



TOWN COUNCIL REGULAR MEETING MINUTES

January 22, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
DD HALPERN, VICE MAYOR
MARIANNE HOSTA, VICE MAYOR PRO TEM
DIANA DAVIS, COUNCILMEMBER
JOHN CALLAGHAN, COUNCILMEMBER

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER & DIRECTOR OF PLANNING
& ZONING
EMILY ALVES, FINANCE/HR DIRECTOR
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 56

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Consent Agenda Items 3, 4, & 7 to the end of the agenda for discussion; and moved Item #14 up to Item #12.

PRESENTATIONS

1. Swearing In Newly Appointed Council Member for Seat #3

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF

Council gave unanimous consensus to: add a discussion on the Juno Beach Police Foundation proposed donation of video cameras and lighting for Pelican Lake; have a Coffee with the Council for The Waterford residents on February 14, 2025; have the Town Manager Candidates Reception on March 4, interviews on March 5 starting at 10:30AM, and a Special Town Council Meeting on March 7th at 3PM; and reschedule the February 5, 2025, Audit Oversight Committee Meeting to March 12, 2025.

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name

and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:42pm.

Public Comments Closed at 5:50pm.

CONSENT AGENDA

2. Approval of Town Council Meeting Minutes for December 17, 2024
- ~~3. Approval of Town Event Dates for 2025~~
- ~~4. Approval of 2025 Town Council Meeting Dates~~
5. Year to Date (YTD) Financial Statements
6. Asset Disposals
- ~~7. Request for Qualifications (RFQ) for Professional Engineering and Related Services~~

MOTION: Halpern/Davis made a motion to approve the consent agenda as amended.

ACTION: The motion passed unanimously.

COUNCIL ACTION/DISCUSSION ITEMS *(A Public Comment Period was provided for each item below.)*

8. Request for Special Exception for a Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza

MOTION: Davis/Hosta made a motion to approve the applicant's request for approval of a Special Exception use of the Property for supplemental off-site parking for Beach Plaza for two (2) years with the conditions set by the Planning and Zoning Board and to work with staff on additional landscaping on the western perimeter along U.S. Highway One.

ACTION: The motion passed unanimously.

9. Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development *(See attached presentations.)*

Council gave unanimous consensus to add Councilmember Davis's list of the names of persons who provided comments on this item to the record (see attached).

MOTION: Callaghan/Hosta made a motion to approve the request for the Major Site Plan Amendment, subject to the Applicant providing the Town with the Approval letter from the HOA; and to approve the installation of the swimming pool between the CCCL and the Town's 50-foot setback west of the CCCL, subject to approval by FDEP.

ACTION: The motion passed 3-2 with Vice Mayor Halpern and Councilmember Davis opposed.

Mayor Wheeler recessed the meeting at 7:45PM.

Mayor Wheeler reconvened the meeting at 8:00PM.

10. Ocean Trace Reimbursement Request

Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to discuss this item this evening.

MOTION: Halpern/Hosta made a motion to reimburse Ocean Trace dollar for dollar for what they paid to the Town for repairs to the Universe Boulevard stormwater infrastructure, based on staff's review, with the funds to come from contingency.

ACTION: The motion passed unanimously.

11. Request for Qualifications (RFQ) for Professional Engineering and Related Services (Originally Item #7)

MOTION: Halpern/Hosta made a motion to accept the ranking of the Evaluation Committee with the top three (3) qualified firms, WGI, Simmons & White and Engenuity Group, Inc., and authorize the interim Town Manager, Finance Director and Town Attorney to negotiate fees and enter into nonexclusive agreements with each of these firms for a period of 5 years.

ACTION: The motion passed unanimously.

12. Discussion -Traffic Concerns (Originally Item #14)

Council gave unanimous consensus to add Councilmember Davis's list of names of persons who provided comments on this item to the record (see attached).

MOTION: Davis made a motion to approve the letter to the County to oppose adding the additional lanes specifically to the lanes they are proposed; no to the additional left turn lane northbound onto US1; no to the additional US right lane; no to the additional US1 southbound lane; and add the language "please prioritize crosswalk improvements and seek funding for Donald Ross Road between US1 and Ocean Drive to add bike lanes but not to delay the improvements of the pedestrian crosswalk".

ACTION: Motion failed for lack of a second.

MOTION: Halpern/Davis made a motion to continue this item on the February agenda or to have a 2nd meeting in February to discuss this.

ACTION: The motion passed unanimously.

- ~~13. Chen Moore and Associates' detailed proposal~~
~~14. Revised Code of Conduct and Enforcement Options~~
~~15. Resolution No. 2025-01 (Amending the Town's Quasi-Judicial Procedures)~~
~~16. Discussion on Filling Vacant Seat on Audit Oversight Review Committee~~
~~17. Appearance Review Board (ARB) Criteria~~
~~18. Pelican Lake Sterile Grass Eating Carp Introduction~~
~~19. Approval of Town Event Dates for 2025 (Originally Item #3)~~
~~20. Approval of 2025 Town Council Meeting Dates (Originally Item #4)~~

COMMENTS FROM THE COUNCIL

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00pm.


Peggy Wheeler, Mayor


Caitlin E. Copeland-Rodriguez, Town Clerk



700 Ocean Drive Planned Unit Development

Major Development and Site Plan Amendment &
Installation of Pool

TOWN COUNCIL MEETING 1/22/24

Agenda

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Application Details

- Applicant - 700 Ocean Drive Homeowners Association
- Agent – Leslie Thomas of ET Thomas Construction
- Properties – 714 and 716 Ocean Drive
- Property Owners – Natasha and Boris Ivanov
- Planned Unit Development – 700 Ocean Drive Community (consisting of 10 properties)

Applicant's Requests

- Modifying the 700's Planned Unit Development (PUD) to go from 10 homes to 9 homes
- Demolish the homes on lot 714 and 716 to then combine both properties into one
- Construct one new single-family home on the combined lot



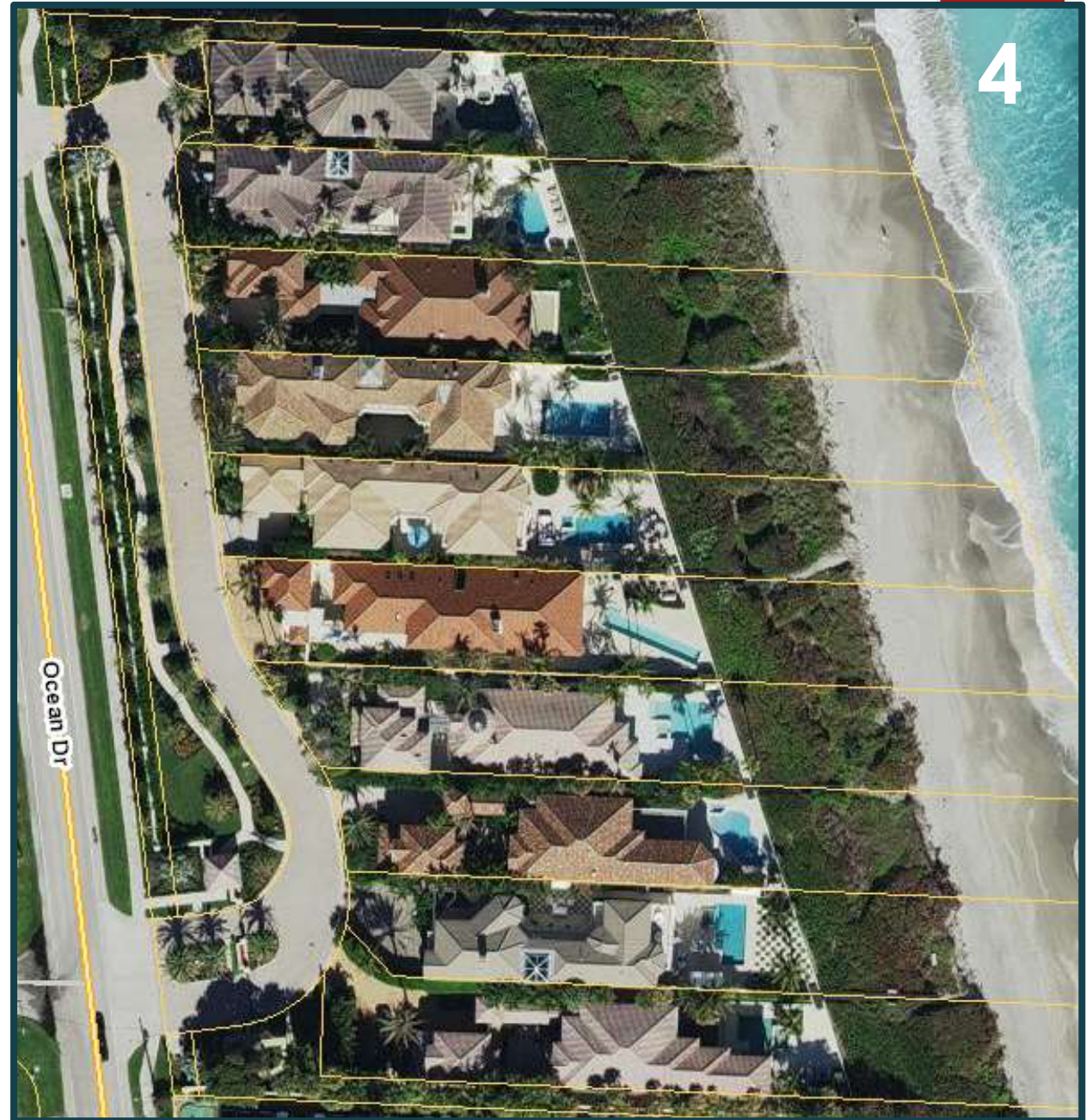
Background

- Approval Date: January 18, 1989
- Location: 700 Ocean Dr, Juno Beach, FL 33408
- Approx. 5.37 acres, including 10 properties.
- Zoning District: RH - Multi-Family High Density
- Future Land Use: Moderate Density Residential
(MODR up to 15 du/acre)
- Formerly known as the Ocean Plaza Planned Unit Development



