



## PLANNING AND ZONING BOARD AGENDA

February 02, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

---

**NOTICE:** If any person decides to appeal any decision of the Planning & Zoning Board at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjunobeach477streams>

**HOW CITIZENS MAY BE HEARD:** Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: [https://www.juno-beach.fl.us/towncouncil/webform/public-comments#\\_blank](https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank) (*all comments must be submitted by Noon on day of Meeting*). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). Make their comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at [ccopeland@juno-beach.fl.us](mailto:ccopeland@juno-beach.fl.us) by Noon on the day of the meeting to receive the Meeting ID and Access Code. (*Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called*).

***\*Please note that the Zoom meeting will lock for public comments at 4pm and no other entries will be permitted.***

*All matters listed under Consent Agenda, are considered to be routine by the Planning & Zoning Board and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**CALL TO ORDER**

**PLEDGE ALLEGIANCE TO THE FLAG**

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

## **COMMENTS FROM THE TOWN ATTORNEY AND STAFF**

## **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 Board). The Board will not discuss these items at this time.*

## **CONSENT AGENDA**

1. Planning & Zoning Board Meeting Minutes - January 5, 2026

## **BOARD ACTION/DISCUSSION ITEMS**

2. Variance Request – (Shirk) 460 Jupiter Lane, 451 S Juno Lane & 461 S Juno Lane

## **COMMENTS FROM THE BOARD**

## **ADJOURNMENT**



## PLANNING AND ZONING BOARD MINUTES

January 5, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: MICHAEL STERN, CHAIR  
 JIM FERGUSON, VICE CHAIR  
 JAMES EHRET, BOARDMEMBER  
 JONATHAN BUTLER, BOARDMEMBER  
 BRIAN COLE, BOARDMEMBER

ALSO PRESENT: FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING  
 ZACKERY GOOD, TOWN ATTORNEY  
 NICOLE LONG, ADMINISTRATIVE ASSISTANT TO TOWN CLERK  
 STEPHEN MAYER, PRINCIPAL PLANNER  
 DUNCAN CLARK, PLANNING TECHNICIAN

ABSENT: CAROL RUDOLPH, ALTERNATE BOARDMEMBER  
 AUDIENCE: 18

### CALL TO ORDER

### PLEDGE ALLEGIANCE TO THE FLAG

### ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

### COMMENTS FROM THE TOWN ATTORNEY AND STAFF

### 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 Board). The Board will not discuss these items at this time.*

*Public Comment Opened at 4:02pm.*

*Public Comments Closed at 4:20pm.*

### CONSENT AGENDA

- Planning & Zoning Meeting Minutes for December 1, 2025

***MOTION:*** Ferguson/Butler made a motion to approve the Planning and Zoning Board Meeting Minutes for December 1, 2025.

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

## BOARD ACTION/DISCUSSION ITEMS

2. Variance Request – (Bates) Unaddressed Cocoanut Avenue

**MOTION:** *Butler made a motion to recommend approval to the Town Council of the requested variance from Code Section 34-268 of the Town's Code of Ordinances to reduce the minimum front setback from 25 ft. to 20 ft.*

**ACTION:** *The motion failed for lack of second.*

**MOTION:** *Ferguson/Ehret made a motion to recommend denial to the Town Council of the requested variance from Code Section 34-268 of the Town's Code of Ordinances to reduce the minimum front setback from 25 ft. to 20 ft.*

**ACTION:** *The motion passed 4-1 with Boardmember Butler opposed.*

3. Appearance Review - 451 Neptune Road

**MOTION:** *Butler/Ferguson made a motion to approve the proposed new two-story single-family home at 3,736 square feet in size, to be located at 451 Neptune Road.*

**ACTION:** *The motion passed 4-1 with Boardmember Ehret opposed.*

4. Ordinance No. 793 – Live Local Act amendment (Continuation)

**MOTION:** *Ferguson/Ehret made a motion to recommend approval of Ordinance No. 793 to the Town Council.*

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

5. ORDINANCE NO. 795

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF APPEARANCE FOR SINGLE FAMILY DWELLINGS; AND CLARIFYING COMPLIANCE OF APPEARANCE REVIEW WITH FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

