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Jim Lyons

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From: **Juno Beach Citizens** <juno@concernedcitizensofjunobeach.ccsend.com>  
Date: Sat, Sep 7, 2024 at 10:58 AM  
Subject: Update: Juno Beach's Future at Risk – Your Voice Is Needed!  
To: <chrisroerealestate@gmail.com>

Dear Juno Beach Neighbors,

We regret to share some troubling developments affecting our town. During the August 28th Town Council meeting, Mayor Peggy Wheeler, Council members

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Rosengarten, Diana Davis, and Mariane Hosta voted to **rezone, hand over our building codes**, and an **extremely valuable easement**, a decision worth **\$\$Millions\$\$** to the Bills Family and their partner, developer Pulte. Despite the **overwhelming public outcry and over 200+ petitions signed by residents**, our message was ignored.

**What's more concerning is that Mayor Wheeler admitted to private meetings with developers and involved parties, breaking the very code she pledged to uphold. These behind-the-scenes discussions violate our community's trust and have raised serious concerns about transparency and integrity in the decision-making process.**

**The new code of conduct was put in place to avoid corruption**, yet it seems that the very individuals responsible for enforcing these rules have disregarded them. Both Mayor Wheeler and Town Manager David Dyess emphatically denied corruption at the meeting, repeating the word **"corruption" four times**.

**But what can we make of these secretive meetings that consistently benefit developers over residents?**

#### **What's at Stake?**

This decision could change the face of Juno Beach forever. Our cherished small-town character is under threat as developers push for rezoning our key areas and erode our community's charm. We must act now to protect Juno Beach and hold our elected officials accountable.

#### **How You Can Help:**

- 1. Join the legal effort: We are exploring ways to appeal this reckless vote. If you would like to contribute ideas or resources, please respond to this email.**
- 2. Demand a Master Plan: A thorough master plan is essential to guide responsible development and ensure that future projects align with the vision of Juno Beach residents—not outside developers.**

#### **VOTE HER OUT!!**

**Diana Davis**, who voted in favor of this harmful deal, is up for re-election in March 2025. She has flip-flopped on her campaign promise. We need candidates who will stand up for the residents, not the developers. If you are passionate about preserving Juno Beach, please consider running for Town Council. **\*\*The deadline to file is November 19, 2024.\*\***

**Marianne Hosta**, who struggled to keep up with the discussion and was even **called out for interrupting the meeting by chatting on FaceTime video with her friend "Eton" during a crucial conversation about our town's future**. This behavior is inexcusable. While everyone can empathize with her concern for her ailing husband, it does not justify engaging in a conversation with a friend during an official proceeding.

Both the town and her family would be better served if she stepped down from Council to focus on her personal issues.

Instead of contributing constructively, she then launched yet another attack on the Concerned Citizens, a group simply working to protect the town we all love.

**Her behavior on the dais has become a platform for bullying, not leadership.**

**Next Steps:**

**- Attend the upcoming Council meetings:**

Your presence matters. Let's show the Council that we are a united front in protecting our town.

**Run For Council:**

The time is now to replace those who have failed us. If you're ready to step up and represent Juno Beach's true interests, pick up a candidate packet from the Town Clerk's office. Pick it up as soon as possible.

Applications are being accepted between November 5th - November 19th.

The future of Juno Beach is in your hands. Let's come together as a community to ensure that our town remains a beautiful, peaceful, and protected place for all.

Thank you for your continued support and dedication to our town.

Sincerely,  
Your neighbors in Juno Beach

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**\*\*Important Election Information:\*\***

The next **\*\*Municipal Election\*\*** is Tuesday, March 11, 2025.

For details on how to become a candidate, contact the Town Clerk, Caitlin E. Copeland-Rodriguez, at (561) 656-0316 or email at [ccopeland@juno-beach.fl.us](mailto:ccopeland@juno-beach.fl.us).

Let's protect our town's future—together.

Qualifications for town Council: [https://library.municode.com/fl/juno\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH8EL](https://library.municode.com/fl/juno_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH8EL)

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