Background

- July 15, 2024, Planning and Zoning Board unanimously recommended approval for the application, subject to DEP approval
- October 7, 2024, the 700 Ocean Drive PUD Architecture Review Board (ARB) provided recommended changes
- January 9, 2025, the 700 Ocean Drive PUD ARB recommended approval of the current proposed design

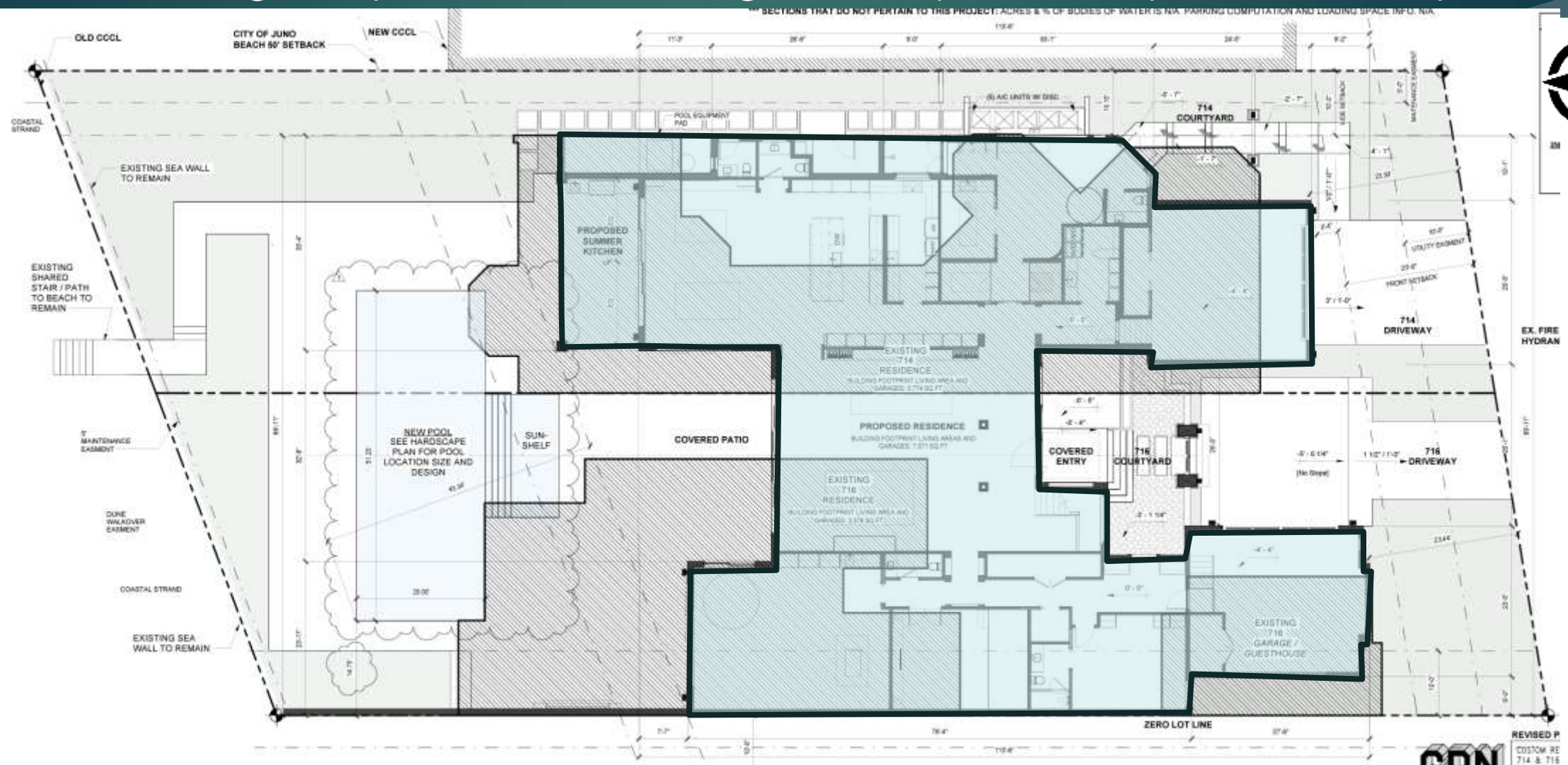


Site Plan

Gross Building Footprint

Existing: 7,152 sq ft

Proposed: 7,231 sq ft



Site Plan Data

	<u>EXISTING</u>	<u>EXISTING (COMBINING BOTH PROPERTIES)</u>	<u>PROPOSED (COMBINED PROPERTY)</u>
EXISTING / PROPOSED LAND USE AND ZONING	714: RESIDENTIAL MULTI-FAMILY 716: RESIDENTIAL MULTI-FAMILY ***PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN
TOTAL ACRES	714: 19,432 SQ. FT. = 0.4461 ACRES 716: 18,896 SQ. FT. = 0.4338 ACRES	38,328 SQ. FT. = 0.8799 ACRES	38,328 SQ. FT. = 0.8799 ACRES
INTENSITY (TOTAL GROSS BLD. SQ. FT.)	714: 7,987 SQ. FT. 716: 4,767 SQ. FT.	12,754 SQ. FT. COMBINED	14,665 SQ. FT.
GROSS BUILDING FOOTPRINT (SQ. FT.)	714: 3,774 SQ. FT. 716: 3,378 SQ. FT.	7,152 SQ. FT.	7,231 SQ. FT.
PERCENT OF OPEN SPACE/ LANDSCAPING, LOT, COVERAGE AND IMPERMIABLE SURFACE (SQ. FT.)	714: EXISTING 10,665 SQ. FT. BUILDING LOT COVERAGE: 4,552 SQ. FT. (42.7%) HARDSCAPE COVERAGE: 4,352 SQ. FT. (40.8%) LANDSCAPE COVERAGE: 1,761 SQ. FT. (16.5%) 716: 10,139 SQ. FT. BUILDING LOT COVERAGE: 4,369 SQ. FT. (43.1%) HARDSCAPE COVERAGE: 2,960 SQ. FT. (29.2%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (27.7%)	EXISTING COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,921 SQ. FT. (42.9%) HARDSCAPE COVERAGE: 7,312 SQ. FT. (35.1%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (22.0%) *** ALL EXISTING COVERED PATIO CALCULATIONS ARE APPROXIMATED, AS FORMAL DRAWINGS OF EXISTING RESIDENCES ARE INACCESSIBLE.	PROPOSED COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,162 SQ. FT. (39.1%) HARDSCAPE COVERAGE: 6,358 SQ. FT. (30.7%) LANDSCAPE COVERAGE: 6,284 SQ. FT. (30.2%) *** BUILDING LOT COVERAGE EXCLUDING PATIOS 7,071 SQ. FT. **33.99% OF BUILDABLE LOT SQ. FT.
DENSITY, NUMBER OF DWELLING UNITS (RESIDENTIAL)	714: 1 DWELLING UNIT 6,055 SQ. FT. LIVING AREA 716: 1 DWELLING UNIT 3,240 SQ. FT. LIVING AREA	2 DWELLING UNITS 9,295 SQ. FT. LIVING AREA	1 DWELLING UNIT 11,955 SQ. FT. LIVING AREA
BUILDING HEIGHT - TO CORRESPOND WITH DATA FROM SURVEY AND PROPOSED FINISH FLOOR ELEVATION	714: INSUFFICIENT DOCUMENTATION TO DETERMINE 716: INSUFFICIENT DOCUMENTATION TO DETERMINE	N/A	MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD) TOP OF ROOF @ 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD.

Lot Sizes

Existing 716

Lot Size: 18,896 sq. ft.



Existing 714

Lot Size: 19,432 sq. ft.



Proposed 714-16




Lot Size: 38,328 sq. ft.



