



# TOWN COUNCIL REGULAR MEETING MINUTES

December 10, 2025 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER  
TG LAW PLLC, TOWN ATTORNEY  
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK  
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
DUNCAN CLARK, PLANNING TECHNICIAN

AUDIENCE: 36

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**CALL TO ORDER – 5:00PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA**

*Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to remove Item #7 from the Consent Agenda and place on the agenda for discussion as Item #11.*

*Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to add a discussion on the Master Plan Questions to the agenda as Item #12.*

*Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have the Town Council Orientation Packet as a discussion item on the next agenda.*

*Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to remove Item #8 from the Consent Agenda and place on the agenda for discussion as Item #10A.*

*Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to remove Item #4 from the Consent Agenda and place on the agenda for discussion as Item #13.*

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

*Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to not proceed with Pre-Agenda Work Sessions.*

1. Update on Review of Public Records Posting on Website

## 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 5:28pm.*

*Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to allow a member of the public to read a statement on behalf of another individual in their absence.*

*Public Comments Closed at 6:57pm.*

## CONSENT AGENDA

2. Council Briefing Work Session Minutes for November 7, 2025
3. Town Council Meeting Minutes for November 12, 2025
4. Resolution No. 2025-19—Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB-180)
5. 2026 Health Insurance Renewals
6. Year to Date (YTD) Financial Statements
7. Approval of 2026 Town Council Meeting Dates
8. Special Event Request—2026 Classics by the Sea

***MOTION:** Hosta/Callaghan 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.)

*(See attached handouts from Vice Mayor Pro Tem Davis.)*

9. 3D GIS Scene View

***MOTION:** Davis/Halpern made a motion to direct staff to incorporate 3D GIS Scene View visualizations into all building and redevelopment application reviews, either prepared in-house using AHRQIS Pro or by qualified consultants with the cost passed through to the applicants; and 3D content models shall be included in all future presentations to the Planning & Zoning Board and Town Council so that decision makers and residents can clearly understand the bulk, mass, and scale our proposed structures in relationship to the character of the surrounding structures.*

*Mayor recessed the meeting at 6:48pm.*

*Mayor reconvened the meeting at 6:56pm.*

***ACTION:** The motion failed 1-4 with Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, and Councilmember Halpern opposed.*

10. Special Event Request - 2026 MindTravel Silent Piano Concert

***MOTION:** Hosta/Callaghan made a motion to approve the special event request, subject to the applicant being responsible for the process of special events and all conditions and requirements following the application.*

***ACTION:** The motion passed unanimously.*

10A. Special Event Request - 2026 Classics by the Sea

***MOTION:** Davis/Halpern made a motion to approve the special event request, subject to the applicant being responsible for the process of special events and all conditions and requirements following the application, and any additional agency reviews/approvals/fees.*

***ACTION:** The motion passed unanimously.*

11. Approval of 2026 Town Council Meeting Dates

*Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to proceed with the meeting dates as presented.*

12. Master Plan Questions

***MOTION:** Callaghan/Hosta made a motion to continue as is and move forward with the Work Session scheduled for December 11, 2025.*

***ACTION:** The motion passed 4-1 with Vice Mayor Pro Tem Davis opposed.*

13. Resolution No. 2025-19 - Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB 180)

*Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to change the term "consider" with "enact" in Section 2.*

*Council gave unanimous consensus to include in Section 3 the verbiage: "and other parties as appropriate".*

*Mayor Wheeler recessed the meeting at 8:47pm.*

*Mayor Wheeler reconvened the meeting at 8:51pm.*

***MOTION:** Davis/Callaghan made a motion to approve Resolution No. 2025-19 as amended.*

***ACTION:** The motion passed unanimously.*

## COMMENTS FROM THE COUNCIL

*Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to have the Hanukkah Celebration event in the courtyard with tents.*

*Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have a discussion in January on the Sign Code Review.*

*Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to have a Special Town Council Meeting scheduled for February 18, 2026, at 5:30pm.*

*Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Hosta gave consensus to have an agenda item on crosswalks and sidewalks at the next meeting.*

*Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to have a discussion on future development scenarios on the next agenda.*

**ADJOURNMENT**

Mayor Wheeler adjourned the meeting at 9:56pm.