**MOTION:** *Ferguson/Butler made a motion to recommend approval of Ordinance No. 795 to the Town Council.*

**ACTION:** *The motion passed 3-2 with Boardmember Ehret and Boardmember Cole opposed.*

6. ORDINANCE NO. 796

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING SECTION 34-115, "INTENT AND PURPOSE," OF DIVISION 4,

“SITE PLAN AND APPEARANCE REVIEW,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING” OF THE TOWN OF JUNO BEACH’S CODE OF ORDINANCES TO CLARIFY THE STATED LEGISLATIVE INTENT OF SITE PLAN AND APPEARANCE, INCLUDING ARCHITECTURAL, REVIEWS WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

***MOTION:*** Ferguson/Butler made a motion to recommend approval of Ordinance No. 796 to the Town Council.

***ACTION:*** The motion passed 3-2 with Boardmember Ehret and Boardmember Cole opposed.

## 7. ORDINANCE NO. 797

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AMENDING DIVISION 1, “GENERALLY,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-28, “PLANNING AND ZONING BOARD DUTIES,” TO REMOVE REVIEW OF PLATS AND REMOVE REVIEW OF SINGLE FAMILY SITE PLANS AND APPEARANCE (INCLUDING ARCHITECTURAL) FROM THE PLANNING AND ZONING BOARD TO ADMINISTRATIVE STAFF; PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

***MOTION:*** Ferguson/Butler made a motion to recommend approval of Ordinance No. 797 to the Town Council.

***ACTION:*** The motion passed 3-2 with Boardmember Ehret and Boardmember Cole opposed.

## COMMENTS FROM THE BOARD

### ADJOURNMENT

Chair Stern adjourned the meeting at 6:18PM



# 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: 1/5/25

NAME:

Ty Chivers

PHONE NO.:

REPRESENTING (IF APPLICABLE):

Kelley's

ADDRESS:

**CHECK WHAT MAY APPLY:**

**SUPPORT**

**OPPOSE**

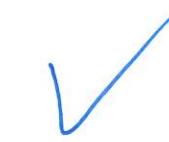
**I WISH TO SPEAK**



# 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:** \_\_\_\_\_

**NAME:** Larry Sorsby

**PHONE NO.:** 732-996-9864

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

**ADDRESS:** 120 Ocean Dr

**CHECK WHAT MAY APPLY:**

**SUPPORT**

**OPPOSE**

**I WISH TO SPEAK**



# TOWN OF JUNO BEACH

Item #1

## 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 #:

15

DATE:

1-5-2026

NAME: Tom Kelley

PHONE NO.: 260-437-1919

REPRESENTING (IF APPLICABLE):

self

ADDRESS:

430 N. LYRA CIRCLB

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: 1-5-24

NAME:

John Stellw

PHONE NO.: 1561.891.7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

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 #:

*Public Comment*

DATE:

NAME:

*Anne Bossie*

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

*516, 7*

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

**Numbers don't lie:**

I met with Frank Davila regarding an actual home in Juno Beach and how Ordinance 780 aka "Harmony" will affect the value of a specific property. The Subject home is located at 401 Sunset Drive. Below are the numbers. I believe they speak for themselves:

New homes in Juno Beach, those updated or brand new, built to today's market demands are selling for approximately \$1,000/SF of AC space therefore:

Underlying Zoning = 5,600 SF x \$1,000/SF = \$5,600,000

Staff's Interpretation = 4,900 SF x \$1,000/SF = \$4,900,000  
**(loss of \$700,000)**

Using an Average = 2,900SF x \$1,000/SF = \$2,9000  
**loss of \$2,700,000)**



# 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.

205

AGENDA ITEM #:

DATE:

NAME:

Maria Wolf

PHONE NO.:

561 371-0243

REPRESENTING (IF APPLICABLE):

ADDRESS:

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 #: 5    ORD. 795

DATE: 1/5/2026

NAME: Ando Rovere

PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 Ando Lago 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 #: DRD 795

DATE: 1-5-2026

NAME:

Diana Davis

PHONE NO.: 561-310-6138

REPRESENTING (IF APPLICABLE):

ADDRESS:

440 Sunset Way

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK



# TOWN OF JUNO BEACH

Item #1.