Project Data

Residential Multiple Family High Density (RH) Building Site Area Regulations		
	Required by the PUD	Applicant's proposal
Maximum lot coverage	50%	18.04%
Building Height	Shall not exceed 40 feet above the highest point of the crown of the road along State Road AIA in front of the project site	31' 3"
Density	10	9
Front yard setback	20' to edge of street pavement	23.3'
Side yard setback	0' and 10'	0' and 10'
Rear yard setback	50 ft. west of CCCL	60 ft. west of the CCCL
Ocean setback	50 ft. west of CCCL	60 ft. west of CCCL
Landscaped Open Space	20%	30.21%
Minimum parking	2 spaces per dwelling unit	9 spaces

Building Site Area Regulations

	Proposed
Maximum Lot Coverage 	18%
Building Height	31'3"
Front Setback	23.3'
Side Setback 	0' and 10'
Rear Setback 	60' west the CCCL
Landscape Open Space	30.21%
Gross Building Area (total)	14,665 sq ft
Gross Building Footprint	7,231 sq ft



Rendering showing pool and rear elevations

Appearance Review Criteria

▶ Applicants Response

- **Style:** The Old Florida Style consisting of Key West Cracker Coastal and Mediterranean Vernacular
- **Harmony:** Will be kept in relation as setbacks, elevations from sea level, structure height, and materials will all be harmonious with the neighboring homes
- **Modern Operations:** Added stairwell will be an architectural element. Elevator shaft shall be hidden from public view
- **Accessory structures:** The pool, fireplace and outdoor bbq areas will be compatible in design

Renderings

10



Proposed Rear



Proposed Street Elevation

Renderings



Proposed Front



Rear Context

Front Elevation



Rear Elevation



MAX. ROOF HEIGHT
(53.88' NAVD) 31' - 3"

LIGHT GREY BARREL
TILE ROOF

OLD FLORIDA STYLE
LANTERN LIGHTING
FIXTURES

TEMPERED GLASS
RAILING ON REAR

2ND FLOOR
(36.67' NAVD) 14' - 0"

GAS FIREPLACE
IN ZERO LOT
LINE WALL

ENTRY LEVEL
(22.67' NAVD) 0' - 0"

OLD FLORIDA
STYLE LANTERN
LIGHTING
FIXTURES

POURED CONC.
BALCONY EDGE WITH
WOOD BEAM LOOK
STUCCO DETAIL

FLORIDA SHAKER STYLE
COLUMNS AND BEAMS
CREATED WITH STUCCO
DETAIL

Harmony

- **Bulk** means the overall size and volume of a building or structure.

Staff's response: The structure on 714 Ocean Drive is 7,987 total gross sq. ft., the lot size is 19,432 sq. ft. with a ratio of 41.1%. The structure on 716 Ocean Drive is 4,767 total gross sq. ft., the lot size is 18,896 sq. ft. with a ratio of 25.2%. The new proposed home is 14,665 total gross sq. ft. and the combined lot size is 38,328 sq. ft. with a ratio of 38.26%. The size and volume of the proposed single-family home is compatible with the newly increased lot size.

- **Mass** means the relationship and sizes between different volumes of a building or structure.

Staff's response: The total gross square footage for the other structures in the 700's at Ocean Drive ranges between 4,974 sq. ft. and 7,945 sq. ft., the proposed structure is 14,665 total gross sq. ft. The mass of the proposed single-family home is not compatible in the context of the other structures located within the Planned Unit Development

Harmony

- **Proportion** means the visual effect of relationship of one portion to another or of a portion to the whole or of one thing to another.

Staff's response: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building.

- **Scale** means the proportions of a building in relation to its surroundings, particular other buildings in the surrounding context.

Staff's response: The scale of the proposed single-family home (proportion) is not compatible with the adjacent properties, specifically the width of the structure

Installation of a Pool

- Located within the Town's 50-foot setback west of the CCCL
- Expansion of the pool will not impact the beach, dune system, mangroves, and other natural resources such as marine and wildlife habitats
- Physical features of the coastal area will not be impacted by the pool
- The FDEP Permit will ensure that all state-mandated regulations are met

Applicant's Presentation



Existing 714 and 716 Homes



New Proposed Residence









716 (North)



714 (South)



