



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 #: General *comment* DATE: 12-10-25

NAME: Jacob Rosen garten PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: Hemming Way

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: Comment DATE: Dec. 10th '25

NAME: Siobhan O'Donnell PHONE NO.: 561.500-5422

REPRESENTING (IF APPLICABLE):

ADDRESS: N. Lyra Cr

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #:

DATE:

12/10/25

NAME: Meredith Shirk

PHONE NO.:

310.500.5304

REPRESENTING (IF APPLICABLE):

General Comment

ADDRESS: 451 S. JUNO LANE 37408

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: NOT on agenda

DATE:

12/10/25

NAME: Mary Peterson

PHONE NO. (561) 329-7376

REPRESENTING (IF APPLICABLE):

ADDRESS: 481 Mars Way

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: General

DATE: 12/10/2025

NAME: Kathy Peterson

PHONE NO.: (443) 758-1524

REPRESENTING (IF APPLICABLE):

ADDRESS: 456 Ocean Ridge Way

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: Flavours

DATE: 12/10/2025

NAME: Ken Abbott

PHONE NO.: 339-2988

468
TOWN OF JUNO BEACH
RECEIVED
DEC 10 A 11:34

REPRESENTING (IF APPLICABLE):

ADDRESS: 531 Lyre Cir. South

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: GC DATE: 12-10-2025

NAME: Linda Zlanabithig PHONE NO.: 561-371-0800

REPRESENTING (IF APPLICABLE): 2025 DEC 10 P 3:22

ADDRESS: 471 N. Lyra Circle RECEIVED TOWN OF JUNO BEACH

CHECK WHAT MAY APPLY:



SUPPORT

OPPOSE

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 #: DATE: 12/10/25

NAME: JIM EHRET PHONE NO.: 302-540-7600

REPRESENTING (IF APPLICABLE): J.B CITIZEN

ADDRESS: 450 OCEAN DR #802 J.B

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

To: Mayor Peggy Wheeler, Vice Mayor John Callaghan, and Councilmember Marianne Hosta

From: *Jim L. Ehret, P.E.*- Member of Juno Beach P&Z 2024- to present

Date: December 9, 2025

Re: Request to Reconsider Recent Ordinance Restricting Full Harmony Review of Residential Projects

Dear Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta:

I am writing to respectfully request that the Council reconsider its recent ordinance that effectively eliminates the Town's ability—through both the Planning & Zoning Board and the P&Z Department—to conduct meaningful Architectural and Harmony Reviews for new residential construction.

At the October 2025 Council meeting, Vice Mayor Callaghan introduced a motion that significantly reduced the Town's design oversight. By limiting review primarily to minimum setback compliance, the ordinance removes the ability to evaluate important issues such as size, bulk, massing, scale, and proportionality of new homes. As a result, houses of 5,000–8,000 square feet can now be built directly beside homes that are a fraction of that size. This is, in effect, a “supersizing” of Juno Beach—creating oversized residential structures that are inconsistent with the character of our historic, small-scale seaside community.

It appears you slipped this approval so it cannot be changed for few years by New Florida Law 180 to help rebuild many areas of the states impacted by hurricanes. And 2 of you are not even going for reelection.

As a volunteer member of the Juno Beach Planning & Zoning Board for the past two years, I have seen firsthand the value of a thoughtful, well-managed review process. Contrary to the narrative pushed by the Property Rights campaign, the P&Z Board has approved more than 90% of residential applications during my tenure, with applicants willingly adopting constructive suggestions to improve design harmony. The claim that homeowners were being prevented from improving or enlarging their homes was inaccurate and misleading.

I am deeply concerned that the recent ordinance moves the Town in a direction that is not supported by most residents. This community turned out in large numbers this spring and summer to voice their desire to preserve Juno Beach's character. Yet the Council's actions appear more aligned with the interests of developers and real estate groups who favor much larger, more intensive development.

The impact of these decisions is already visible in Juno Beach. The scale and mass of the Carretta development have forever dramatically altered the character of our primary entrance into Town. I am equally concerned that the same incentives and density allowances championed in the flawed Treasure Coast proposal could be pursued for Plaza La Mer, now under new ownership. The precedent set by the “White Monster”—with 95 units of 2,600–3,400 square-foot condominiums selling for over \$1,000 per square foot and offering limited views—suggests that similar oversized development pressures will continue.

Not look forward to another election where last mayor race had over 10 negative ad post cards from Tallahassee veiled PACs. It was embarrassing to see this in our area, likely all driven by outside major profit seekers looking for incentivized deals.