## 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 #:

795-797

DATE:

4-5-74

NAME:

John Stollard

PHONE NO.:

561 881-7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK



# TOWN OF JUNO BEACH

Item #1.

## 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 #: 5

DATE:

NAME:

Peggy Wheeler

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

460 Atlantic Blvd

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

January 5, 2026

**Dear Fellow Juno Beach Planning & Zoning Members, Town Council, and Staff,**

I respectfully request that the Juno Beach P&Z Board votes down this recent ordinance that effectively eliminates Juno Beach's long-standing ability—through both the Planning & Zoning Board and staff—to conduct meaningful Architectural and Harmony Review for new single-family homes.

Why would a Planning & Zoning Member NOT care about Architectural Review ? It is because you must be LOYAL to the person who appointed you which is very troubling to me if that is the case. Two of the council members will not be here in early Spring who wants to get rid of these logical controls – so I hope this is not the case here.

As a volunteer member of the Planning & Zoning Board for the past two years, I have seen firsthand how well the previous system worked. **The fact is 19 out of 20 residential applications were approved during that time.** In most cases, applicants welcomed reasonable design suggestions and projects were then resubmitted and improved as a result. The idea that homeowners were being blocked from renovating or expanding their homes was simply not supported by the record. This whole Property Rights mailer and statements is fear mongering at it's best.

At the October 2025 Council meeting, a motion was approved that dramatically reduced design oversight. By narrowing review primarily to setback compliance, the ordinance removed our ability to evaluate factors such as **scale, massing, bulk, proportion, and neighborhood compatibility.** These elements are fundamental to protecting community character.

The result is that homes of 5,000 to 8,000 square feet may now be constructed next to homes that are a fraction of that size—with no practical review of whether those projects fit their surroundings. This is not simply a procedural change; it represents a major shift in the physical future of Juno Beach.

What is being protected was Juno Beach's unique identity as a small-scale, coastal community.

Residents made that priority very clear this year. Large numbers attended meetings, wrote letters, and spoke out in favor of preserving neighborhood character and preventing over-scaled development. Yet the recent ordinance moves in the opposite direction, favoring a regulatory environment that encourages larger, more intensive construction with minimal community input.

We have already seen the consequences of that approach. The scale and massing of the Carretta development permanently altered the character of our primary entrance into town. Similar development pressures are now possible elsewhere, particularly on large parcels such as Plaza La Mer. Once these precedents are set, they cannot be undone.

As someone who has worked in high-end construction for more than 40 years, I can say with certainty that when design standards are weakened, the result is not better housing—it is simply bigger housing. And once a town begins down that path, it becomes increasingly difficult to preserve the qualities that made it special in the first place.

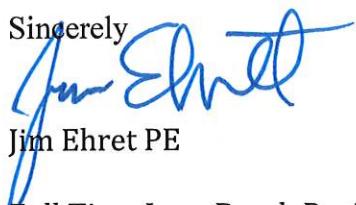
It totally puzzling to me that the two officials who are not going for reelection including the Mayor voted to approve gut out the Architectural Review / Harmony when so many of the residents want to keep it as spoken out at the last few meetings . It is totally irresponsible not to allow the new council elected by the residents to deal with this issue than get it passed on your way out of office

For these reasons, I respectfully have asked that a Council member introduce a motion to reconsider the elimination of full architectural and harmony review for single-family homes. Restoring that process would reaffirm Juno Beach's commitment to thoughtful planning, neighborhood compatibility, and resident-driven growth.

I remain committed to serving this community and to helping ensure that Juno Beach continues to reflect the character, scale, and livability that its residents value.

Thank you for your time and consideration.

Sincerely



Jim Ehret PE

Full Time Juno Beach Resident since 2019  
Planning & Zoning Member 2024-2026



## AGENDA ITEM

**Meeting Name:** Planning and Zoning Board

**Meeting Date:** February 2, 2026

**Prepared By:** Stephen Mayer

**Item Title:** Variance Request – (Shirk) 460 Jupiter Lane, 451 S Juno Lane & 461 S Juno Lane

### **BACKGROUND:**

The three (3) contiguous subject properties are located at 460 Jupiter Lane, 451 S Juno Lane and 461 S Juno Lane and under the same ownership (Meredith Shirk, Owner). The application was filed by Brown Carrington PLLC. The properties are within the Residential Single-Family (RS-2) Zoning District. The surrounding properties are all within the same zoning district.