Harmony

- Bulk
- Proportion
- Mass
- Scale

Mass



Alicante
Neighborhood





571 Ocean Drive



571 Ocean Drive



461 Venus Drive-
Duplex





451 S Juno Lane















US 1 New Homes

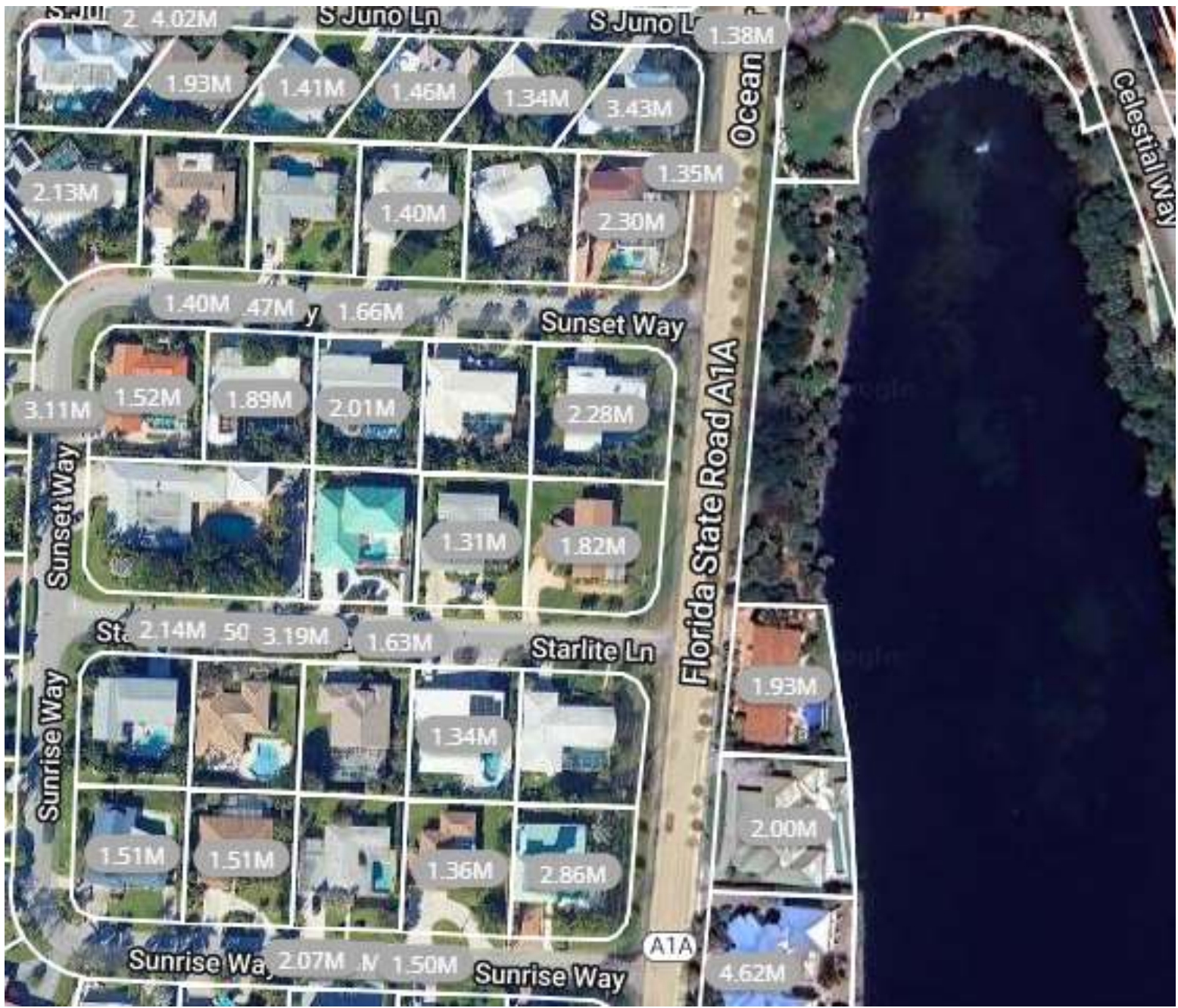




Scale

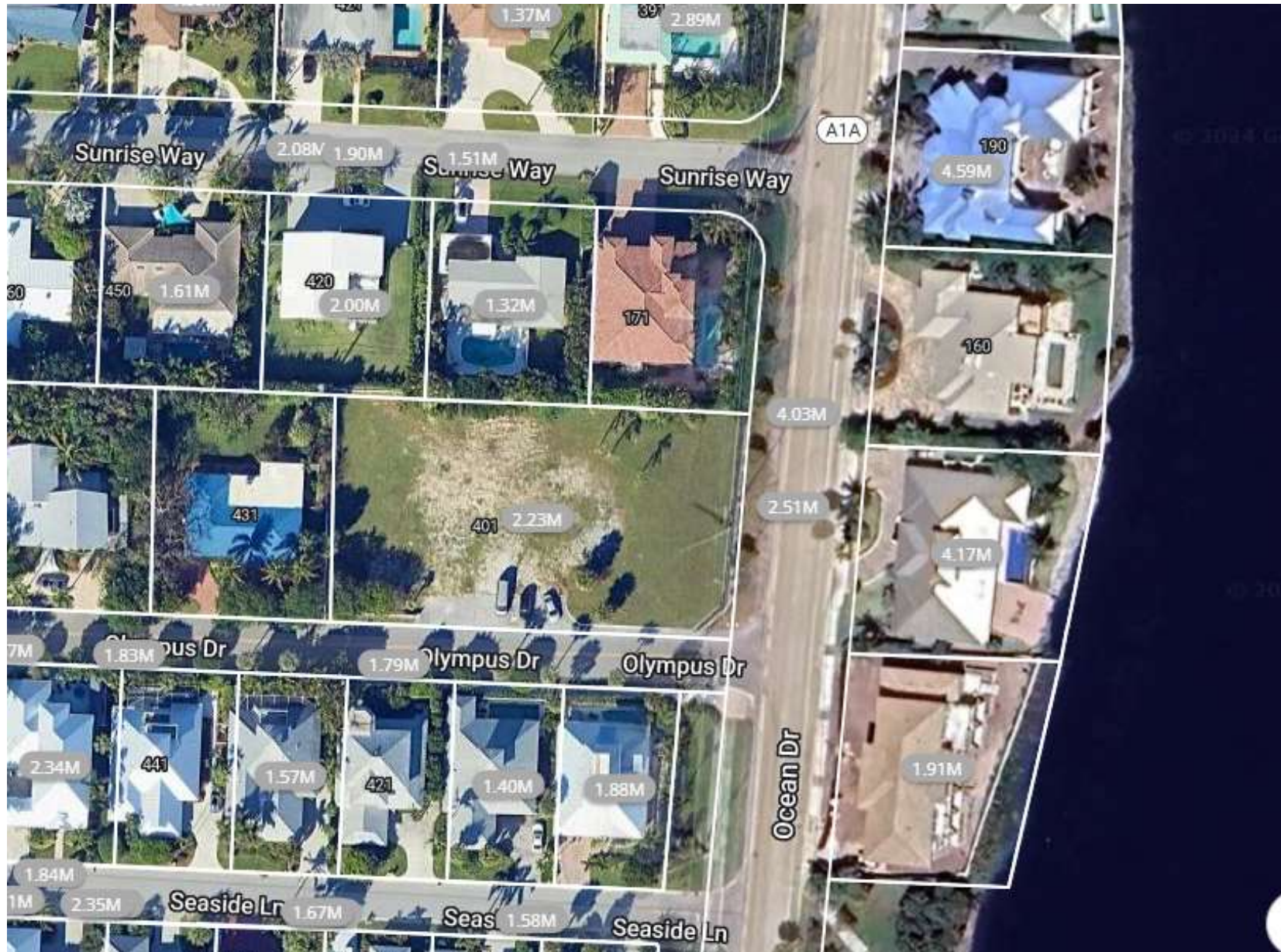


Alicante
Neighborhood



510 Sunset Way

401
Olympus





Schools ▾

Draw

High Ave
807K

A1A

Ocean Dr

Florida State Road A1A

Juno Beach Public
Beach Access, JB-2

3.22M

2.42M

2.56M

2.31M

3.09M

1.79M

1.68M

1.07M

2.54M

1.71M

3.60M

3.84M

2.22M

2.25M

906K

720

718

9.51M

716

8.28M

714

9.49M

Harmony Definition

Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials and architectural components, including, but not limited to, porches, roof types, fenestration, entrances and stylistic expression.

700 Ocean Drive

Juno Beach,

Florida

Prepared for
Businessmen's Assurance Company

Site Data

total site area	5.59 AC.
area east of C.C.C.L.	2.16 AC.
area west of C.C.C.L.	3.43 AC.
existing approved # units	106
proposed # units	10

proposed bldg. data

50' wide patio home lots
lots may be split only to create larger lots
max. bldg. lot coverage 50%
min. floor area 2,500 s.f.

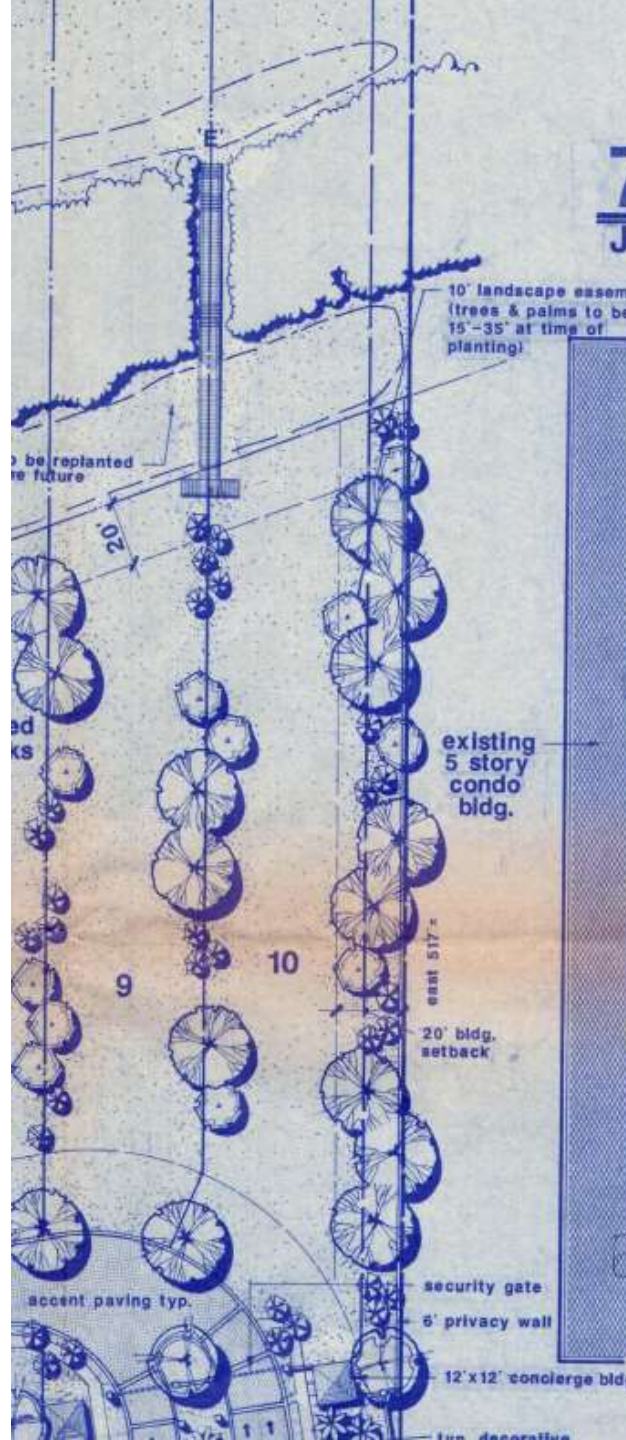
bldg. setbacks

zero lot side 0'
opposite side 10'
front 20' to edge of street pvmt.
rear 20' to C.C.C.L. (line as of August 1988)

pool setbacks

side 5'
rear 0' to C.C.C.L. (line as of August 1988)