  
\_\_\_\_\_  
Peggy Wheeler, Mayor

  
\_\_\_\_\_  
Caitlin E. Copeland-Rodriguez, Town Clerk



# 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 garter 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 #: General Comment DATE: Dec. 10th '25

NAME: Siobhan O'Donnell PHONE NO.: 561.510-5422

REPRESENTING (IF APPLICABLE):

ADDRESS: N. Lyrac Cir

CHECK WHAT MAY APPLY:

SUPPORT  OPPOSE  I WISH TO SPEAK



# TOWN OF JUNO BEACH

## PUBLIC COMMENT CARD

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AGENDA ITEM #: \_\_\_\_\_ DATE: 12/10/25

NAME: Meredith Shirk PHONE NO.: 310.505304

REPRESENTING (IF APPLICABLE): General Community

ADDRESS: 451 S. Juno Lane 37408

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK



# TOWN OF JUNO BEACH

## PUBLIC COMMENT CARD

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AGENDA ITEM #: NOT on agenda DATE: 12/10/25

NAME: Mary Peterson PHONE NO.: (541) 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

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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

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AGENDA ITEM #: Havman DATE: 12/10/2025

NAME: Ken Abbott PHONE NO.: 339-298-4688

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

ADDRESS: 531 Lyre Cir South

TOWN OF JUNO BEACH RECEIVED DEC 10 AM 11:34

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): \_\_\_\_\_

ADDRESS: 471 N. Lyra Circle

2025 DEC 10 P 3:22

TOWN OF JUNO BEACH RECEIVED

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 EHRIT PHONE NO.: 302-540-7600

REPRESENTING (IF APPLICABLE): J.B. CITIZEN

ADDRESS: 450 OCEAN DR #8002 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 10<sup>th</sup> 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

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AGENDA ITEM #: None DATE: 12/10/2025

NAME: SMITH, KATH PHONE NO.: (631) 655-8949

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

ADDRESS: 700 Ocean Dr

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK



# TOWN OF JUNO BEACH

## PUBLIC COMMENT CARD

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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

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AGENDA ITEM #: CITIZEN COMMENTS DATE: \_\_\_\_\_

NAME: William KMBK 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

A handwritten signature in blue ink, appearing to be 'William Kimball', written in a cursive style.



# TOWN OF JUNO BEACH

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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



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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

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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

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AGENDA ITEM #:

DATE:

12/10

NAME:

Laura Hentes

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**

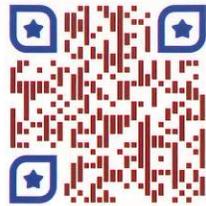
**VOTELAURALEVITES.COM**

**LAURA@VOTELAURALEVITES.COM**

PAID FOR BY LAURA LEVITES  
DEMOCRAT FOR FLORIDA STATE HOUSE

 1476-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 Items ~~Agenda Item #~~ DATE: 12-10-25

NAME: John Stelluto 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

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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

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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

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AGENDA ITEM #: 13 DATE: 12-10-

NAME: John Stellato PHONE NO.: 561-891-7378

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

ADDRESS: 401 SWANSON WAY

CHECK WHAT MAY APPLY:

SUPPORT       OPPOSE       I WISH TO SPEAK



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

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**Form submission from: PUBLIC COMMENTS**

1 message

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**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](mailto: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>

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## Form submission from: PUBLIC COMMENTS

1 message

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**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](mailto: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>

Provided by Vice Mayor Pro Tem  
Diana Davis on 12/10/2025

Workshop 12-3-2025 § 12-10-2025

**To: Town Council**

**From: Diana Davis, Vice Mayor Pro Tem**

**Correction to the proposed Organizational Chart.**

**First**, the highest authority in Florida makes it clear that it is the residents, our voters and taxpayers, who belong at the top of our organizational chart.

**Article I, Section 1 of the Florida Constitution** begins with a simple, powerful statement:

*"All political power is inherent in the people."*

That is the foundation of every decision we make. The power we exercise does not originate with Council or staff — it comes from the people of Juno Beach, who have delegated authority to us through their votes.

- First Tier are "Residents of Juno Beach."
- Second Tier are "Town Council."
- Third Tier are Town Manager – Town Attorneys, then staff groups.

Motion to ask Staff to accomplish the following 6 things:

1. Create an Ordinance that amends the Zoning Code to return Appearance Review for single family detached homes to the town Planning & Zoning Department and removes it from the responsibilities of the Planning & Zoning Board.

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2. Create an Ordinance that adds clarifying language to our Zoning Code stating the original intent is to be followed when judging Harmony for single family homes, which is that the Harmony requirements adopted in 1992 restricted the APPEARANCE of a proposed home (no castles or domes), but not the SIZE, MASS, BULK, SCALE, or PROPORTION of the home.

