

TOWN OF JUNO BEACH
PLANNING AND ZONING DEPARTMENT
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
Date Stamp

Application for Variance Petitions

A *Variance* is a relaxation of the terms of the Town of Juno Beach Comprehensive Zoning Ordinance (Chapter 34, and subsequent amendments) where such variance will not be contrary to the public interest and where, owning conditions peculiar to the property and not the result of the actions of the applicant a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. As used in said ordinance, a variance is authorized only for height, area, and size of structure or size of yards, parking requirements and open spaces. Establishment or expansion of use or density otherwise prohibited or not permitted shall not be allowed a variance.

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that identify the peculiarity of your specific situation, and that clarify your petition/application.
4. A filing fee of **\$500.00** must accompany each application upon submittal. The applicant will also be responsible for providing all property identification information and property owners within a 300' radius surrounding the subject property; and will be responsible for postage cost associated with mail-out materials related to the petition.
5. All materials required shall accompany this application at time of submission to the Planning & Zoning Department; and the deadline for all required material is three weeks prior to the date of the Board of Adjustment hearing for which this petition is being requested.

Section II

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: Meredith Shirk Contact Phone #: (301)500-5304
Address of Applicant: 460 Jupiter Ln. North Palm Beach, FL 33408

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: Brown Carrington, PLLC Contact Phone #: (561)794-0555

*Address of Agent: 420 Royal Palm Way, Suite 200, Palm Beach FL 33480

Regarding the Subject Location (where the variance is being requested):

Street Location: Jupiter Lane

Name of Subdivision: Juno Beach 1st Addition

Block: 28434128020000750 Lot: 75, 76

Regarding the Variance Petition:

Please describe the variance being requested: See attachment

Section III

Please address (in written form) the criteria listed below:

While considering a variance petition, the Board of Adjustment shall have the power to authorize upon appeal such variance from the terms of the zoning code as will not be contrary to the public interest, where, owing to specific conditions, a literal enforcement of the provisions of the Code will result in an unnecessary and undue hardship. A variance from the terms zoning code shall not be granted unless the Board of Adjustment finds that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

Applicant Response: See attachment

2. The special conditions or circumstances do not result from the actions of the applicant;

Applicant Response: See attachment

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings or structures in the same district;

Applicant Response: See attachment

4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary an undue hardship on the applicant.

Applicant Response: See attachment

5. A prior application for the granting of the variance had not been submitted within the preceding twelve (12) months.

Applicant Response: None

According to Chapter 34, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming to the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.

DocuSigned by:


Applicant's Signature

Meredith Shirk

Print Name

11/25/2025

Date

Witness' Signature

Date

Print Name

Power of Attorney

Name of Applicant: _____ Contact Phone _____
Mailing Address: _____
Property Address (description): _____
Name of Agent: _____
Contact Phone of Agent: _____

The Undersigned, being the true Applicant for the real property described above, does hereby grant unto the Agent, stated above, the full right and power of attorney to make application to the Town of Juno Beach for an easement abandonment petition/request and act as the representing agent for any subsequent processes for said property. It is understood that limitations, conditions and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any application/petition proceeding to limit the Applicant to only allow themselves the opportunity to apply for an abandonment petition/request. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning & Zoning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEALS
THIS DAY OF , 20 .

Applicant

Witness

Applicant

Witness

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the true owners of the real property described above and that they executed the power of attorney for the purposes stated therein.

Sworn and subscribed this _____ day of _____ 20_____.
[Signature]

Notary Public

SEAL

(For Office Use Only)

Variance Mailing/Billing Information

Date given to Town Clerk's Office: _____

Deadline for Mailing: _____

Name of Applicant: _____

Mailing Address for Billing: _____

Postage: \$ _____ Legal Ad: \$ _____ = Total: \$ _____

Date payment Received: _____

ATTACHMENT TO APPLICATION FOR VARIANCE PETITION

Section II

Regarding the Variance Petition:

Please describe the variance being requested:

The Applicant, Ms. Meredith Shirk, is the fee simple owner of the properties located at 461 Juno Lane, 451 Juno Lane, and 460 Jupiter Lane, Juno Beach, Florida, which are contiguous parcels under common ownership. The properties share continuous boundary fencing along their respective rear and side-yard lines.