### **Location Map**



The applicant is seeking a variance from the Town's Zoning Code Section 34-905(1) – maximum height of walls and fences – rear and side yard for residential properties to allow the construction of eight (8)-foot fences on the side and rear property lines. According to the zoning code, the maximum height for walls and fences on the side and rear yard for residential property is six (6) feet.

It is important to note that two of the properties are corner lots. Per Section 34-4, the side yard “means a yard extending from the rear line of a required front yard to the opposite property line, or in cases where more than one front yard is required, as on a through lot, to the rear line of the second front yard. In the case of corner lots, all yards adjacent to streets shall be considered front yards. Width of a required side yard shall be measured so that the yard established is a strip of the minimum depth required with its inner edge parallel to the side lot line”.

To clarify when a fence must be lowered from six (6) feet to four (4) feet, the front yard, “means a yard adjacent to a street and extending across the entire front of the lot to the face of the building wall closest to the front property line or the required front yard setback, whichever is greater. Through lots extending through blocks in such a way as to have frontage on two public or private streets shall provide front yards adjacent to each street. The depth of required front yards shall be measured perpendicular to a straight line joining the foremost points of the side lot lines. The foremost points of side lot lines, in the case of rounded property corners, as at street intersections, or irregular corners, shall be assumed to be the points at which lines would have met without rounding or irregularity”.

In practice, this means any fence/wall standing closer to the road than the façade, or face of the building has a maximum height of four (4) feet, while a fence that is located on the side and behind the façade of the building (or the corners of the building) may be a maximum of six (6) feet high.

Per the Variance request, the applicant is requesting a two (2)-foot increase to the maximum height of a fence, to allow an eight (8)-foot-high fence, architecturally compatible with the houses. The goal for the applicant is to provide enhanced security and privacy. Please note that the applicant has modified the existing permitted fences by attaching two (2) feet of material on top of existing six (6)-foot fences, installed an unpermitted pole mounted camera and installation of fences without a permit in certain locations, all subject of code enforcement case on the three properties (CE-24-10-59, CE-26-01-1, CE-25-10-60, and CE-25-10-62)

The applicant describes the request as “installation and maintenance of an eight-foot privacy fence along the shared rear and side-yard boundaries of these properties, replacing the existing fencing currently in place, which slightly exceeds the maximum height permitted under the Town Code”...“The replacement fencing will be constructed as a continuous, architecturally consistent structure using high-quality materials and professional installation, ensuring visual harmony with the surrounding residential character of the neighborhood. No temporary extensions, add-on elements or piecemeal modifications will be used.

## **DISCUSSION:**

The Town Code definition of a *variance* is a relaxation of the terms of the [code] where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. To that end, the Board of Adjustment may grant a variance only if it determines that each of the five criteria are met. Please see below the five variance criteria, the applicant's response to the criteria is part of the application and are attached, staff's response in **bold**:

Staff notes fence height restrictions in residential areas are routinely limited to six (6) feet in multiple municipal codes. This limitation exists to ensure safety (visibility for drivers and pedestrians), maintaining consistent neighborhood aesthetics, preventing visual obstruction of light and views, and ensuring property values by preventing overly imposing structures on another person's property line. Taller walls and fences block sightlines, cast excessive shade, blocks airflow and sunlight to neighboring yards, and creates a "walled city" affect that may be considered blight. Tall fences and walls can obstruct sight lines, making it difficult for drivers and pedestrians to navigate safely, especially near roads and intersections.

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

**The applicant claims that the subject properties are unique because they collectively form a "unified residential compound". However, such a term is not a use by right in our code nor has the Town approved a site plan to create such a unique single-family compound spanning three properties. These are three historically plated residential lots with three separate single-family houses. They are surrounded by similar circumstances. They do not have special circumstances that are not applicable to the single-family houses that surround the property; and therefore, they should not be given special conditions peculiar to the land, structures, or buildings involved.**

- (2) The special conditions or circumstances do not result from the actions of the applicant;