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3. Publicize the existing Zoning Code restrictions on house sizes by the height and lot coverage limits, and minimum setbacks listed for the various zoning districts.

4. Publicize that the existing Harmony definition and statements in our Code regarding aesthetically pleasing buildings, etc. are informational regarding the intent of town codes, but not enforceable requirements.

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5. Create an Ordinance that revises the architecture requirements in our Zoning Code to clarify that "building design elements" are not to be used in staff decision making as to whether a proposed single family detached home is acceptable.

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6. Continue with current plans to encourage voluntary compliance with the town's preferred architectural styles such as with the Pattern Book now being produced.

## REVISED STATEMENT FOR COUNCIL – URGING RECONSIDERATION

Tonight, I am asking the Town Council to **reconsider the vote** to draft three ordinances that would permanently change our zoning codes by removing appearance review for single-family homes — including architectural review, harmony review, and our resident Planning and Zoning Board review.

Before we take any step toward writing ordinances, we must admit a simple truth:

**We do not have agreement on the basic facts needed to make this decision.**

Our *former* Town Attorney, Len Rubin and Land Use Attorney, Nancy Stroud, have said our codes are **legal**.

Our Town staff has publicly stated the opposite.

Residents cannot be asked to trust this process when even the leadership cannot agree on the underlying facts.

That is why the first step must be a **fresh review by our new Town Attorneys**, specifically on the following questions:

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### A. New Attorneys' Legal Analysis – Required Before Any Action

#### 1. Are our codes legal or illegal?

Former attorneys say **yes**, staff says **no**.

We need a clear, unified answer.

#### 2. Can Juno Beach continue architectural review under F.S. 163.3202?

That statute restricts municipal review of “building design elements” but also contains **important exceptions**. Legislative history suggests our codes are sufficient.

Do our existing codes fall within those exceptions given the authorities give for appearance review to our planning & zoning board in 34-28?

#### 3. Is our harmony review—mass, bulk, scale, and context—legal?

It has been in our code in different forms for decades and the latest changes have been used successfully in 19 reviews with only one denial.

If staff does not feel they can make the “subjective” reviews, can we use **outside architectural experts**, with costs passed through to the applicant?

Many cities do this.

#### 4. What are the legal implications of reverting back to the 1992-style review?

Those reviews existed when homes were smaller due to septic tanks and no sewers, and when some neighborhoods still had covenants controlling height and form.

Is it legally sound to adopt outdated standards that no longer match today's built environment?

**5. Could homeowners have a claim against the Town if their property loses value because we removed architectural and appearance review?**

If dropping these protections causes a proven decrease in value, **who can sue, and on what grounds?**

**6. Only when these questions are answered can we have a true "meeting of the minds."**

Right now, we are moving forward on **false premises** —

- that harmony review "takes away property rights," even though Attorney Rubin repeatedly said this is not true;
- that our appearance codes are "illegal," despite two municipal attorneys and one land-use attorney saying otherwise;
- and that our 300-foot context review is impermissible, though no clear legal explanation has been provided.

The Town's newsletter, the Mayor's comments, the petition circulated by maximum-square-footage advocates, and even the Town website have all presented information that is disputed or inaccurate.

**This has divided our community.**

A new, independent legal review is not optional — we **owe clarity to our residents.**

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**B. Land Use Planning Analysis Before Any Ordinance Drafting**

If, and only if, the legal review is completed and shows the Council should proceed:

We must then bring in a **professional land-use planning firm** to help draft any ordinance language.

These decisions are **forever decisions.**

**A qualified planner will ensure that amendments:**

- Comply with our Comprehensive Plan
- Follow planning best practices
- Avoid unintended impacts across zoning districts
- Use clear, defensible standards

- Preserve the character of Juno Beach
- Reduce—not increase—legal vulnerability

No planner has been engaged, and yet we are on the path to drafting ordinances.

**This is backwards.**

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### **C. Timing and Practical Impact Questions That Must Be Answered**

Before any ordinance drafting begins, we need clear answers:

#### **1. How large will new structures actually become if appearance review is eliminated?**

Residents deserve to know the consequences of “no mitigation” for these supersized structures in our neighborhoods.

#### **2. Will neighboring homeowners have legal claims if the Town removes the standards that once protected their property values?**

#### **3. How will the Town meet its Comprehensive Plan requirement to preserve community character — a mandatory obligation under state law?**

Right now, none of these questions have been answered.