The Applicant respectfully requests a variance to permit the installation and maintenance of an eight-foot privacy fence along the shared rear and side-yard boundaries of these properties, replacing the existing fencing currently in place, which slightly exceeds the maximum height permitted under the Town Code. The purpose of this request is to ensure adequate privacy, safety, and security for Ms. Shirk and her two minor children within their home and outdoor living areas.

Ms. Shirk is a well-known public figure and online personality with a substantial social-media following numbering in the millions. As a result of her public profile, she has been the target of repeated online harassment, threatening communications, and unwanted attention from strangers. Ms. Shirk has also experienced a stalking incident that was formally reported to the Juno Beach Police Department. These circumstances have created legitimate and ongoing safety concerns that are unique to her situation and not typical for other homeowners in the area.

The existing six-foot fencing surrounding the rear and side-yard boundaries of the subject properties does not provide sufficient protection or privacy for Ms. Shirk and her family, given the openness and visibility of the combined rear yards from neighboring homes and public vantage points. The proposed eight-foot fencing will be installed along the same alignment as the current fencing, maintaining the existing footprint while providing necessary additional height for security and privacy.

The replacement fencing will be constructed as a continuous, architecturally consistent structure using high-quality materials and professional installation, ensuring visual harmony with the surrounding residential character of the neighborhood. No temporary extensions, add-on elements, or piecemeal modifications will be used.

Granting this variance will not adversely affect neighboring properties, nor will it confer a special privilege. Rather, it provides a reasonable and necessary accommodation for privacy and safety given the Applicant's unique personal circumstances and the unified nature of the properties. Approval of this variance will further the public interest by promoting safety, privacy, and the overall welfare of the residents of Juno Beach.

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Meredith Shirk
Application for Variance Petition
Responses to Section II & III

Section III

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Response: The subject properties at 461 Juno Lane, 451 Juno Lane, and 460 Jupiter Lane are contiguous and collectively form a unified residential compound with shared fencing and open backyard areas that are visible from neighboring properties and public vantage points. This configuration, coupled with the Applicant's public prominence as an online personality, creates an exceptional set of safety and privacy concerns not experienced by typical homeowners. Ms. Shirk has received online threats and has been the victim of a stalking incident reported to the Juno Beach Police Department. These factors make the properties uniquely situated, warranting additional protective measures beyond the standard fence height.

2. The special conditions or circumstances do not result from the actions of the applicant.

Response: The need for enhanced fencing arises entirely from external factors — namely, the Applicant's professional public exposure, online harassment, and safety threats. The Applicant has not altered the properties or created the conditions giving rise to this request. The hardship is not self-created but rather a direct result of the Applicant's unique public profile and the openness of the contiguous rear yards shared by her properties.

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings, or structures in the same district.

Response: Approval of this variance would not create a special privilege but would instead provide a modest, reasonable accommodation to address specific safety and privacy needs. Many homeowners in Juno Beach naturally enjoy privacy due to landscaping or elevation; this request simply allows Ms. Shirk to achieve comparable privacy through fencing consistent with the properties' unified layout. The proposed eight-foot fencing will be architecturally cohesive, visually unobtrusive, and consistent with the residential character of the neighborhood.

4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary and undue hardship on the applicant.

Response: Strict enforcement of the six-foot limitation would deprive Ms. Shirk and her children of a basic sense of safety and privacy within their home and shared outdoor areas. The existing fence height does not adequately shield the properties from direct view, exposing them to potential intrusion, surveillance, or unwanted attention. This creates an undue hardship that is unnecessary given the Applicant's documented safety concerns. Granting this variance would alleviate that hardship while maintaining the intent and purpose of the Town's zoning code.

5. A prior application for the granting of the variance has not been submitted within the preceding twelve (12) months.

Response: No prior variance applications have been submitted for the properties located at 461 Juno Lane, 451 Juno Lane, or 460 Jupiter Lane within the preceding twelve (12) months.

