



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, Sep 24, 2025 at 11:31 AM

Submitted on Wednesday, September 24, 2025 - 11:31am

Submitted by anonymous user: 76.110.84.106

Submitted values are:

First Name Natasha

Last Name Fraser

Address 500 S Lyra Cir

Email Address ndducf@yahoo.com

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

Public Comment / Question

Good evening council,

My name is Natasha Fraser , I don't know where to start. The last few weeks of council meetings have gotten more contentious and uglier. It has to stop; there will be no progress moving forward at this rate.

I see there will be discussion again on-site plan appearance review for single family homes. Glad to see this is still being talked about. The integrity and harmony of Juno Beach is necessary; it is how we maintain the beauty and uniqueness that drew us all to this town in the first place. We do not want to see more generic, giant white boxes, with little or no character or charm looming over their neighbors.

I have heard on multiple occasions that DD Halpern and Diana Davis's newsletters are the cause of the resident's "anger". It is not the newsletters; it is your residents sitting at the stop light on Donald Ross looking at Caretta and saying how did this happen? I was a resident during its approval, and was uninvolved and unaware assuming our town council was making the best decisions for our town. I am no longer uninvolved and I am aware. I will continue to advocate for our beautiful town, and work to try to keep it, the gem that it is.

On the topic of newsletters, I read through a newsletter from Marianne Hosta, in which she names a Juno resident by first name and last initial and the building where she resides- then went on to call her a hypocrite. This is unacceptable, unprofessional, and frankly unsafe.

Thank you,
Natasha Fraser

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19983>



TOWN OF JUNO BEACH

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 #:

PC

DATE:

NAME:

JEFF JENNINGS

PHONE NO.:

561-818-2662

REPRESENTING (IF APPLICABLE):

ADDRESS:

1667 PLEASANT DR WPB

CHECK WHAT MAY APPLY:

☐

SUPPORT

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OPPOSE

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I WISH TO SPEAK



TOWN OF JUNO BEACH

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 #:

Public

DATE:

9-24-2025

NAME:

Scott Shaw

PHONE NO.:

561.801.2748

REPRESENTING (IF APPLICABLE):

Self

ADDRESS:

400 Apollo Dr

CHECK WHAT MAY APPLY:

☐

SUPPORT

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OPPOSE

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I WISH TO SPEAK



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, Sep 24, 2025 at 9:40 AM

Submitted on Wednesday, September 24, 2025 - 9:40am

Submitted by anonymous user: 172.58.135.114

Submitted values are:

First Name Scott
Last Name Shaw
Address 400 Apollo Dr., Juno Beach, FL 33408
Email Address shaw4098@bellsouth.net
Agenda Item Number (Ex: 1, 2, 3) Public comment
Public Comment / Question
My name is Scott Shaw and I reside at 400 Apollo Dr.

I spoke at the August 26 Council meeting and described evidence of unethical withholding of information by Attorney Rubin in regards to the approval of the plan for 401 Diana. During my talk I mentioned evidence to support my claim and found more evidence afterwards.

I'm raising this issue again because the response from Mayor Wheeler and Manager Cole was so disappointing. Mayor Wheeler said she could not discuss an existing case which is silly because the case is 100% in the public domain. Manager Cole claimed he was unable to conclude there was unethical withholding even though he had a wheelbarrow-load of evidence in front of him. Then, at the Sept 16 Council meeting, DD Halpern argued for the termination of Manager Cole for other reasons and I have to agree.

In that September 16 meeting we heard about the issue of the 90-10 residential-to-commercial ratio at Plaza de Mer. It was an opportunity for the mayor to eliminate confusion by constructing a simple sentence such as "The ratio of residential to commercial at the Plaza will be 75-25". She did not. Instead the mayor went on an angry diatribe against DD Halpern and Diana Davis.

That issue has townfolk riled up to the point there was a heated confrontation at the August 22 Council Hour. I learned about the confrontation at the rally on Donald Ross a few days later, and also watched Assistant Chief Saloio describe the interaction at 1:58 on the video of the September 16 Council meeting.

My main point is that we all need to think ahead and plan to vote. This Town's management needs a good housecleaning.

One more issue

At the September 15 PZ meeting, an agenda item was approval of a 7500 ft home at 451 Ocean Dr, at the corner of Ocean Dr and Diana Lane. Please go to the Juno website and watch the video.

4 of 5 Board members, plus alternate Rudoph, went on for 25 minutes talking about how the house is too big. Most nearby homes are less than 3000 ft. The proposal is for a home twice that size plus 25 percent more. Then they approved the plan.