Location Map





Schools ▾

Draw

High Ave
807K

3.22M
2.42M
2.56M
2.31M
3.09M

1.79M
1.68M

1.07M

2.54M

791 1.71M

77A 3.60M

761

906K

A1A

3.84M

Ocean Dr

Florida State Road A1A

2.22M

2.25M

Juno Beach Public
Beach Access, JB-2

720

718

9.51M

716

8.28M

714

9.49M

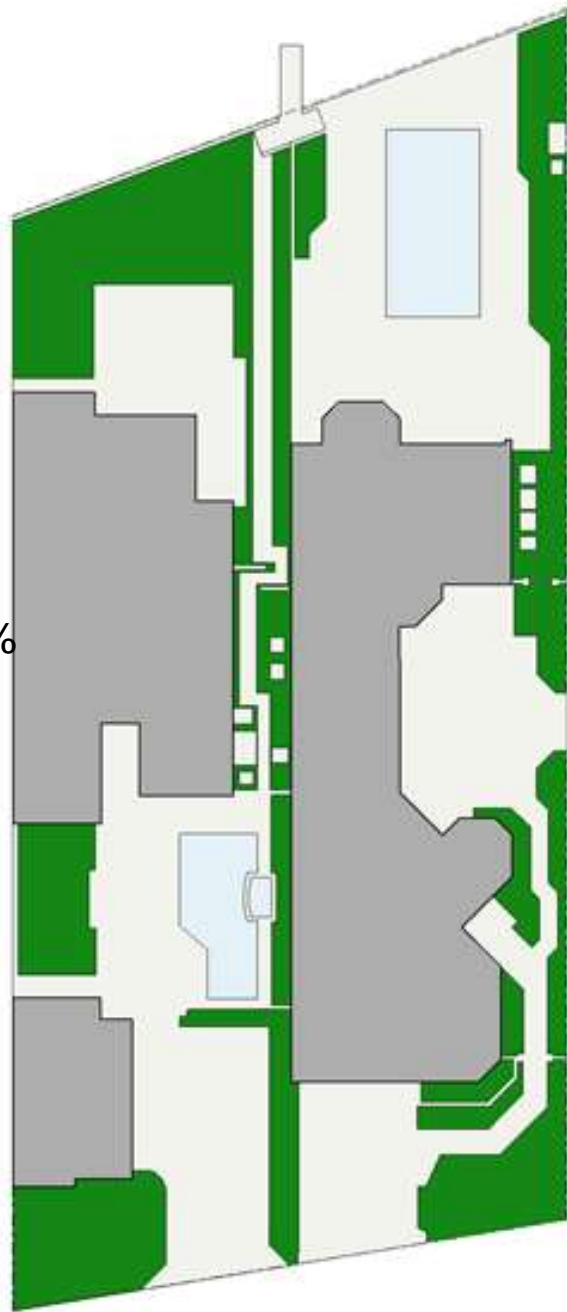






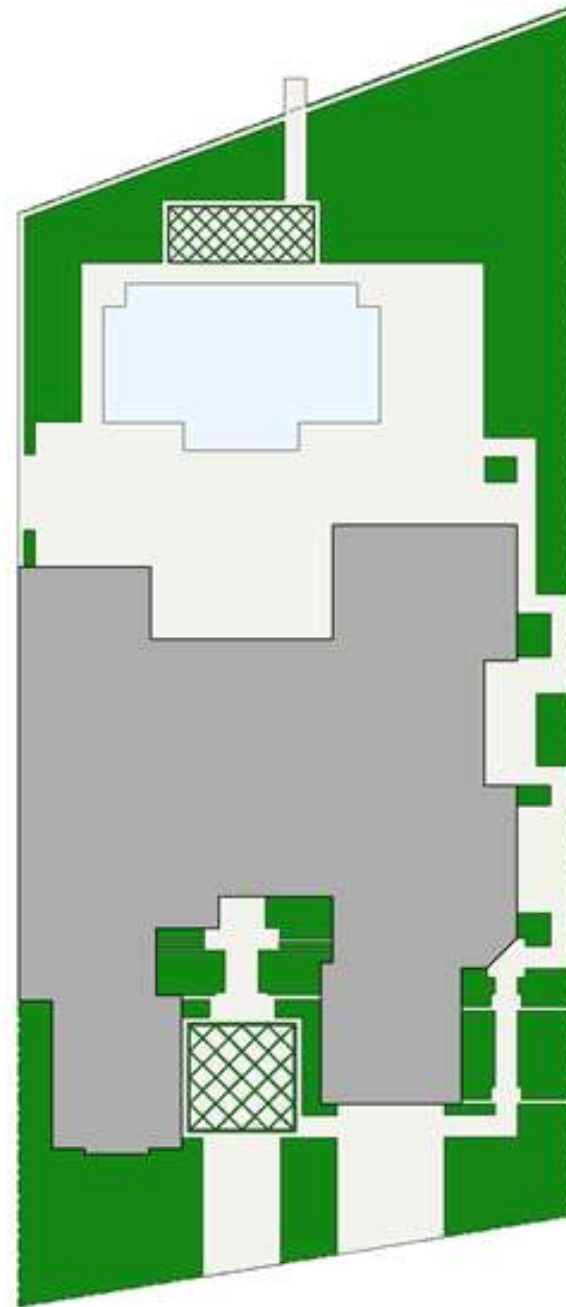
Existing

Building lot coverage 42.9%
Hardscape lot coverage 35.1%
Landscape lot coverage 22%



New Proposed

Building lot coverage 39.8%
Hardscape lot coverage 30%
Landscape lot coverage 30.2%



Landscaping went up by
roughly 8% or 1600 sqft.

Hardscape went down by
5%, roughly 1000 sqft.