Code Violation:
East side fencing also present

25'

Code Violation:
East yard fencing also present
Also exceeds 6 feet

25'

Code Violation:
Modification to fencing meeting
is greater than 6 feet in
height

25'

Property Detail

Location Address : 460 JUPITER LN
Municipality : JUNO BEACH
Parcel Control Number : 28-43-41-28-02-000-0750
Subdivision : JUNO BEACH 1ST ADD IN
Official Records Book/Page : 35089 / 1837
Sale Date : 06/13/2024
Legal Description : JUNO BEACH 1ST ADD LTS 75 TO 77 INC & W 1/2 OF LT 78

Owner Information

Owner(s)	Mailing Address
THERAPEUTIC MOVEMENT INC	451 S JUNO LN NORTH PALM BEACH FL 33408 2037

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/13/2024	\$1,600,000	35089 / 01837	WARRANTY DEED	THERAPEUTIC MOVEMENT INC
06/21/2022	\$10	33668 / 00732	QUIT CLAIM	ALVAREZ CYNTHIA A
06/23/2005	\$10	18858 / 00742	WARRANTY DEED	NIELSEN CYNTHIA &
05/09/2003	\$340,000	15233 / 01672	WARRANTY DEED	NIELSEN CYNTHIA
12/01/1997	\$100	10132 / 00113	QUIT CLAIM	STEPANAUSKAS ANELA
01/01/1976	\$54,000	02603 / 01294		
01/01/1973	\$15,500	02251 / 00700	WARRANTY DEED	
01/01/1972	\$9,500	02039 / 01048	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 2184
Acres : .21
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS-2—SINGLE FAMILY (28-JUNO BEACH)

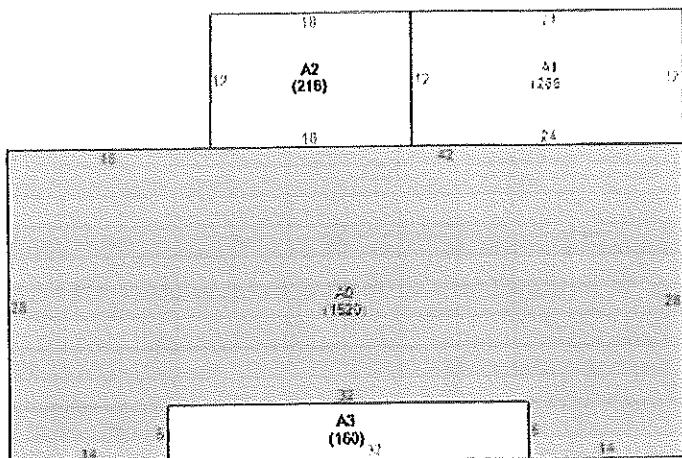
Building Details

Structural Details

Structural Element for Building 1		Sketch for Building 1
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1976	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	MOD. METAL	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	

Floor Type 1 FINE OR SOFT WOOD
 Floor Type 2 N/A
 Stories 1

Subarea and Square Footage for Building 1
 Code Description square Footage
 SFB Semi Finished Base Area 216
 FOP Finished Open Porch 160
 FGR Finished Garage 288
 BAS Base Area 1520
 Total Square Footage 2184
 Area Under Air 1736



Property Extra Feature

Description	Year Built	Units
Patio	1976	220

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS-2	0.2117

Appraisals

	Tax Year	2025	2024	2023	2022	2021
Improvement Value		\$215,313	\$213,844	\$236,479	\$190,862	\$160,207
Land Value		\$980,700	\$980,700	\$980,700	\$737,000	\$536,000
Total Market Value		\$1,196,013	\$1,194,544	\$1,217,179	\$927,862	\$696,207

Assessed and Taxable Values

	Tax Year	2025	2024	2023	2022	2021
Assessed Value		\$1,196,013	\$836,564	\$812,198	\$550,045	\$512,254
Exemption Amount		\$0	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value		\$1,196,013	\$786,564	\$762,198	\$500,045	\$462,254

Taxes

	Tax Year	2025	2024	2023	2022	2021
AD VALOREM		\$21,716	\$14,448	\$14,119	\$10,261	\$9,323
NON AD VALOREM		\$1,325	\$1,305	\$1,290	\$1,277	\$1,199
TOTAL TAX		\$23,041	\$15,753	\$15,409	\$11,538	\$10,523



Jupiter Ln

S Juno Ln