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### **D. Audit & Disclosure Requirement**

If the Council chooses to proceed without resolving these issues, the Town Attorney must provide a written statement quantifying the financial and legal exposure.

This must be placed in the Town’s **annual audit** so residents understand the risks created by Council action.

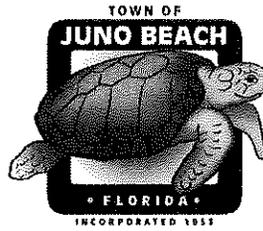
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### **Final Request**

**Given the disagreement on basic facts, the conflicting interpretations by staff and Town Attorneys, and the lack of legal or planning analysis, it is premature and unwise to begin drafting ordinances that permanently strip away appearance review for our single-family neighborhoods.**

**I respectfully request that the Council reconsider the motion and pause ordinance drafting until our new attorneys complete a full, independent review.**

Our residents deserve decisions based on accurate information, not confusion, contradictions, or outdated assumptions.



## AGENDA ITEM

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**Meeting Name:** Master Development Plan Forum Work Session  
**Meeting Date:** December 11, 2025  
**Prepared By:** Town Staff  
**Item Title:** Master Development Plan Forum Work Session Guideline & Questions for Discussion

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### **INTRODUCTION:**

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

### **QUESTIONS FOR DISCUSSION:**

#### **1) Preferred Uses (20 minutes)**

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

#### **2) Commercial General Character (35 minutes)**

A) Scale and Height

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

#### B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated “vibe” would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the “Old Florida” architectural style to you in reference to future commercial redevelopment?

#### C) Considering different types of potential Commercial General redevelopment (*see Attachment #2*), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

### 3) Infrastructure and Environment (20 minutes)

Thinking about what it’s like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- Wider sidewalks to accommodate more users with fewer conflicts
- Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- Outdoor cafés along public sidewalk
- Public benches with shade
- Small public gathering/plaza area(s)
- Passive greenspace, whether public or private
- Parking not visible from public view
- Public art
- Enhanced public landscaping, including native plants and shade trees
- Other: \_\_\_\_\_

### 4) Trade-offs (20 minutes)

If the current zoning regulations don’t allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- B) Modify zoning regulations to make it easier to redevelop commercial properties.
- C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- F) Encourage businesses to tax themselves in order to support local retention strategies.
- G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- H) Other: \_\_\_\_\_

**5) Economic Vitality (30 minutes):**

- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
- B) How do you feel about zoning code changes that shift from business uses toward more residential development?
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a ‘bedroom community.’ What is your opinion on continuing this pattern of development?

**6) Future Generations (20 minutes)**

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

*Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.*

**ATTACHMENTS:**

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)

## MEMORANDUM

**To:** Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, Councilmember Halpern, Councilmember Davis

**From:** Vice Mayor Pro Tem Diana Davis

**Date:** December 10, 2025

**Subject:** **Litigation Risk Assessment for Drafting New Zoning Ordinances Under Florida Senate Bill 180 (SB 180)**

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### I. Purpose of This Memo

This memorandum outlines the **significant litigation risks** associated with drafting or adopting new zoning ordinances at this time, specifically in light of **Florida Senate Bill 180**, which substantially expands standing, increases exposure to attorney-fee claims, and creates an environment where **frivolous or opportunistic litigation cannot be prevented**.

The goal is to inform Council deliberations and ensure any action taken tonight is consistent with our fiduciary responsibilities to residents.

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### II. Overview of SB 180 and Its Expanded Litigation Exposure

SB 180 (2023) fundamentally changed Florida's zoning litigation landscape by:

- **Eliminating traditional standing requirements.**  
A person or entity **does not need to be an affected party**, adjoining owner, or property-owner within the municipality to file suit.
- **Permitting lawsuits by unrelated outside entities.**  
This opens the door to lawsuits filed by parties with **no connection to Juno Beach**, similar to past "cottage industry" litigation—such as the well-known wave of lawsuits from individuals who sued hundreds of municipalities over ADA website compliance.
- **Mandating prevailing-party attorney fees.**  
If the challenger prevails **in whole or in part**, the Town must pay **their attorney fees in addition to our own defense costs**.
- **Removing most municipal immunities.**  
These suits are **not covered by standard municipal insurance**, including the Town of Juno Beach's liability policies; the Town pays entirely out-of-pocket.

This statutory environment makes even a **meritless lawsuit** costly to defend and difficult to dismiss early.

