



# 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 #: SB 180 / Master Plan DATE: 9/16/2025

NAME: Kathy Peterson PHONE NO.: (443) 831-0738

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

ADDRESS: 456 Ocean Ridge Way

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 #: \_\_\_\_\_ DATE: 9-16-2025

NAME: Nancy Graboski PHONE NO.: (631) 838-2188

REPRESENTING (IF APPLICABLE): self - resident of Juno Beach

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

CHECK WHAT MAY APPLY:

☐

SUPPORT

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OPPOSE

☒

I WISH TO SPEAK

**From:** nhsg nhsggraboski@gmail.com  
**Subject:** Removal of Harmony Codes at the 9-8-25 Town Council Meeting  
**Date:** September 16, 2025 at 10:43 AM  
**To:** Town\_council@juno-beach.fl.us

NG

Dear Members of the Town Council.

Thank you for the opportunity to convey my opinion on your Vote on Sept. 8, 2025 to remove "harmony" appearance review for single family homes from the Town Code.

I was shocked and dismayed to learn this, particularly after the Town Council had previously voted on 3 occasions ( May 2, May 28, and July 23, 2025) to keep these provisions for the size of new structures in place. Additionally. at the Sept. 8 meeting, it is my understanding that a non-Agenda item was added at the last minute, calling for a vote to remove harmony appearance review. I find it troubling that there was no advance public knowledge of this proposal. Furthermore, after attending the Workshop meeting on the Master Plan, I came away with the impression that it would be prudent to refrain from making changes to the Town codes until the Master Plan was completed. As well I thought that the council found merit in proceeding with a survey of residents to garner accurate information on residents' opinions. It is apparent to me that the overwhelming majority of residents are greatly concerned with retaining our quality of life and property values and that the harmony codes are key to this goal.

In the absence of appearance review for new construction of single family homes, staff loses its tools to address bulk, mass and scale in the context of the character of the neighborhood and community. If I remember correctly the Town Attorney has clarified that reasonable size/context regulation is not a taking and that our current harmony reviews can continue.

Under the circumstances I think it is important and appropriate for the Council to take a step back. I respectfully ask the Council for a procedural reconsideration, meaning that one of the council members who voted in favor put forward a resolution to rescind that action and restore the harmony codes. New developers coming into Juno Beach cannot be expected to regulate themselves. Harmony review has not blocked reasonable redevelopment of existing homes. It provides tools to keep projects compatible. Size-in-context review is critically important.

I urge you to move forward and reverse the prior decision to remove the Harmony Codes.

Thank you for your consideration.

With appreciation,  
Natalie (Nancy) Graboski

1025 Bay colony Drive South  
Juno Beach, FL 33408

[nhsggraboski@gmail.com](mailto:nhsggraboski@gmail.com)  
(631) 838-2188



Provided by Nancy Graboski  
9/16/2025

## + BUSINESS

# pective juror

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expected to last through Oct. 1.

A barista said he had a trip planned to  
Universal's Epic Universe in Orlando  
with his girlfriend's family. Another said  
her mother-in-law had passed away  
overnight, requiring immediate travel to  
New Jersey. A third, employed as a fo-  
rensic image specialist with the Palm

See ROUTH, Page 2C



## Claridge condo group files suit

### Looks to block takeover of adjacent building

**Mike Diamond**

Palm Beach Post  
USA TODAY NETWORK

The Claridge Jupiter Island Condo-  
minium Association has called on a  
state appeals court to overturn the  
county's recent approval of an eight-  
story condominium that would re-  
place a 40-year-old, four-story build-  
ing that sits next door to the Claridge  
on Jupiter Island.

Palm Beach County commissioners  
approved zoning changes that will al-  
low the developer PK Beach Sound to  
build a new eight-story, 130,000-  
square-foot building to replace the  
four-story, 22,000-square-foot Beach



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The Claridge association has filed suit, naming Palm Beach County and PK Beach Sound as defendants. It alleges the commission's approval was connected to the "developer's desire to make a larger profit from its plan for redevelopment of the property" and that the developer failed to meet any of the requirements for the "waivers" that were granted.