**The applicant claims that her unique profession has created unique or special conditions that do not result from the actions of the applicant in the form of online harassment and stalking. The Town sympathizes with the owner from being the target of repeated online harassment, threatening communications, and unwanted attention from strangers, and fully condemns the alleged activities. These alleged activities do not result from the actions of the applicant. However, staff does not find the need for enhanced fencing because of the result of special conditions or circumstances. Harassment and stalking is a multifaceted issue that is not unique to the site, as required to be met by the criteria for variance, but rather linked to the person. The Town has a six (6)-foot limit on fences in the side and rear yard that are generally and commonly applied to all.**

- (3) A granting of the variance requested will not confer upon the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district;

**The application requests recognition that the property owner requires extra safety and privacy commonly afforded to all other residents. By granting this variance, special privileges would be granted to the subject properties, otherwise denied to other properties. The applicant stipulates in their application statement that "many homeowners in Juno Beach enjoy privacy due to landscaping". However, the justification does not explain why landscaping is not an option for this property.**

**Additionally, an eight (8)-foot wall limited to this location exclusively would create a compound aesthetic and be uniquely different in appearance. Because of the unique nature, it may draw unwanted attention to the properties. This is antithetical to the reasoning**

provided, as drawing attention to the home would encourage less privacy, less anonymity and potentially less security. Staff notes that six (6)-foot-high fences reinforces Crime Prevention Through Environmental Design (CPTED). This is a strategy using urban/architectural design and management to reduce crime opportunities and fear by shaping the physical environment, employing principles like natural surveillance, making spaces less attractive to offenders and safer for legitimate users. By raising the height of the fence, the natural surveillance of your neighbors will be unnaturally and uniquely jeopardized.

(4) A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter and would work unnecessary and undue hardship on the applicant; and

**The literal interpretation of the code provisions does not deprive the applicant of any common rights enjoyed by other properties within the RS-2 zoning district. The applicant has not proven that the code does not provide commonly shared safety and privacy measures in the six (6)-foot height limitation and that the limitations create unnecessary and undue hardship.**

(5) A prior application for the granting of the variance had not been submitted within the preceding 12 months.

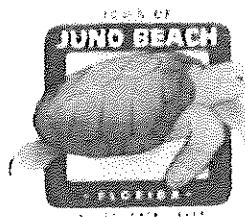
**The applicant has not filed for a variance within the past 12 months.**

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board recommend to the Town Council, sitting as the Board of Adjustments and Appeals, the requested variance from Code Section 34-905(1) of the Town's Code of Ordinances to increase the maximum fence or wall height to eight (8) feet **be denied**.

Attachment(s):

1. Variance Application w/ applicant's backup material.



TOWN OF JUNO BEACH  
PLANNING AND ZONING DEPARTMENT  
340 OCEAN DRIVE  
JUNO BEACH, FL 33408  
PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only  
Date Stamp

## Application for Variance Petitions

A *Variance* is a relaxation of the terms of the Town of Juno Beach Comprehensive Zoning Ordinance (Chapter 34, and subsequent amendments) where such variance will not be contrary to the public interest and where, owning conditions peculiar to the property and not the result of the actions of the applicant a literal enforcement of said ordinance would result in unnecessary and undue hardship on the land. As used in said ordinance, a variance is authorized only for height, area, and size of structure or size of yards, parking requirements and open spaces. Establishment or expansion of use or density otherwise prohibited or not permitted shall not be allowed a variance.

### **Section I**

#### **Instructions for Completion:**

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date this application at the end of Section III. If appropriate, complete the power of attorney form on page 4 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) that identify the peculiarity of your specific situation, and that clarify your petition/application.
4. A filing fee of **\$500.00** must accompany each application upon submittal. The applicant will also be responsible for providing all property identification information and property owners within a 300' radius surrounding the subject property; and will be responsible for postage cost associated with mail-out materials related to the petition.
5. All materials required shall accompany this application at time of submission to the Planning & Zoning Department; and the deadline for all required material is three weeks prior to the date of the Board of Adjustment hearing for which this petition is being requested.

## Section II

**Please Complete the Following:**

*Applicant/Agent Information:*

Name of Applicant: Meredith Shirk Contact Phone #: (301)500-5304  
Address of Applicant: 460 Jupiter Ln. North Palm Beach, FL 33408

\*If the applicant has an agent, or will be represented by anyone other than the applicant.