Existing “landscaping space” at 716 Ocean Drive





716
Damages -
Home not
kept well
(31 yrs old)





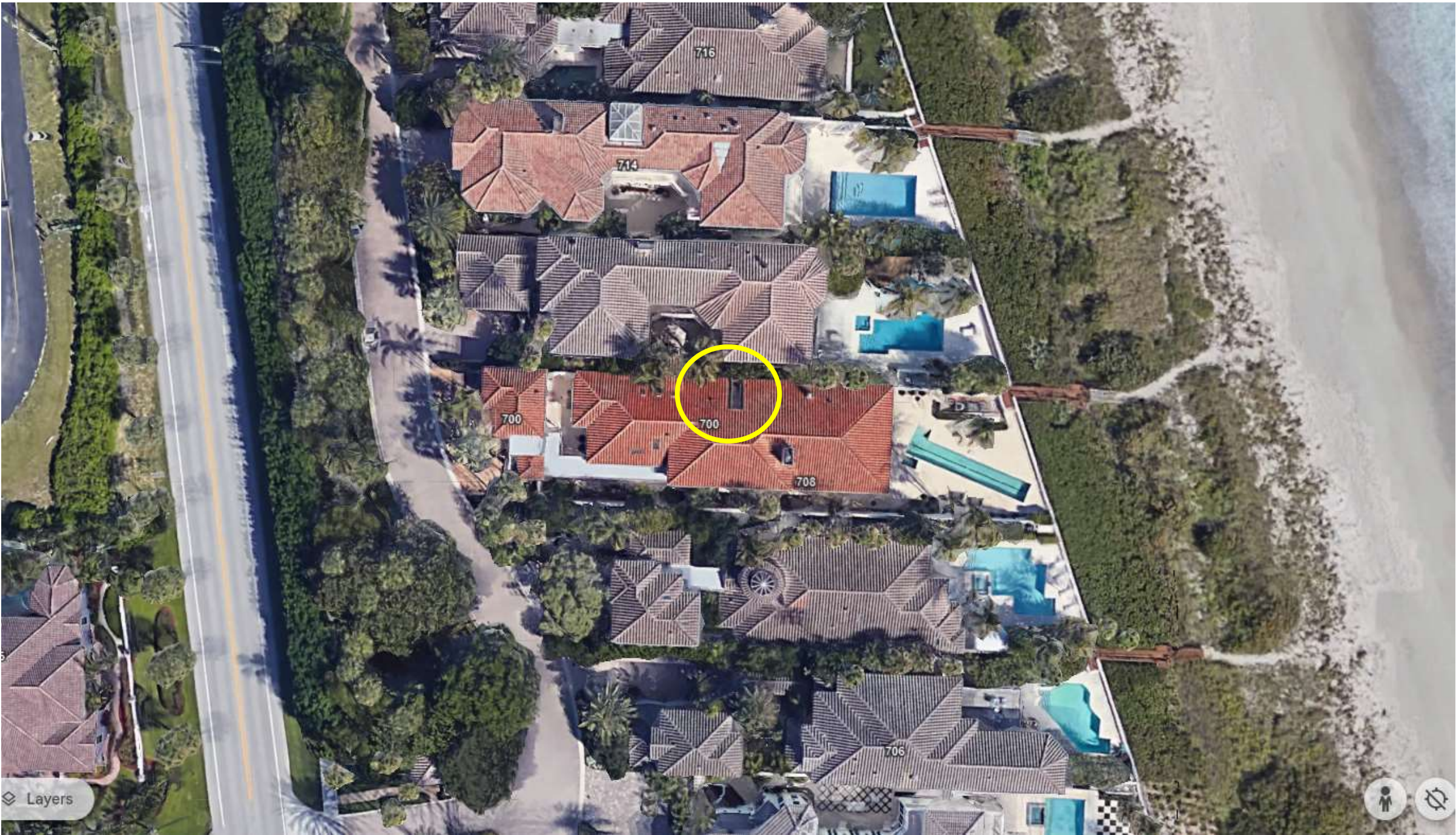






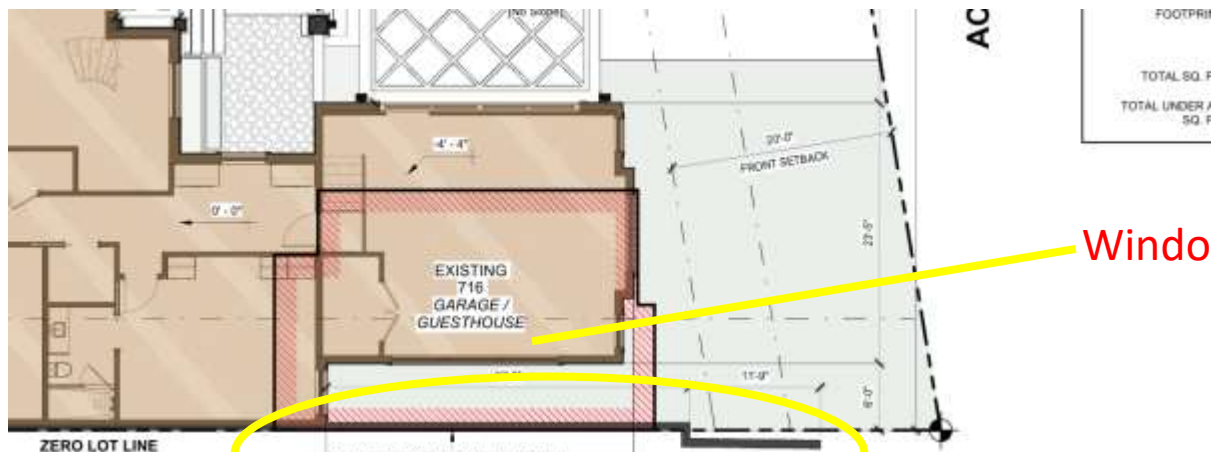






Layers





Windows facing wall

Zero Lot Line Wall

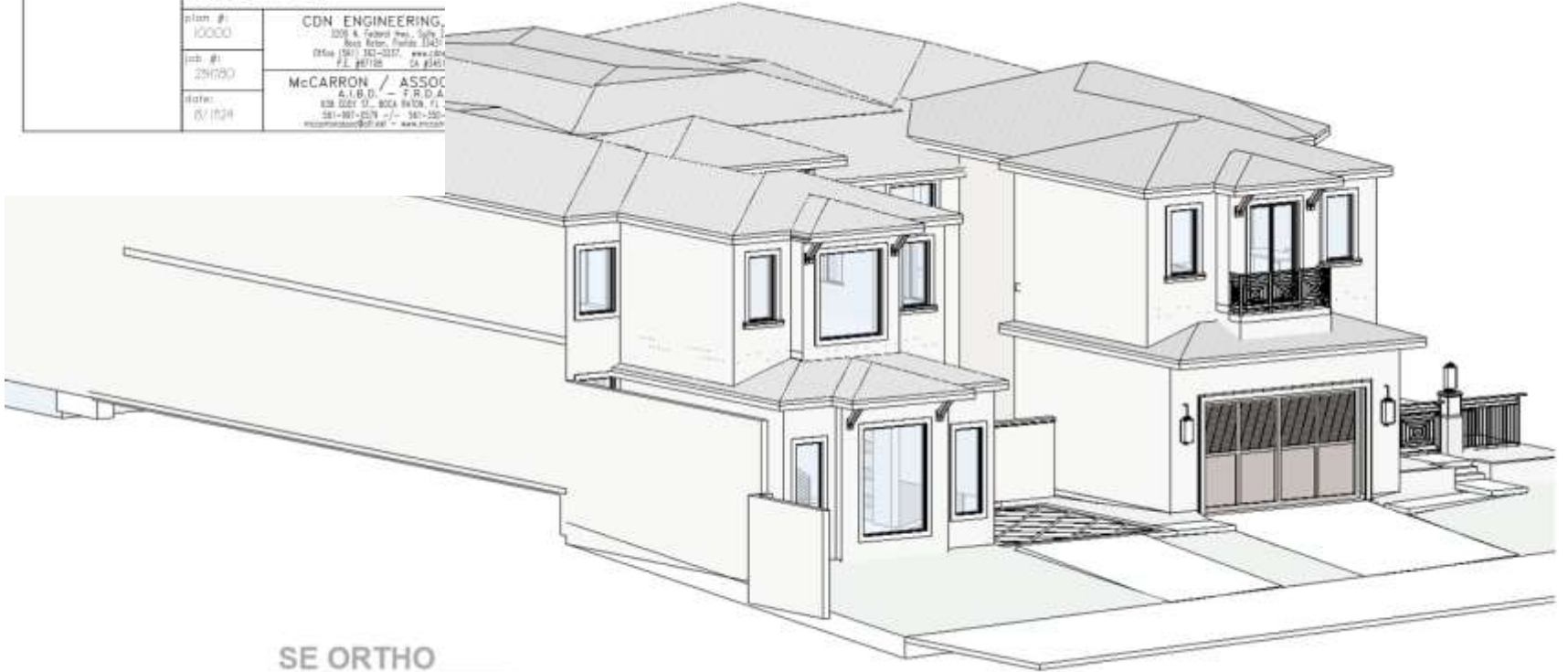
CDN
ENGINEERING INC.

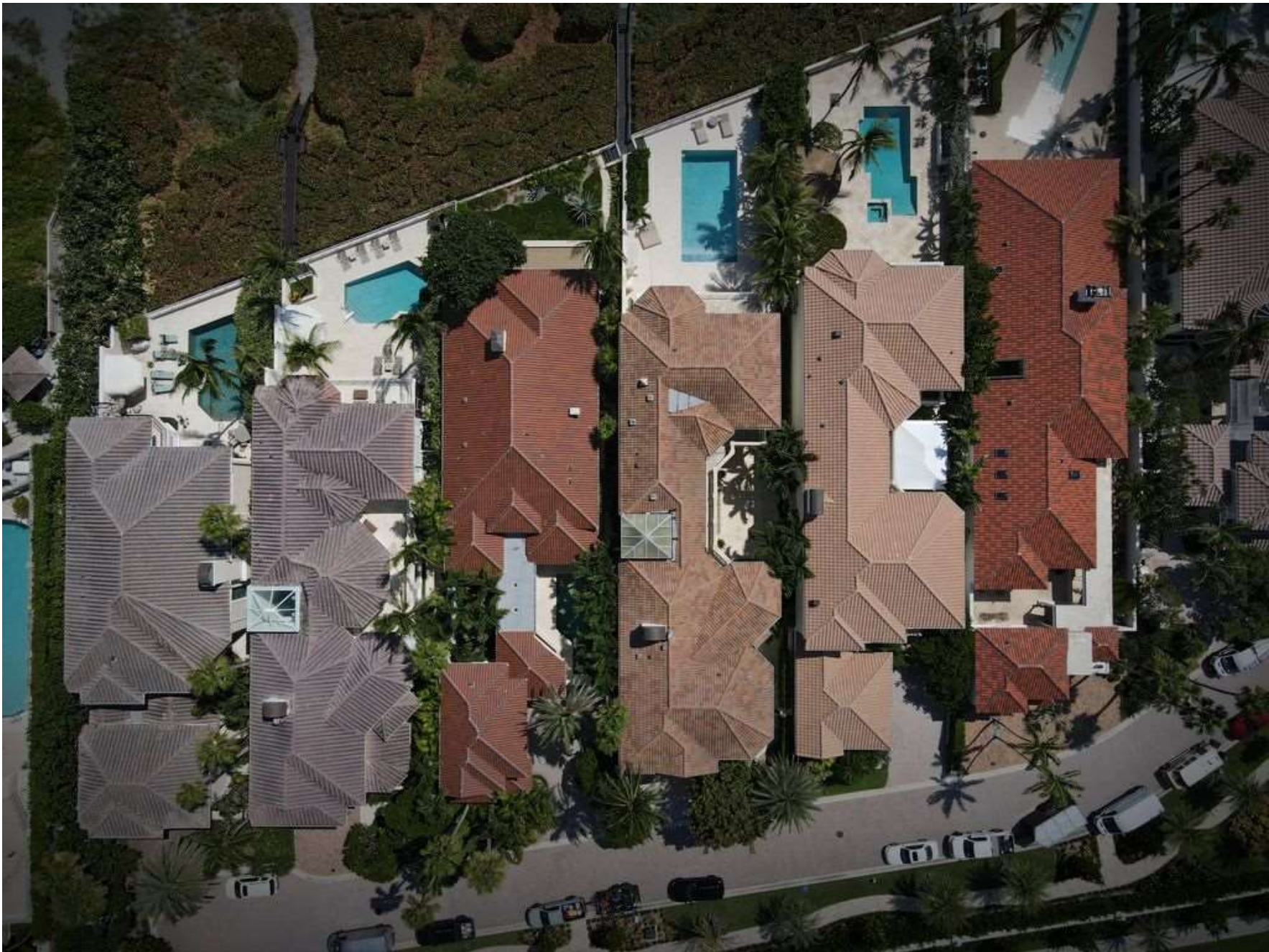
CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS.

SITE PLAN

plan #:	10000	CDN ENGINEERING, 3208 A Federal Hwy., Suite 100, Juno Beach, Florida 33408 (407) 361-2017, www.cdn P.L. #07195 CA #3451
job #:	201030	McCARRON / ASSOC A.I.B.D. - F.R.D.A. 133 22nd St., Juno Beach, FL 33408-2519 / 305-366- 4400 / mcmccarron@att.net - www.mccarron.com
date:	05/10/24	





Ariel
Photo







Landscaping
Changes
the look
of a
Property







Diana Davis Exparte
Communication
List

Email Comments on 714-716 Ocean Drive

Stewart Brown Lee 1615 E Hemmingway Dr

Jennifer Pierce 900 Ocean Dr 707

Blake Niemann

Katheryn Flowers 200 Uno Largo Apt 103

John Flynn 50 Celestial Way 207

Paul and Karen Hugus 800 Ocean Dr. 802

Barbara Prankun 41 Grand Bay Circle

Siobhan O'Donnell

Linda Stroesser 911 Ocean Dr

Michael Wade 600 ocean 9A

Patricia Pilla 811 Bay Colony

Douglas Elder 401 Sea Oats Dr

Karen Nebel 530 Ocean Drive 502

Susan Chalko 500 Ocean Dr

Ross Tadross 750 Ocean Royale

Ciro Tacinelle 113 Oak Harbor Dr.