"This is something that we did not want to do," said Ed O'Sullivan, a spokesperson for the Claridge, "but we

See TAKEOVER, Page 3C

## Report: 13 lawyers disciplined

Florida Supreme Court  
revokes the licenses of 2

The Palm Beach Post

The Florida Supreme Court recently disciplined 13 attorneys, revoking the license of two, suspending six and reprimanding five. Court orders are not final until the time expires for the disciplined attorney to file a rehearing motion.

The attorneys represent law practices from across the state. Disbarred lawyers must wait five years before they can reapply for admission, and those who reapply are required to undergo a rigorous background check as well as retake the Bar exam. Attorneys suspended for 91 days and longer must demonstrate their successful rehabilitation in order to regain their law licenses.

Disciplinary revocation is tantamount to disbarment.

### Palm Beach County

**Chantel LaVonne Grant, Boca Raton, public reprimand.** Admitted to practice in 2008, Grant collected fees during representation of a client that

See LAWYERS, Page 3C



# Takeover

Continued from Page 1C

felt we had no choice. This building that they want to put next to us is just too big."

The Claridge has nicknamed the project "The Beast of Beach Sound."

After a hearing that lasted over two hours, county commissioners approved the waiver request in July. The new building still will have 12 residences, but the units will be considerably larger. Each condo is expected to sell for several million dollars. The condo communities along the Tequesta beachfront oppose the project, saying it is incompatible with their buildings.

More developers are looking to take over condo complexes in South Florida in the wake of the collapse of the Surfside complex. New laws require intensive inspections to ensure building safety. And older buildings, like Beach Sound, are targets of developers who try to buy out existing owners with offers that are too good to refuse. All buildings covered by the law must fully fund their reserves.

In light of the Surfside tragedy, there are two options for owners of older condos: "Either lose everything or try to sell out," said Brian Seymour, lawyer for the developer. But Claridge lawyers argue that inspections of Beach Sound show the building is in good shape and does

not need expensive repairs.

Eleven of the 12 owners at Beach Sound have agreed to sell their units to PK Beach Sound. The one holdout, Edward and Karen Rado, who were offered \$2.7 million. The Rados' unit, according to the county's property appraiser, has a market value of \$800,000.

The Rados have filed their own lawsuit, challenging the termination of the condo association, which is needed for the sale to take place. The developers consist of area builder Phil Perko and the Kolter Group. The Rados argue that because their condo accounts for more than 8% of the ownership, the sale cannot proceed.

The Beach Sound parcel is on Beach Road, one of the few beachfront areas that is in an unincorporated part of Palm Beach County. To the south is Tequesta, and to the north is Jupiter Island, a separate municipality, in Martin County.

At issue is how close the new building will be to the Claridge. The developer needed waivers to reduce the side setback requirements. The Claridge is concerned that with the building so close, it will increase wind velocity during a hurricane. Another concern is the new building's planned underground parking garage; the Claridge questions whether it is safe to do that on Jupiter Island.

The lawsuit claims that the county staff failed to consider the scale, mass, and character of the new Beach Sound,



The current Beach Sound condo complex on Jupiter Island.  
PHOTO PROVIDED BY ROB KAIRALLA

adding: "Instead, the Staff Report provides general conclusory statements agreeing with the Developer, without detail as to how the proposed building is compatible with the surrounding land."

The developers, who have not yet responded to the lawsuit, argued at the July hearing that the building needs to be bigger and wider for the project to be economically feasible. They are complying with the requirement that the

building not increase the number of condos. Their lawyer, Seymour, said he is confident that the county properly approved the waivers.

The lawsuit represents the first time in recent years that the county has been sued over a development decision. A new state law discourages such lawsuits because it allows a public entity to recover its legal fees should the public agency prevail.

# Lawyers

Continued from Page 1C

exceeded a reasonable fee for the services provided.