\*Name of Agent: Brown Carrington, PLLC Contact Phone #: (561)794-0555

\*Address of Agent: 420 Royal Palm Way, Suite 200, Palm Beach FL 33480

*Regarding the Subject Location (where the variance is being requested):*

**Street Location:** Jupiter Lane

**Name of Subdivision: Juno Beach 1st Addition**

Block: 28434128020000750 Lot: 75, 76

### *Regarding the Variance Petition:*

Please describe the variance being requested: See attachment

### Section III

**Please address (in written form) the criteria listed below:**

While considering a variance petition, the Board of Adjustment shall have the power to authorize upon appeal such variance from the terms of the zoning code as will not be contrary to the public interest, where, owing to specific conditions, a literal enforcement of the provisions of the Code will result in an unnecessary and undue hardship. A variance from the terms zoning code shall not be granted unless the Board of Adjustment finds that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;

*Applicant Response:* See attachment

---

2. The special conditions or circumstances do not result from the actions of the applicant;

*Applicant Response:* See attachment

---

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings or structures in the same district;

*Applicant Response:* See attachment

---

4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary an undue hardship on the applicant.

*Applicant Response:* See attachment

---

5. A prior application for the granting of the variance had not been submitted within the preceding twelve (12) months.

*Applicant Response:* None

---

According to Chapter 34, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming to the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.

DocuSigned by:



---

Applicant's Signature

---

Meredith Shirk

Print Name

---

11/25/2025

Date

---

Witness' Signature

---

Date

---

Print Name

## **Power of Attorney**

Name of Applicant: \_\_\_\_\_ Contact Phone \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Property Address (description): \_\_\_\_\_  
Name of Agent: \_\_\_\_\_  
Contact Phone of Agent: \_\_\_\_\_

The Undersigned, being the true Applicant for the real property described above, does hereby grant unto the Agent, stated above, the full right and power of attorney to make application to the Town of Juno Beach for an easement abandonment petition/request and act as the representing agent for any subsequent processes for said property. It is understood that limitations, conditions and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any application/petition proceeding to limit the Applicant to only allow themselves the opportunity to apply for an abandonment petition/request. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning & Zoning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEALS  
THIS                    DAY OF                   , 20          .

**Applicant**

Witness

**Applicant**

**Witness**

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the true owners of the real property described above and that they executed the power of attorney for the purposes stated therein.

Sworn and subscribed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.  
*[Signature]*

## Notary Public

SEAL

*(For Office Use Only)*

**Variance Mailing/Billing Information**

Date given to Town Clerk's Office: \_\_\_\_\_

Deadline for Mailing: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Mailing Address for Billing: \_\_\_\_\_

Postage: \$ \_\_\_\_\_ Legal Ad: \$ \_\_\_\_\_ = Total: \$ \_\_\_\_\_

Date payment Received: \_\_\_\_\_

## ATTACHMENT TO APPLICATION FOR VARIANCE PETITION

### Section II

*Regarding the Variance Petition:*

Please describe the variance being requested:

The Applicant, Ms. Meredith Shirk, is the fee simple owner of the properties located at 461 Juno Lane, 451 Juno Lane, and 460 Jupiter Lane, Juno Beach, Florida, which are contiguous parcels under common ownership. The properties share continuous boundary fencing along their respective rear and side-yard lines.

The Applicant respectfully requests a variance to permit the installation and maintenance of an eight-foot privacy fence along the shared rear and side-yard boundaries of these properties, replacing the existing fencing currently in place, which slightly exceeds the maximum height permitted under the Town Code. The purpose of this request is to ensure adequate privacy, safety, and security for Ms. Shirk and her two minor children within their home and outdoor living areas.

Ms. Shirk is a well-known public figure and online personality with a substantial social-media following numbering in the millions. As a result of her public profile, she has been the target of repeated online harassment, threatening communications, and unwanted attention from strangers. Ms. Shirk has also experienced a stalking incident that was formally reported to the Juno Beach Police Department. These circumstances have created legitimate and ongoing safety concerns that are unique to her situation and not typical for other homeowners in the area.