Todd Brown 500 Ocean W 3D

Kathleen & Jim Lynch

Stuart Katz 900 Ocean Dr

Brian Cole 380 Sunset Dr

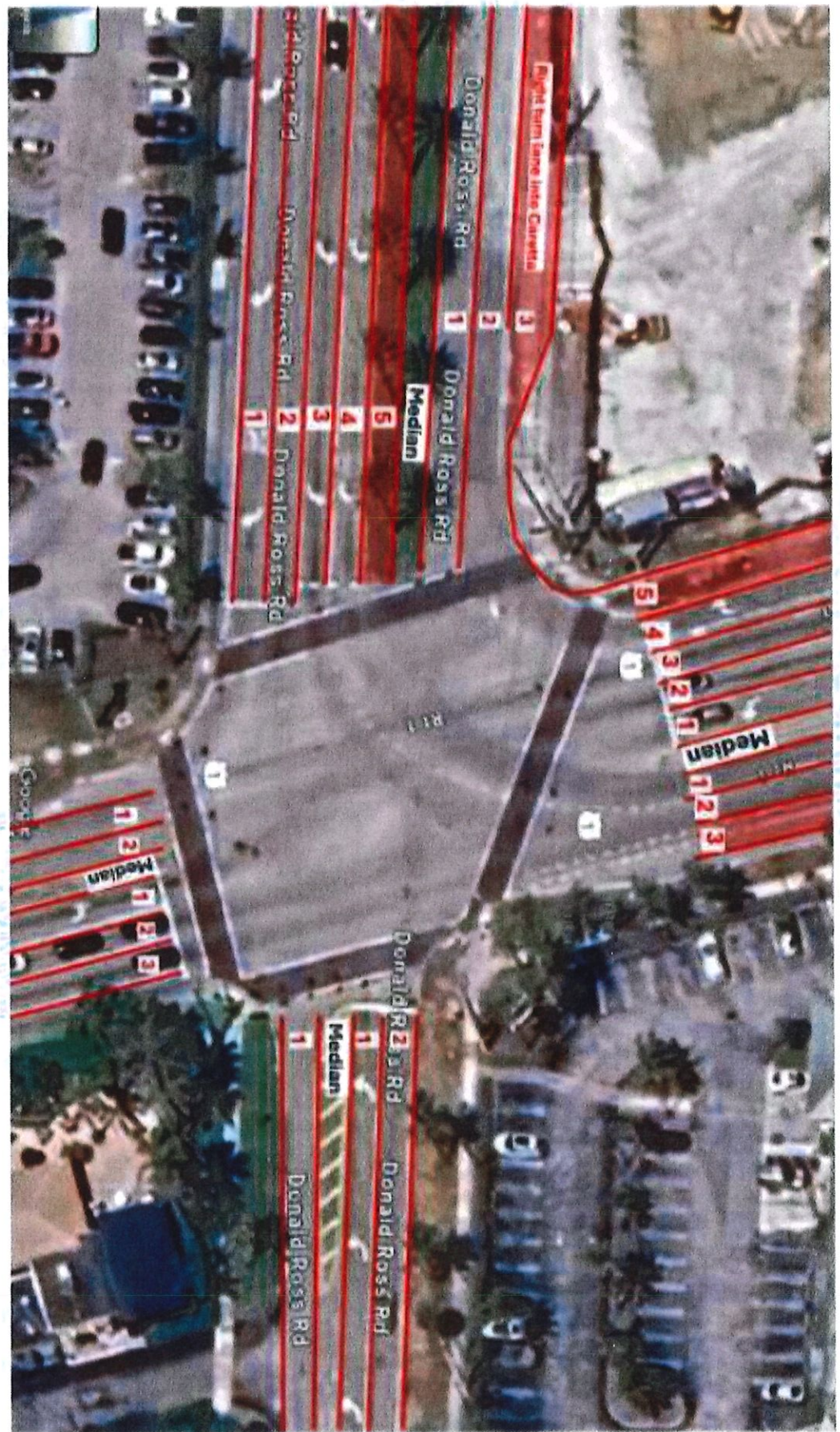
Nancy Stone

Marilyn & Gregory Byers

Andrew Spilos & Dimitra Kalivas

Jacqueline Herbsman

Provided by Councilmember Davis



116 comments
against widening
intersection

John Bartosek
Paul Di Francesco
Susan Van Lindt
Nancy Hunter
Barbara Bisceglia
Bradley Warren
Gloria Olszewski
Nancy Blaney
Diane Mc Murray
Pat Ballard
William Carricato
Bob Cretella
Toni Spinazzola
Joan Milano
Michael Paduano
Krystyna Baker
Cheryl Lobo
Maria Bonsignore
Maggie Pizzone
Marc Licht
Sheryl Klein
Nadia Archambault
Rosemary Young
Bill and Rita McKenna
Lee Conway
Ann Marie Raftery
Thomas Kubot
Susan Ekhom
Jean Skinner
Doug Elder
Toni & Cy Seymour
Margo Crump
Anne Keelmann
Kathy DeStefano
Damiann Bilotta
Ken Koenig
Pierre Mercier
Mary jane Cappitelli
Roberta
Linda Paganno
Carmen Valdivia
Steve Haigh
Denise Jakeway
Joann Sanchez

Todd Brown
Elayne Clkay
Ilene Slagter
Patsy Apicella
Mary Ann Pierce-Luca
Carol Julich
Susan Chalko
Susan Beyersdor
Debbie Cummins
Paul Harrington
Lon Williams
Tedda King
Donald Hoffman
Dwight Hottle
Lisa Bonzzo
Pat Kearney
David Mcguire
Camille Waser
Isabelle Madonia
Nancy Jones
Susan Dunn
Jacob and Amy Oved
Victoria Moser
Joe Verschueren
Sid Slagter
Jacqueline Herbsman
Wendy Elder
Casey (Consumer Marine Supply)
Christine Bright
Mike Lewis
Gary Gelman
Myra Warren
MA McMilin
Vaino Keelman
Alice Doyle
Franklin J. Barbosa
Michele Cappellano
Kari Yent
Barbara Zech
Elizabeth O'Reily
Gonzalo Gonzalez
Donna Baily
Karen and Robert Vito
Kathleen & Jim Lynch
Pamela Rotondo

Priscilla Anselmo

Terry Phillips

Tom Block

Ellie Bentley

Betty Conroy

Joe Verschueren

Justin Lorch

Sherm Linda Wolff

Andrew Wilson

Jeffrey Schwartz

Jennifer Pierce

Linda Mathews

Ruth Green

Martha Solowy

Andrew Wilson

Jessica Mayer

Bill Viggiano

Stewart Brownlee

Tim Hurley

Larry Brown

Karen Kolstad

Don Shapero

Petition of Residents of the Ocean Trace Juno Beach Community

We, the undersigned residents of the Ocean Trace community in Juno Beach, Florida, respectfully bring forth this petition to express our collective concerns and support regarding the refunding of expenses for the Universe Boulevard Stormwater Project. These expenses were incurred while we were regarded as "stakeholders" and reversed by a subsequent Town Council in 2023. While grateful for the decision, there remains over \$43,000 in expenses incurred by our Ocean Trace Community.

Our signatures below signify our shared agreement that our Ocean Trace Boards are justified in pursuing this reimbursement on our behalf. We ask the Juno Beach Town Council to approve their recommendation for reimbursement. Please take this action into serious consideration and respond to our concerns or suggestions in a timely and transparent manner.

Signatures

Name	Address (Unit #)	Signature
CAROL ROVERE	400 UNO LAGO DR, JUNO	Carol Rovere
Francine Hotaling	800 Uno Lago Dr. Juno Beach	Francine Hotaling
Christina Brehm	74 Uno Lago Dr. Juno Bch	Christina Brehm
JOSEPH BREHM	74 UNO LAGO DR. JUNO BCH.	Joseph E. Brehm
GEORGE WOES	300 UNO LAGO DR	George Woes
ELIZABETH BOULANGER	800 UNO LAGO DR 401	Elizabeth Boulanger
Gantha Lorange	101-500 UNO LAGO	Gantha Lorange
Leonie Seed	300 Uno Lago #402	Leonie Seed
ELAINÉ BISHOP	600 UNO LAGO #203	Elaine Bishop
JOHN TROXEL	400 UNO LAGO DR #405	John Troxel
Margaret Troxel	400 UNO LAGO DR #405	Margaret M. Troxel
ERNEST TROXEL	1700 UNO LAGO 201	Ernest Troxel
Nancy Dweley	89 UNO LAGO # 89	Nancy Dweley
Louise Shaw	83 UNO LAGO # 83	Louise Shaw
Michael Gordan	800 UNO LAGO #205	Michael Gordan
IRA WEISS	57 UNO LAGO	Ira Weiss
PATRICIA STUART	208 UNO LAGO #300	Patricia Stuart
Jenny Jones	200 " " #301	Jenny Jones

Name	Address	Sig.
Maryann	31 Uno Lago Dr	[Signature]
Diane Connors	31 Uno Lago Dr	[Signature]
Robert Bishop	600 UNO LAGO DR 203	[Signature]
Tyler Schmitt	611 UNO LAGO DR 104	[Signature]
Brandi Schmitt	611 UNO LAGO DR 104	[Signature]
LORRAINE BARNETT	21 UNO LAGO DRIVE	[Signature]
LUCY METZ	56 UNO LAGO DR	[Signature]
Vesuviana Francisco	700 Uno Lago Drive.	[Signature]
Michael Jewell	39 UNO LAGO DRIVE	[Signature]
RICHARD METZ	56 UNO LAGO DRIVE	[Signature]
Ed Connors	31 UNO DR. Sunbeach	[Signature]
MARTIN DURAND	100 UNO LAGO DR	[Signature]
Gloria Mercuri	100 UNO LAGO DRIVE 201	[Signature]
Tammy Martin	100 UNO LAGO DR	[Signature]
MARTA M. BARNETT	400 UNO LAGO DR #104	[Signature]
CHRISTOPHER BARNETT	400 UNO LAGO DR #104	[Signature]
LISA DURAND	100 UNO LAGO DR #301	[Signature]
HOWARD SYDNEY	700 UNO LAGO #301	[Signature]
IRA WEISS	57 UNO LAGO DRIVE	[Signature]
TRACY PILAND	55 UNO LAGO DRIVE	[Signature]
DITA WEISS	57 UNO LAGO DRIVE	[Signature]
Ann DeMartino	600 Uno Lago Dr	[Signature]
John DeMartino	600 Uno Lago Dr	[Signature]
Sam Karoly	400 UNO LAGO	[Signature]
Bill DeWitt	96 UNO LAGO	[Signature]
Al Simpsons	100 UNO LAGO	[Signature]
DL. Prescott	800 UNO LAGO #105	[Signature]
Denise Mariani	75 UNO LAGO DRIVE	[Signature]

200 Uno Lago Dr #402

Debra Ta

Lillane Tarantelli

Conelope

5000530 uno Lago

Michelle

GALASSO #303

Steve Funk

300 UNO LAGO DR #302

Linda Bivalik
Linda Kowalzy

60 Uno Lago Dr.

Lina Kowalzy

Mary Vichini

400 Uno Lago Drive, #302

Mary Mason

100 Uno Lago #204

Mary Mason

Al Singers

100 Uno Lago #204

Al Singers

Ben Victor

100 Uno Lago Dr #105

Ben Victor

Jeff Rossi

62 Uno Lago DR

Jeff Rossi

MARCO BARON

21 Uno Lago

MARCO BARON

Lillian Devo

96 Uno Lago Dr

Lillian Devo

Linda Carson

500 Uno Lago 105

Linda Carson

Joann Augustyn

300 Uno Lago 305

Joann Augustyn

Joe

" " " " "

