approvals, which has nothing to do with the property we are selling that has a separate property control number.

A couple main points I'd like to highlight:

- The suggestion to consolidate the Pulte driveway and the Juno Square driveway is not acceptable as it will negatively impact our property value by reducing accessibility to our center and commingle all commercial traffic through a residential neighborhood/access road. My tenants have expressed opposition to this as their visibility will be impacted and cause confusion for drivers trying to find the center. We should maintain the segregated accesses along Donald Ross to make sure the turn-in locations are very clear to those patronizing our shops and the new townhome community. Given the likelihood of confusion and the additional conflict points created by commingling residential and commercial traffic, relying on the County access control standards, which Pulte's plan exceeds, is the best and safest way to proceed.
- The proposal to restrict the Donald Ross driveway to right-in only, thereby preventing traffic from leaving the center onto Donald Ross, goes against over a year of feedback from our neighbors and key stakeholders. This will force all of the traffic to exit on US-1 and Floral Drive, which will create serious traffic and congestion issues internal to my center and new conflicts along the New Palm Beach Heights neighborhood and US1.
- I do also want to mention that we have several backup contracts for the property. It is important to clearly highlight the alternatives to Pulte's plan. We provided Pulte the time to meet with the community and pursue the entitlements necessary to build a for-sale townhome project but now we need to move forward to a closing as soon as possible.

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Tue, Sep 24, 1:0

Submitted on Tuesday, September 24, 2024 - 1:00pm

Submitted by anonymous user: 73.205.139.30

Submitted values are:

First Name Barbara

Last Name Bisceglia

Address 201 Sea Oats Drive

Email Address barbbisc@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 7, 8, 9

Public Comment / Question

Sea Oats of Juno Beach Condominium Association, Inc.

800 Sea Oats Drive

Juno Beach, Florida 33408

September 23, 2024

Re: Dunes at Juno Beach

Dear Mayor Wheeler and Esteemed Council:

Unfortunately, there is a conflict with your September 25th meeting and a duly-noticed meeting of the Sea Oats Property Owners' Association so attendance at the council meeting is not possible.

On behalf of our community, board members have discussed the planned project of The Dunes of Juno Beach with Aimee Carlson and Sharon Merchant among others. In discussions, our most important concern was and is the additional traffic this project would bring to our area. As council, many of you know the difficulty our residents have entering and exiting our complex with the twice-an-hour opening of the Donald Ross bridge, the increased season traffic, and the added traffic we have had to deal with since the closing of the US1 bridge reconstruction in Teques

We have refrained from expressing an alternate opinion to the current plan offered by Pulte. Forty residential units with the traffic pattern they demonstrated seemed reasonable. However, it has come to our attention that an alternate plan has been suggested to improve traffic flow for the proposed Dunes at Juno Beach project. This alternate plan changes the ingress/egress on Donald Ross Road to enter only. This suggestion would highly impact the Sea Oat community which was established in 1985. All Dunes traffic from US 1 would have to go west onto Donald Ross R and make a U-turn at the crossway at the entrance to the Sea Oats complex. This would further exacerbate our difficulty to exit east.

As you know, we struggle with traffic regularly and anticipate more traffic associated with the Caretta project. For many years, Sea Oats has asked several times for a traffic light at our entrance - these requests have been denied. A DO NOT BLOCK box was painted on the roadway at our entrance which has helped. Additionally, four flashing lights were also installed as our continued complaints were heard. To have all traffic from the Dunes U-turning in this area would now interrupt and defeat the progress we have made to date.

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Tue, Sep 24,

Submitted on Tuesday, September 24, 2024 - 12:12pm

Submitted by anonymous user: 174.218.21.176

Submitted values are:

First Name Susan

Last Name Van Lindt

Address 504 Sea Oats Dr

Email Address Svanlindt@icloud.com

Agenda Item Number (Ex: 1, 2, 3) General?

Public Comment / Question

Dear council- thank you for your time and consideration of the traffic raised by the proposed Pulte homes project. I commend Council person Rosengarten for wanting a traffic circulation study, the proposed entrance on Donald R Road would be a detriment to the residents of Sea Oats. If residents or visitors going to Pulte are coming from US anywhere from the east, they would be forced to make a u-turn in front of Sea Oats. This is a dangerous intersection. Sea Oats residents are familiar with how to navigate this area but if you throw u-turns into the mix as a frequent occurrence, it will be a nightmare. As you know, we have been asking for a traffic light here for a long time. We have heard from council about lowering the speed limit on this section of road. We need relief, not additional traffic problems. Please consider the needs of the Sea Oats residents before you approve anything for this project.

Thank you for your time and consideration.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19761>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Sun, Sep 22,

Submitted on Sunday, September 22, 2024 - 6:33pm

Submitted by anonymous user: 73.124.47.120

Submitted values are:

First Name michele

Last Name galasso

Address 100 uno lago drive Unit 303

Email Address michele@atlasinterpreting.com

Agenda Item Number (Ex: 1, 2, 3) ?

Public Comment / Question

I want to compliment our entire police force for doing such a great job. they are very visible and this keeps us safe People from West Palm tell me they are afraid to drive near Juno for fear of getting ticketed! I am thrilled to hear th find this to be the utmost form of flattery. Our officers are going above and beyond. We are very grateful!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19759>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Thu, Sep 19,

Submitted on Thursday, September 19, 2024 - 11:49am

Submitted by anonymous user: 104.28.55.219

Submitted values are:

First Name Bob

Last Name Reimers

Address 427 Juno Dunes Way

Email Address rreimers40@gmail.com

Agenda Item Number (Ex: 1, 2, 3) Hosta

Public Comment / Question

The recent guilty verdict disqualifies Hosta as a council person. If Mayor Wheeler has any integrity she will ask Ho resign immediately.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19758>