



# 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 #: 3 DATE: 9-15-2025

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

REPRESENTING (IF APPLICABLE): Pleasant Ridge

ADDRESS: 1679 Pleasant Drive

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



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AGENDA ITEM #: 3 DATE: 9/15/25

NAME: Jeff Jennings PHONE NO.: 561-818-2662

REPRESENTING (IF APPLICABLE): Pleasant Ridge

ADDRESS: 1667 Pleasant Dr. NPB, 33408

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

## Some comments for the record

1 message

'Scott Shaw' via Council <town\_council@juno-beach.fl.us>

Thu, Sep 11, 2025 at 2:05 PM

Reply-To: Scott Shaw <shaw4098@bellsouth.net>

To: "mstern100@gmail.com" <mstern100@gmail.com>, "jimferguson001@gmail.com" <jimferguson001@gmail.com>, "jim@ehret-consulting.com" <jim@ehret-consulting.com>, "jonathan@jbutlerlawgroup.com" <jonathan@jbutlerlawgroup.com>, "bcoolski@yahoo.com" <bcoolski@yahoo.com>, "pbgsoccer@aol.com" <pbgsoccer@aol.com>, "fdavila@juno-beach.fl.us" <fdavila@juno-beach.fl.us>, "smayer@juno-beach.fl.us" <smayer@juno-beach.fl.us>, "fazemar@juno-beach.fl.us" <fazemar@juno-beach.fl.us>, "rcole@juno-beach.fl.us" <rcole@juno-beach.fl.us>, "len@torcivialaw.com" <len@torcivialaw.com>, Peggy Wheeler <pwheeler@juno-beach.fl.us>, "town\_council@juno-beach.fl.us" <town\_council@juno-beach.fl.us>

Hello All:

I sent email to Caitlin and asked her to distribute it to Council and PZ. Got her out-of-office reply. She won't be back until Monday, so here is the email I sent to her.

Scott Shaw

\*\*\*\*\*

Hello Caitlin:

Can you forward these comments to Council, PZ, and PZ Staff? The comments touch on two topics. In any event I want them to be part of the record.

\*\*\*\*\*

The plan for 451 Ocean shows a building that is too large by more than 25%, and exceeds harmony provisions. I request the owner be required to downsize to bring the plan compliant with all the harmony provisions.

On page 108 of the Sept. 15 PZ agenda packet, the plan for 401 Diana is referenced in the Appearance Review material for 451 Ocean. Since 401 is oversized, the average of nearby homes is raised. The maneuver of including 401, an unbuilt and non-compliant design, still does not make 451 Ocean compliant.

In the May 19 PZ packet, 401 Diana is repeatedly invoked in Appearance Review material for 370 Apollo. The text is more revealing. It says that 401 Diana cannot be used as a reference or comparable because 401 Diana has not been built. What is revealed here is that the Planner is trying to sell approval of 370 by telling a story. If it were worded honestly, it might go like this; "We are not allowed to use information about 401 Diana, but we are using it here to tell a good story to get 470 approved."

Could you please modify the Appearance Review material for 451 Ocean by removing references to 401 Diana, and not use 401 Diana for comparison? I am learning that a response to the writ of certiorari, or further litigation, may take a long time.

Also, can you revoke the approval of 370 Apollo, and remove the references to 401 Diana in the report ( lots of them, I stopped counting ). That will cause no harm because no permits are issued. Then, review and approve the plan for 370 Apollo. It is reasonable in my opinion.

Using 401 Diana in the report, followed by a statement that 401 Diana cannot be considered is nonsensical, and is not a wise choice since it creates a dependency on a property that is not compliant and not approved.

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As I look into my complaint regarding unethical behavior at the April 7 PZ meeting, I find more material proving the complaint. It just gets more troubling.

On Saturday April 5, 2025, Brian Cole wrote a polite email to apologize for not attending a swearing-in to the PZ board. He is a pilot and had another flight to finish up. He requested a delay in the 401 Diana decision because he learned "there are several areas with regard to the Towns "Harmony" criteria" that are not met. ( See a copy of the email in PZ Agenda packet, May 19, on page 5. )

His request for delay would be about a month, until after the next Council workshop on architectural and appearance review. His appeal was to "...help the P&Z board have better path of checks and balances to either approve or not approve ...". This appeal was in line with Jon Butler's suggestion at the meeting to postpone. An uninformed PZ Board then approved the plan without further discussion for 401.

Caitlin forwarded Brian's email on Monday morning at 9:33 am, just 6 ½ hours BEFORE the start of the April 7 PZ meeting. I suppose people in our Town government might ignore email from a griping citizen. But an email from the Town Clerk and/or a new member of the PZ Board should be viewed. Nevertheless, there was total silence when Jon Butler asked if there were complaints. Everyone had Brian's email in hand, plus a plethora of other evidence objecting to the plan for 401. So in addition to the troubling withholding of information, we see a lack of respect and courtesy shown towards the new PZ member.

I am not generating any interest among Town officials to dig in to the unethical behavior. This leaves me to go searching for someone who wants to hear about it. Someone who is interested in unethical behavior.

\*\*\*\*\*

Scott Shaw  
400 Apollo Dr.  
561-801-2748





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AGENDA ITEM #: 4 DATE: 9-15-25

NAME: Craig Dell PHONE NO.: \_\_\_\_\_

REPRESENTING (IF APPLICABLE): \_\_\_\_\_

ADDRESS: 401 Diana Lane (owner)

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AGENDA ITEM #: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: Anne Bossa PHONE NO.: \_\_\_\_\_

REPRESENTING (IF APPLICABLE): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CHECK WHAT MAY APPLY:

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