I've heard multiple times that the city building is on land once owned by the family of the owner of 451 Ocean. About 20 years ago we bought land in NC near the estate of a family who had been around for decades. Family members who lived nearby had a sense of entitlement. It was like a lingering claim on our land because they had always lived there. I had 3 instances where they parked broken down vehicles in the field. Its as though you can legitimize encroachment on the neighbor's property by talking multiple times about how long you've been around. It reminds me of 451 Ocean. It's a lovely story, but it doesn't mean anything.

9/25/25, 9:21 AM

Town of Juno Beach Mail - Form submission from: PUBLIC COMMENTS

But don't forget about 401 Diana. That's where the new owner wants to build a mansion that hovers over the neighbor and encroach on the neighbor's privacy. That neighbor is me. I've nicknamed that plan the "9-toilet AirBNB".

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19976>



TOWN OF JUNO BEACH

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 #: Public Comments DATE: 9/24/25

NAME: David Cox PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 911 Ocean Dr

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK



TOWN OF JUNO BEACH

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AGENDA ITEM #: Comments from Public DATE: 9-24-25

NAME: CHARLIE HOLLINGS PHONE NO.: 561 282-8933

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 1679 Pleasant Drive 33408

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK



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AGENDA ITEM #:

DATE:

9/24/2025

NAME:

CYNTHIA FRASHER

PHONE NO.:

631-603-8701

REPRESENTING (IF APPLICABLE):

ADDRESS:

FLORIDA DR. JUNO

CHECK WHAT MAY APPLY:

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AGENDA ITEM #:

DATE:

9/24/25

NAME:

Glen Black

PHONE NO.:

561-358-2041

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

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I WISH TO SPEAK



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AGENDA ITEM #: _____ DATE: _____

NAME: William Hanks PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



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AGENDA ITEM #: _____ DATE: 9/24/25

NAME: TEO MENDEZ PHONE NO.: 561 543 5000

REPRESENTING (IF APPLICABLE): The Fish House

ADDRESS: 13980 US 1 Juno Beach

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



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AGENDA ITEM #:

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PHONE NO.:

REPRESENTING (IF APPLICABLE):

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CHECK WHAT MAY APPLY:

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AGENDA ITEM #: 14 DATE: _____

NAME: Larry Sorsby PHONE NO.: 732-996-9864

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 495 Zephyr Way

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK



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AGENDA ITEM #: 14 DATE: Sept-24 2025

NAME: John Stellato PHONE NO.: 561-891-7378

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK

Provided by
Larry Sorsby

In Florida, a Planning & Zoning Director cannot apply purely subjective restrictions on single-family homes or any other land-use category. Their role is to administer and enforce objective standards adopted by ordinance in the Town's land development code, comprehensive plan, or applicable overlay districts.

Florida Law Framework

- Comprehensive Plan (Chapter 163, Florida Statutes): All zoning and land-use decisions must be consistent with the adopted comprehensive plan.
- Land Development Code: The standards for single-family restrictions (setbacks, height, lot coverage, etc.) must be written in the code, adopted by ordinance, and applied uniformly.
- No Subjectivity Allowed: A planning official cannot "make up" restrictions based on personal preference or subjective judgment. They must point to the ordinance or code section that provides the standard.

When It Becomes a Problem

- If a Director imposes unwritten rules ("I don't think this fits the neighborhood" without a code citation), that's an arbitrary and capricious action — which courts in Florida have struck down.
- Florida courts have held that land-use regulations must be clear, objective, and consistently applied, not left to personal discretion.
- Overreach of this kind could expose the municipality to legal challenge under due process and equal protection grounds.

Proper Process

- If the Town believes new single-family restrictions are needed (architectural design, density, size, etc.), they must be adopted by ordinance, after public hearings, and applied prospectively to all.
- The Director may interpret existing code, but cannot create or enforce subjective standards outside of what Council has lawfully adopted.

A Planning & Zoning Director in Florida cannot apply subjective single-family restrictions. All restrictions must be rooted in adopted ordinances, not personal discretion.

There is solid legal grounding in Florida law that you can point to. Here are the main legal authorities that apply:

1. Florida Statutes – Comprehensive Plan Consistency

- §163.3194(1)(a), Fla. Stat. – “All development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan shall be consistent with such plan.”

☞ This means any restriction must come from the adopted Comprehensive Plan or Land Development Code, not from a Planning & Zoning Director’s subjective judgment.

2. Florida Statutes – Land Development Regulations

- §163.3202(2), Fla. Stat. – Requires land development regulations to contain specific and uniform standards for:
 - Use of land
- Lot sizes
- Building dimensions
- Yard requirements
- Density and intensity of use

☞ By law, these standards must be written, objective, and consistently applied.