Joe

Susie Ryan

200 Uno Lago 401

Susie Ryan

DONNA CUCY

700 UNO LAGO 101

DONNA CUCY

Judy Hearn

300 Uno Lago 101

Judy Hearn

MARIE PULL

37 uno lago

MARIE PULL

DAVID FATESKAT

600 UNO LAGO 201

DAVID FATESKAT

ANNA SPADACCINO

80 UNO LAGO DR

ANNA SPADACCINO

JOYCE SINGER

100 Uno Lago 102

JOYCE SINGER

Jean Poulos

4 Uno Lago Dr.

Jean Poulos

Vivian Fragiskis

600 uno lago

Vivian Fragiskis

Pan Fragiskis

600 Uno Lago

Pan Fragiskis

Elizabeth Santorello

200 Uno Lago

Elizabeth Santorello

Jeanie Antonacci

76 Uno Lago Dr.

Jeanie Antonacci

Barbara Munk


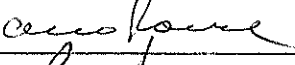
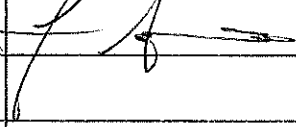
800 Uno Lago #302

Barbara Munk

Gene Antonacci

76 Uno Lago Dr.

Gene Antonacci

Ivan Stuart	400 Uno Lago 205	Ivan F Stuart
Roberta Stuart	400 - " "	Roberta Stuart
J. Gordon	100 # 203	
ALDO ROVERE	400 UNO LAGO DR. JB	
LOU SANLORENZO	200 UNO LAGO DR.	

(Additional lines may be added as needed for signatures.)

We appreciate your time and attention to this matter and look forward to your response.

Sincerely,

The Residents of the Ocean Trace Juno Beach Community



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 #: 8 DATE: _____

NAME: Cathy Murphy PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____

KING STREET CAPITAL
KFMG



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:

MARCIA WOLF

PHONE NO.:

561 371-0243

REPRESENTING (IF APPLICABLE):

ADDRESS:

110 SUNRISE WAY

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



#9

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Comment for Item concerning 700 Ocean Dr.

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Wed, Jan 22, 2025 at 12:00 PM

To: "Town Of Juno Beach Caitlin Copeland Rodriguez, MMC, Clerk" <CCopeland@juno-beach.fl.us>

Council must vote NO on the **700 Ocean Dr** development because the foreign owners behind this application are asking to destroy the 50 ft. construction set back from the Coastal Construction Control Line. This 50 ft set back from the Coastal Construction Control Line serves to protect all of us in this Town from overdevelopment and to prevent the harm it can bring to the habitat for nesting sea turtles. Juno Beach is known around the world for the very special Sea Turtle Nesting habitat and if anyone on Town Council votes to allow the violation of our 50 ft set back from the Coastal Construction Control Line they should not be permitted to remain on Council.

The vote on this 700 Ocean application also requests the combining of two lots which would allow the owners to build a huge mansion which Town Staff have already determined is NOT in compliance with the Harmony Ordinance for the Town of Juno Beach. If Council votes to approve this project it will set a destructive precedent that will allow others to combine lots and build mansions which will destroy the character and charm of Juno Beach turning it into Singer Island.

COUNCIL MUST VOTE NO TO PROTECT JUNO BEACH.

Siobhan O'Donnell
[431 N Lyra Cir](#)
561-510-5422



#9

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Comments for meeting 1/22/25

1 message

Natasha Duarte <nnducf@yahoo.com>

Wed, Jan 22, 2025 at 11:24 AM

To: Caitlin Copeland <CCopeland@juno-beach.fl.us>

Please see my comments to be read at today's meeting submitted via the town website. I have submitted before and my comments were not received via the website. Thank you.

My name is Natasha on Lyra circle. I have lived in Juno nearly 14 years, raising my family here in the hidden gem of our town. When I moved here 14 years ago, I loved how small town it felt and always thought the building landscape would stay the same, what was developed was developed already. It is disheartening and upsetting to see the decisions made in approval of the Carretta project, as well as the rezoning of the lot to make way for another development - Dunes of Juno, and now here we are again another proposed major change at 700 Ocean Drive. I wasn't involved or aware of Caretta at that time, that is my fault. My thoughts on the rezoning were not read aloud during the september meetings. I will not let my thoughts go unheard this next proposed project at 700 Ocean Drive. As far as I understand the property is proposed to have a pool between the CCCL line and the towns 50 foot set back. This clearly is a detail that MUST not to ignored OR approved. The line and set back are in place for a reason. I have gone and looked at the CCCL maps and Yes there are buildings the are encroaching on the line, but those are buildings already in place, not something new.

Juno Beach is world renowned Loggerhead Turtle nesting area, my gosh we even have our own world class turtle rehabilitation center within our town limits, and the image of Juno Beach is a sea turtle. How is that a project on the table that could encroach on their habitat.

Approving this project will open the gates to coastal redevelopment and habitat destruction . I also feel approving this could open more doors to individuals purchasing multiple lots to build mega mansions within our area. We can't turn into Juno Beach the mega mansion corridor along the ocean. Please FIGHT to keep our Juno the gem it is I hope it continues to be.

Thank you for your time, I am trusting you keep your town and the amazing sea turtles at the forefront!

Sent from my iPhone



image0.png
315K

From: Pete Williams junopete@gmail.com
Subject: Fwd: Ivanoff's residence
Date: Nov 10, 2024 at 4:46:44 PM
To: [REDACTED]

450 SEASIDE LN.
JUNO BEACH

TOWN OF JUNO BEACH
RECEIVED

JAN 22 2025

FV

#9

TIME: 10:02 am

Dear Members of the Juno Beach Town Council,

I am writing to express my strong support for the Ivanoffs' application to combine two single-family lots into one to construct a new, larger home. Recently, there has been a trend of proposed code changes backed by certain Juno Beach council members to support code changes that take away individual single-family owner property rights. If the Ivanoffs' application is denied, it will just be another example of property rights being taken away and likely to result in Juno Beach citizens demonstrating their displeasure at the voting booth.

In order to mitigate any concern about the size and scale of their proposed home, the Ivanoffs have taken great efforts to artfully design their new home to architecturally appear as two separate single-family homes from Ocean Drive. Since the HOA where the proposed home will be built is fenced off and due to the natural vegetation on the ocean side of the home, no person walking on Ocean Drive in front of their home or on the ocean in back of their home will be able to notice that it is a large single-family residence. The HOA, which governs a ten-home community where the Ivanoffs currently reside and intend to expand their home, has carefully considered and endorsed the proposal.

It is important to note that this ten-home oceanfront community is situated between multiple high-density high-rise and mid-rise residential buildings directly to the north and south. Given the existing scale and density of surrounding developments, the proposed home fits well within the context of the neighborhood. Some council members have expressed concerns that the Ivanoffs' proposed home may be too large to comply with the Harmony code. While it is essential to uphold community standards, it is equally important to apply common sense and consider the specific circumstances of each case. The surrounding buildings already set a precedent for larger structures, and the Ivanoffs' proposed home will not disrupt the character or harmony of the neighborhood. To me, it seems very disingenuous for any public official to object by alleging it would not fit into the harmony of the existing neighborhood.

The Ivanoffs have been respectful residents of Juno Beach for over 15 years and have a deep love for our quaint seaside village. The anonymous community group that has attempted to smear their name in an attempt to pressure public officials to deny their application purely due to their Russian heritage should be deeply ashamed of their actions.

The Juno Beach Planning and Zoning Board has already carefully reviewed and approved this application. Approving the Ivanoffs' application would demonstrate the council's willingness to support thoughtful and well-considered development that aligns with the broader context of our community. Their new home will enhance property values and contribute to the overall attractiveness of Juno Beach as a desirable place to live.

As a 30 year resident of Juno Beach, I believe this proposal is beneficial for our community and should be approved by the council. I strongly suggest that each town council member use their own common sense and approve the Ivanoffs' application.



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 #:

9

DATE:

2 Jan 27th 2018

NAME:

PAUL HUGES

PHONE NO.:

352-561-716-1126

REPRESENTING (IF APPLICABLE):

ADDRESS:

WATERFRONT SW OCEAN DRIVE

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



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 #: 700 Application DATE: 1-22-25

NAME: Mary Maynard PHONE NO.: 954-857-9387

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 14661 Lot 1, US Highway 1, Juno Beach.

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:

Who on earth would approve encroachment onto our precious beaches? Shame on them.



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 #: 700 Application DATE: 1-22-25

NAME: Kelly Denney PHONE NO.: 813 546 8406

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 14661 US Highway 1, Lot 1, Juno Beach

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:

I can't believe our elected ~~for~~ leaders would even consider allowing building encroachment onto the most fragile ecosystem - our beaches.



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 #: 8,9 DATE: _____

NAME: Anne Bossio PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK
 I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

12

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 #: 14 DATE: 1/22/25

NAME: Susan Van Lindt
Barbara Bisceglia PHONE NO.: 561-572-2138

REPRESENTING (IF APPLICABLE): Sea Oats POA

ADDRESS: 504-3 Sea Oats Dr., Juno Beach, FL 33408

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK
 I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____