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### **III. Practical Implications: You Cannot Prevent Frivolous or Opportunistic Lawsuits**

Under SB 180:

- Anyone, anywhere in Florida, can sue a municipality for adopting or enforcing zoning regulations.
- The plaintiff does **not** need to show injury, property impact, or any nexus to Juno Beach.
- The Town cannot screen or preempt filing through procedural defenses that were available before SB 180.
- Plaintiffs can be advocacy groups, political organizations, or individuals with **no stake in Juno Beach's built environment**.

This is the same dynamic previously seen in the *ADA website litigation wave*, in which one or two individuals sued hundreds of municipalities.

SB 180 recreates this environment—this time targeting land development regulations.

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### **IV. Risk to the Town if We Proceed With Master Plan or Single Family Home Appearance Review Code Changes Now**

#### **1. Mandatory Repeal of Adopted Codes**

If any portion of the new ordinances is successfully challenged, the court may order repeal of the adopted regulations. Because the Master Plan and the Appearance Review for Single Family Homes proposals before Council involves adopting new ordinance to change our zoning codes, this exposes multiple sections of our code to invalidation.

#### **2. Spillover Risk to Other Zoning Districts**

If litigation invokes SB 180 and challenges the validity, enforceability, or procedural compliance of the Town's zoning framework, this could endanger:

- Architectural review standards
- Harmony review criteria

- Appearance review provisions
- Definitions and tables that apply across zoning districts

Even if the litigation begins in one district (e.g., single-family), the **entire chapter** becomes vulnerable once it is opened.

### **3. Financial Exposure: Attorney Fees and Uninsured Losses**

Because these suits are **not covered by the Town's insurance**, Juno Beach would pay:

- All of our attorneys' fees to defend the case
- Potentially **the plaintiff's attorney fees** if we do not prevail completely
- Staff time, consultant costs, and delays in processing applications

For a small municipality, even one such action could exceed tens or hundreds of thousands of dollars.

### **4. Increased Uncertainty for Residents and Developers**

Paradoxically, the effort to "clarify" or revise certain standards may lead to:

- Greater regulatory uncertainty due to the threat of code sections being stricken
- Confusion among applicants, builders, and residents
- Delayed projects during litigation
- Risk of inconsistent application of remaining code provisions

This is especially concerning because the proposal affects code sections on appearance review that cover all zoning districts and proposals in the Master Plan would change our commercial zoning districts. Our codes that have been in place since prior to August 2024 could be swept up and declared invalid with the proposed changes.

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## **V. Timing Concerns: Active Lawsuit Against the State and Forthcoming Legislative Session**

Two major factors suggest that **waiting** is the prudent and fiscally responsible choice:

### **1. Ongoing Constitutional Challenge to SB 180**

A lawsuit has already been filed challenging SB 180 as unconstitutional state overreach into local zoning powers.

**Until the courts rule**, municipalities statewide face uncertainty.

## **2. Legislative Session Begins in January**

Multiple legislators have signaled interest in introducing corrective legislation to fix or narrow SB 180.

Possible outcomes include:

- Reinstating traditional standing
- Removing mandatory attorney fees
- Clarifying the scope of permissible challenges
- Limiting suits to affected parties

Waiting 60–90 days could dramatically reduce the Town’s exposure.

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## **VI. Key Policy Question: Will Drafting New Ordinances Now Expose the Entire Zoning Chapter?**

Yes.

Drafting any new zoning ordinance invites scrutiny of:

- The new language
- The procedural process
- The underlying zoning framework

If challenged, a court may review the entirety of the zoning chapter, which may lead to:

- Invalidation of related sections
- Repeal of vital protective standards
- Collateral impacts on commercial, multifamily, and single-family districts

This risk is **substantial** and **cannot be quantified** at this time.

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## **VII. Conclusion and Recommendation**

Given the expansion of standing, the prevalence of opportunistic litigation, the uninsured exposure to attorney-fee awards, and the active statewide uncertainty surrounding SB 180, **proceeding now with new zoning ordinances presents extreme litigation risk.**

**The potential financial exposure to the Town is unknown and potentially very large. The potential regulatory damage—including invalidation of code sections unrelated to the proposal—is equally uncertain.**

**Recommendation:**

The Town Council should **delay any zoning-code amendments** until:

1. The constitutional challenge to SB 180 is resolved; or
2. The 2026 Legislative Session clarifies or amends SB 180.

At minimum, if Council proceeds despite the risks, this action should be reflected in the Town's **annual audit disclosure** as a significant known legal exposure created by Council action.