3. Case Law – Arbitrary/Subjective Restrictions

- Broward County v. G.B.V. Int’l, Ltd., 787 So. 2d 838 (Fla. 2001): The Florida Supreme Court held that land-use decisions must be based on adopted criteria and cannot be denied for arbitrary or subjective reasons.
- City of Boynton Beach v. Janots, 254 So. 2d 207 (Fla. 4th DCA 1971): Court struck down zoning actions that were vague and subjective, emphasizing due process requires clear, objective standards.

4. Due Process & Equal Protection

- Arbitrary enforcement of unwritten, subjective standards can violate the Due Process Clause of the Florida and U.S. Constitutions.
- Equal protection issues arise if restrictions are applied differently to one homeowner versus another without a codified basis.

Legal Summary:

A Planning & Zoning Director in Florida cannot apply subjective single-family restrictions. All restrictions must come from adopted ordinances or codes that meet the requirements of Florida Statutes §163.3202 and §163.3194. Courts have struck down attempts to enforce subjective or arbitrary land-use controls as unlawful.



Protect Juno Beach Property Rights

Why Ordinance 780 Must Be Repealed



The Harmony Codes (1992–2024)

- ✓ Built on fairness, simplicity, and certainty
- ✓ Treated all homeowners equally
- ✓ Provided clear, objective standards
- ✓ Preserved the character of Juno Beach



What Ordinance 780 Did

- Replaced objective guidelines with vague, discretionary/subjective rulings
- Enacted without clear metrics for enforcement
- Left property owners, buyers, and staff in confusion
- Passed without meaningful public input or understanding



Florida Law

- No subjective restrictions allowed on single-family homes
- Planning & Zoning Directors must enforce objective standards
- Florida Statutes §163.3202 & §163.3194 require adopted ordinances/codes
- A planning official cannot “make up” restrictions based on subjective judgement
- Courts have struck down arbitrary land-use controls as unlawful
- Ordinance 780 exposes Juno Beach to costly lawsuits

💰 Why It Matters

- Homes are residents' largest financial asset
- Ordinance 780 threatens property values & retirement security
- Declining values reduce inheritance and harm community stability

🗣️ Council & Public Mised

- Council believed they were only defining "Harmony"
- Did not realize they were drastically altering property rights
- Two supporters (Hosta & Wheeler) now call for repeal
- Another admitted she did not understand her vote
- The public never had a fair chance to comment or grasp the impact prior to adoption

✅ The Solution

- Repeal Ordinance 780
- Reinstate the proven Harmony Codes
- Restore clarity, fairness, and trust in governance
- Protect both the character of Juno Beach and the financial security of homeowners

👥 Community Support

- 170+ residents have signed a petition demanding repeal
- Repealing 780 is not a step backward—it's a return to balanced, lawful governance

💡 Let's restore the Harmony Codes.

💡 Let's restore trust.

💡 Let's protect Juno Beach homeowners.



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AGENDA ITEM #:

DATE:

NAME:

Curt Borso

PHONE NO.:

REPRESENTING (IF APPLICABLE):

Harmony

ADDRESS:

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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AGENDA ITEM #:

DATE:

NAME:

Marcia Wolf

PHONE NO.:

REPRESENTING (IF APPLICABLE):

Harmony

ADDRESS:

CHECK WHAT MAY APPLY:

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TOWN OF JUNO BEACH

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Site Plan & Appearance Review

AGENDA ITEM #:

DATE:

9-24-25

NAME:

Red Dunn

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

440 Sunset Way

CHECK WHAT MAY APPLY:

☐

SUPPORT

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OPPOSE

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I WISH TO SPEAK



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Fri, Sep 19, 2025 at 3:25 PM

Submitted on Friday, September 19, 2025 - 3:25pm

Submitted by anonymous user: 172.58.135.17

Submitted values are:

First Name Debra

Last Name Levulis

Address [401 Sunset way Juno Beach FL 33408](#)

Email Address johndeb642@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 14 Architectural Review Appearance Review for Single Family Homes

Public Comment / Question

As Juno Beach Town Councilors you are all fiduciaries for us taxpayers per our town charter. Removing the single family appearance architectural review requirements protects us taxpayers from unnecessary Bert Harris lawsuits. As required fiduciaries you serve the towns single family homeowners by protecting our full property rights. Do the right thing as our fiduciaries codify option 1 remove single family appearance architectural review. Thank You.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19974>

Received after
Public Comments Closed
for Item #14

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

harmony

DATE:

9-24-2025

NAME:

Linda Zlanabitzig

PHONE NO.:

561-371-0800

REPRESENTING (IF APPLICABLE):

ADDRESS:

471 N. Lyra Circle

CHECK WHAT MAY APPLY:

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THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

Harmony & Now

DATE:

NAME:

William Kimball

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK

Public Comment
Period for Item #14