For these reasons, I ask that at least one of you introduce a motion to reconsider the vote eliminating full architectural and harmony review for single-family homes. Restoring this review process would align the Council’s actions with the clear preferences of Juno Beach residents and uphold the Town’s long-standing commitment to maintaining our unique coastal character.

Being in high end construction for over 40 years, I am really concerned the pressures that future Council Members must be getting from Outside Interests in back room deals. We will then become like most over developed Florida seaside towns then.

Thank you for your consideration. I remain committed to serving this community and stand ready to assist in any way that helps Juno Beach remain the special place it has always been.

One of you DO THE RIGHT THING and reconsider your vote December 10th Town Council Meeting.

CC Councilperson Diana Davis
Councilperson DD Halpern
Town Manager Rob Cole
Town P&Z – Frank Davia



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 #: *general*

DATE: 12/10/25

NAME: Elizabeth Murray

PHONE NO.: 561. 906 4332

REPRESENTING (IF APPLICABLE):

ADDRESS: 100 Paradise Harbour Blvd # 301

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: *None*

DATE: 12/10/2025

NAME: *Suzanne Katz*

PHONE NO.: 631.655.8949

REPRESENTING (IF APPLICABLE):

ADDRESS: *100 Ocean Dr*

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: PC

DATE: 12/10/2025

NAME: Eddie Gottschalk

PHONE NO.: 561-234-9779

REPRESENTING (IF APPLICABLE):

ADDRESS: 926 Oak Harbour Drive

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: CITIZEN COMMENTS DATE:

NAME: William Kubbu

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

Good evening. My name is William Kimball, and I am a lifelong resident of Juno Beach.

I come before you tonight to explain why harmony needs to be preserved in our code—why harmony must be considered by all of us here in this room, by everyone watching on YouTube, by our council, our town manager, our attorneys, our town staff, every single person who lives here, and every person who visits. We all need to recognize the heritage, the history, the environment, and the incredible responsibility we have as individuals in a small beach town to save a piece of the world. Not just this state, not just this town—the world.

For a community that is only a 9.5-mile stretch, we are a critical global nesting site for loggerhead turtles.

If you really look at the global significance, Florida beaches—including Juno Beach—host about 90% of U.S. loggerhead nests and roughly 40% of all loggerhead nests worldwide. That alone shows the crucial role we play. This is what we have right now. This is what we protect. When we look to the future, we must look to these species. And we must also understand the context in which we stand today. From the 1970s to 2020, 73% of all wildlife on Earth has disappeared. Eighty-five percent of that loss has been in freshwater species. Tragically, 95% of wildlife in the Caribbean—our own backyard—is gone.

This blue water that comes in here—this coastline, this ecosystem—it is up to us to protect it.

So instead of focusing on financial gain, the new car, the buildings, the material things, we need to come together and realize that we *can* make a difference. We must make that difference as a community. And by doing so, we become a beacon to the communities around us—an example that says: We can. We should. And we will fight for this. It's not about who you are. It doesn't matter what party you represent. It doesn't matter what opinions you hold. Materialistic things are fine to have—but at the end of the day, they become rust and dust.

What echoes into eternity is the wildlife around us—the creatures that share this place with us. And they are disappearing at a rate that is not sustainable. Think about it: in just fifty years, 73% gone. That cannot continue. We have twenty-five, maybe twenty-six, twenty-seven years left at this rate. It is simply not sustainable.

We have to make a difference right here in our community.

So tonight, council members, I ask you: those of you who did not look at Harmony thoroughly and thoughtfully, please make the right choice. Let us choose harmony—not chaos. Let us stand on the side of life and stand behind protecting it.

I greatly appreciate your input, but you must listen to the people. I know there are differing viewpoints, but this is something we face together as a human race. It is bigger than any one of us.

So please, to everyone in the audience: get behind this. Get behind not just Harmony, but making a difference in your community. Let's fight to save the open spaces we still have. For such a small town, we hold one of the *largest* amounts of conservation land per acre along our stretch of coast.

Those are my words tonight—words of life and inspiration. Thank you for listening. Let's move forward, together, and make a difference in this life.