Kevin P. Mason, Boca Raton, public

He was also charged with the misdemeanor of trespass in a structure or conveyance (the state chose not to press charges upon Walker's successful completion of a deferred prosecution agreement). He had an injunction for protection against stalking entered against him and he was charged with

reprimand, to be published in the Southern Reporter, and attendance at

The Florida Bar's Professionalism Workshop. Admitted to practice in 2009, Carter failed to provide a client with diligent representation and adequate communication, failed to timely and promptly

al & Unethical Conduct."

Admitted to practice in 2018, De Jesus engaged in a conflict of interest when, after acting as a witness to the decedent's last will and testament, she purchased the largest asset of the estate without notification.



# Port St. Lucie officials

## City Council increases fees for developers

**Wicker Perlis**

Treasure Coast Newspapers

USA TODAY NETWORK - FLORIDA

PORT ST. LUCIE – The City Council is willing to push back and say no to developers when it legally can do so, and actions it took on Aug. 25 prove that point, members said.

Councilmembers have long faced calls to slow down growth in what has rapidly become Florida's sixth-largest city, but often, they say they are limited in what they can say no to, due to the state's strong property-rights protections and development rights that were granted decades earlier.

In three cases at two Aug. 25 meetings, councilmembers highlighted their actions to push back on growth, while still following the law.

"This is a very good story that we should tell and make sure is known because too often the narrative is that the council is just rubber-stamping growth, and that couldn't be further from the case," Councilman Anthony Bonna said. "We are doing what we can, but we do respect the law."

In a special afternoon meeting, councilmembers moved toward increasing impact and mobility fees for developers, requirements meant to ensure developers pay for at least a portion of the public infrastructure improvements needed for their projects to be built.

The increase, Bonna later said, is at least partly due to increased costs of construction, particularly road work.

At a later meeting, the council delayed a vote on changing the land use of 464.5 acres from primarily commercial uses to primarily residential. The delay was requested by the developer, yet a majority of the City Council indicated it never would support the change. A landowner requesting a land-use change or rezoning is one of the times that councilmembers can say no, they explained.

"Regardless of if it comes back or not, I'm not in support of it," Councilman David Pickett said. "There's no way I'm going to approve more rooftops to come to Port St. Lucie."



Port St. Lucie Mayor Shannon Martin seen during a Port St. Lucie City Council meeting. ERIC HASERT/TCPALM

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Mayor Shannon Martin, who joined Councilman Bonna and Vice Mayor Jolien Caraballo in agreeing with Pickett, said that a



Nancy Graboski  
9/14/2025

NO MORE ROOFTOPS

3, 2025 | THE PALM BEACH POST

# Lucie officials want to slow growth



Port St. Lucie Mayor Shannon Martin, center, along with Councilman Dave Pickett, left, and Councilman Anthony Bonna are seen during a Port St. Lucie City Council meeting on July 25, 2022, in the council chambers in Port St. Lucie.

ERIC HASERT/TCPALM

**At a later meeting, the council delayed a vote on changing the land use of 464.5 acres from primarily commercial uses to primarily residential. The delay was requested by the developer, yet a majority of the City Council indicated it never would support the change.**

Mayor Shannon Martin, who joined Bonna and Vice Mayor Jolien Caraballo in agreeing with Pickett, said that after

developers hear councilmembers' statements, they may decide to pull their request altogether.

"I would think if they hear what they're hearing tonight, that would be pretty much loud and clear, that it won't come back," Martin said.

Lastly, the City Council voted unanimously to spend \$2.5 million to acquire nearly 105 acres of land between Southwest Rosser Boulevard and Interstate 95, south of Southwest Open View Drive. The property is currently dominated by two large ponds, left over from the property's past mining activity, but its current zoning would allow homes to be built there, too. The property owner, earlier in 2025, had brought plans to the city to develop it, city staff said.