William Kimball





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 #:

DATE:

NAME: Bill Black

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: 13896 Coconut Ave Juno Fl

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #:

DATE: 12/10/2025

NAME: Andy Spilos

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: 140 Ocean Drive

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #:

DATE: 12/10/2025

NAME: Dimi Kalivas

PHONE NO.: 301 908 5797

REPRESENTING (IF APPLICABLE):

ADDRESS: 140 Ocean Drive Juno Beach

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #:

DATE: 12/10

NAME: Laura Lentes

PHONE NO.: 646-420-7211

REPRESENTING (IF APPLICABLE):

ADDRESS: 1030 N. Lakeside Drive

I'm a candidate for FL State House 87. Would like to introduce myself.

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK



**LAURA
LEVITES**
FOR STATE HOUSE
DISTRICT 87 ★★★

SPECIAL ELECTION

PRIMARY DATE
JANUARY 13, 2026

BUILDING A BETTER NEIGHBORHOOD BY CREATING A

SMART.

AFFORDABLE.

FLOOD-RESILIENT.

ECONOMY.

561-247-1124

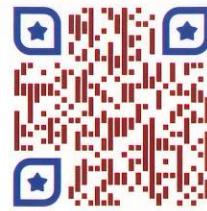
VOTELAURALEVITES.COM

LAURA@VOTELAURALEVITES.COM

PAID FOR BY LAURA LEVITES
DEMOCRAT FOR FLORIDA STATE HOUSE

1470-M
UNION24.US

**SCAN FOR
MORE INFO**





LAURA LEVITES

FOR STATE HOUSE REPRESENTATIVE

★★★ DISTRICT 87 ★★★

BUILDING A BETTER NEIGHBORHOOD BY CREATING



SOLUTIONS TO REDUCE TRAFFIC
AND INFRASTRUCTURE STRAIN



AFFORDABLE CARE FOR HEALTH
AND MENTAL HEALTH



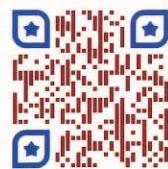
LOWER PROPERTY
INSURANCE COSTS

SCAN FOR
MORE INFO

561-247-1124

VOTELAURALEVITES.COM

LAURA@VOTELAURALEVITES.COM





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 #:

General Flays
~~Appendix B~~

DATE:

12-10-25

NAME: John Stelutto

PHONE NO.: 561-891-7378

REPRESENTING (IF APPLICABLE):

ADDRESS: 401 SUNSET WAY

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #: Non Agenda

DATE: 12-10

NAME: Brian Cole

PHONE NO.: 561-234-8181

REPRESENTING (IF APPLICABLE):

Self

ADDRESS:

380 Sunset way Juno Beach

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #:

DATE:

12/10/23

NAME: Beverly Gilbel

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: 451 Ocean Dr.

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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 #:

13

DATE:

12-10-

NAME: John Stellato

PHONE NO.: 561-891-7378

REPRESENTING (IF APPLICABLE):

ADDRESS: 401 SUNSET WAY

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

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, Dec 10, 2025 at 8:15 AM

Submitted on Wednesday, December 10, 2025 - 8:15am

Submitted by anonymous user: 76.110.93.102

Submitted values are:

First Name Kathy

Last Name Peterson

Address 456 Ocean Ridge Way

Email Address kvpeter95@yahoo.com

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

Public Comment / Question

At this time, I believe the Town Council should make NO to changes to any commercial or residential zoning rules for Juno Beach.

Why?

1)Two of our current Town Council members are stepping down. If you change zoning rules now, that leaves any issues or problems left on the doorstep of our NEW council members. That's not fair.

2)State Bill 180 prohibits changes that are "more restrictive and burdensome." That means that any changes to zoning, with SB 180 in play, can only result in zoning rules that are more lenient and potentially unrestrictive.

Example: Creating "Unenforceable" or Optional Appearance reviews for single family homes will result in builders ignoring the "suggested" rules.

3)Commercial zoning rules in our town makes no sense. I'm still scratching my head to figure out how "Commercially Zoned" property can have 75% residential and ONLY 25% commercial. If it is zoned commercial, it should be ALL commercial.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/20025>



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, Dec 10, 2025 at 9:12 AM

Submitted on Wednesday, December 10, 2025 - 9:12am

Submitted by anonymous user: 174.48.187.146

Submitted values are:

First Name Cheryl

Last Name Ulrich

Address 630 Ocean Drive

Email Address cherylulrich@comcast.net

Agenda Item Number (Ex: 1, 2, 3) 4 - SB 180

Public Comment / Question

I am NOT in favor of changing our building codes. They have kept our beautiful town beautiful!! VOTE NO PLEASE!!!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/20026>