"This gentlemen, he had rights with this property," Caraballo said. "It was already zoned single-family residential,

which means he was going to add more rooftops. So we have two choices. We let him build, and add more rooftops, or we purchase the property," Caraballo said. "We chose to purchase the property to avoid more rooftops."

The property would be preserved and may eventually become a public park, Martin said.

"It goes into our parks inventory because it is a beautiful parcel," Martin said.

The property owner, Rosser Lakes LLC of Vero Beach, will pay the city a one-time \$16,000 fee to lease back 7.41 acres to continue operating a cell tower there. The lease is for 30 years with the option for five 10-year renewals.

Wicker Perlis is TCPalm's Watchdog Reporter for St. Lucie County. You can reach him at [wicker.perlis@tcpalm.com](mailto:wicker.perlis@tcpalm.com).





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AGENDA ITEM #:

DATE:

9/16/2025

NAME:

ALDO ROVERE

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

400 UNO LAGO DR

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK



Provided by Atto Rovere  
9/16/2025

September 13, 2025

Dear Mayor, Councilors and Staff of Juno Beach,

One of the things that makes Juno Beach so special is the balance we've worked hard to protect: natural beauty, a calm and welcoming community, and a local government that has been careful and fiscally responsible. Nearly half of our land is preserved, and people choose to live here because it feels different from so many coastal towns that have given in to overdevelopment.

That's why the recent decision to remove "harmony" from our development review standards is so concerning. For decades, harmony has been a safeguard. It ensured that new projects respected their surroundings, protected neighborhood character, and fit into the overall fabric of our town. Without it, we're left with only numbers and measurements. But numbers alone can't capture what makes a community feel right.

The Staff explained the change by pointing to Florida Senate Bill 180, saying harmony was "too subjective" and could create legal risks. But subjectivity is a normal part of planning. Every decision — traffic, environmental impact, or neighborhood fit — involves judgment. The law doesn't forbid subjectivity; it simply requires that towns use it fairly, consistently, and with supporting evidence. Other Florida communities have kept harmony, scale, and compatibility in their codes. Juno Beach can too.

What makes this even harder to understand is that we haven't sought a second legal opinion. On something this important to our future, why rely on only one perspective? Asking for



independent legal advice wouldn't weaken our current counsel — it would strengthen the Town's position. Just like we consult outside experts for finance, engineering, or safety, it makes sense to do the same here. In fact, our own ordinances and long-standing policies suggest that Juno Beach could successfully defend itself in court if our decisions are careful, well-documented, and rooted in the community's vision.

Recent projects show that restraint is possible. Both Pulte and Caretta, though commercial in nature, chose not to build to the absolute maximum size they could have. But that restraint was voluntary. Without harmony as a requirement, future developers may not feel the same responsibility. The message we're sending now is that maximizing land value is more important than neighborhood character — and that opens the door to exactly the kind of overreach harmony used to prevent.

The changes won't happen all at once. That's the danger. Over time, each oversized project, each exception to community standards, each small concession adds up. And one day, we could look around and realize we've lost the Juno Beach we loved.

This is why harmony matters. Councilors, Staff and P&Z Board Members aren't elected, hired or selected just to process permits. They're elected to look out for the collective rights of the whole community. Development can and will happen, but it should always be responsible, measured, and — harmonious.

Make every effort to restore harmony as a guiding principle. Review and secure the strongest possible legal footing before dismantling protections that have served us well for decades.



Let's make sure Juno Beach's future remains closer to the Juno Beach we know, than one we have begun to see, that concerns of many of our citizens. Our children and grandchildren deserve nothing less.

Respectively submitted,

Aldo Rovere

400 Uno Lago Drive





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AGENDA ITEM #:

DATE:

NAME:

Anne Basso

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

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AGENDA ITEM #:

DATE:

NAME:

John Stellato

PHONE NO.:

561 691-7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

401 SANSET WAY

CHECK WHAT MAY APPLY:

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

NAME: William King PHONE NO.: \_\_\_\_\_

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

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

CHECK WHAT MAY APPLY:

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