The existing six-foot fencing surrounding the rear and side-yard boundaries of the subject properties does not provide sufficient protection or privacy for Ms. Shirk and her family, given the openness and visibility of the combined rear yards from neighboring homes and public vantage points. The proposed eight-foot fencing will be installed along the same alignment as the current fencing, maintaining the existing footprint while providing necessary additional height for security and privacy.

The replacement fencing will be constructed as a continuous, architecturally consistent structure using high-quality materials and professional installation, ensuring visual harmony with the surrounding residential character of the neighborhood. No temporary extensions, add-on elements, or piecemeal modifications will be used.

Granting this variance will not adversely affect neighboring properties, nor will it confer a special privilege. Rather, it provides a reasonable and necessary accommodation for privacy and safety given the Applicant's unique personal circumstances and the unified nature of the properties. Approval of this variance will further the public interest by promoting safety, privacy, and the overall welfare of the residents of Juno Beach.

Page 1 of 3

Meredith Shirk  
Application for Variance Petition  
Responses to Section II & III

### Section III

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

**Response:** The subject properties at 461 Juno Lane, 451 Juno Lane, and 460 Jupiter Lane are contiguous and collectively form a unified residential compound with shared fencing and open backyard areas that are visible from neighboring properties and public vantage points. This configuration, coupled with the Applicant's public prominence as an online personality, creates an exceptional set of safety and privacy concerns not experienced by typical homeowners. Ms. Shirk has received online threats and has been the victim of a stalking incident reported to the Juno Beach Police Department. These factors make the properties uniquely situated, warranting additional protective measures beyond the standard fence height.

2. The special conditions or circumstances do not result from the actions of the applicant.

**Response:** The need for enhanced fencing arises entirely from external factors — namely, the Applicant's professional public exposure, online harassment, and safety threats. The Applicant has not altered the properties or created the conditions giving rise to this request. The hardship is not self-created but rather a direct result of the Applicant's unique public profile and the openness of the contiguous rear yards shared by her properties.

3. A granting of the variance requested will not confer upon the applicant any special privilege that is denied by said Ordinance to other lands, buildings, or structures in the same district.

**Response:** Approval of this variance would not create a special privilege but would instead provide a modest, reasonable accommodation to address specific safety and privacy needs. Many homeowners in Juno Beach naturally enjoy privacy due to landscaping or elevation; this request simply allows Ms. Shirk to achieve comparable privacy through fencing consistent with the properties' unified layout. The proposed eight-foot fencing will be architecturally cohesive, visually unobtrusive, and consistent with the residential character of the neighborhood.

4. A literal interpretation of the provisions of said ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance and would work unnecessary and undue hardship on the applicant.

**Response:** Strict enforcement of the six-foot limitation would deprive Ms. Shirk and her children of a basic sense of safety and privacy within their home and shared outdoor areas. The existing fence height does not adequately shield the properties from direct view, exposing them to potential intrusion, surveillance, or unwanted attention. This creates an undue hardship that is unnecessary given the Applicant's documented safety concerns. Granting this variance would alleviate that hardship while maintaining the intent and purpose of the Town's zoning code.

5. A prior application for the granting of the variance has not been submitted within the preceding twelve (12) months.

**Response:** No prior variance applications have been submitted for the properties located at 461 Juno Lane, 451 Juno Lane, or 460 Jupiter Lane within the preceding twelve (12) months.

Code Violation:  
East side fencing also present

25

Code Violation:  
East yard fencing also present  
Also exceeds 6 feet  
25

Code Violation:  
Modification to fencing meeting  
is greater than 6 feet in  
height  
25

25  
25  
25

**Property Detail**

**Location Address :** 460 JUPITER LN  
**Municipality :** JUNO BEACH  
**Parcel Control Number :** 28-43-41-28-02-000-0750  
**Subdivision :** JUNO BEACH 1ST ADD IN  
**Official Records Book/Page :** 35089 / 1837  
**Sale Date :** 06/13/2024  
**Legal Description :** JUNO BEACH 1ST ADD LTS 75 TO 77 INC & W 1/2 OF LT 78

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
THERAPEUTIC MOVEMENT INC	451 S JUNO LN NORTH PALM BEACH FL 33408 2037

**Sales Information**

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
06/13/2024	\$1,600,000	35089 / 01837	WARRANTY DEED	THERAPEUTIC MOVEMENT INC
06/21/2022	\$10	33668 / 00732	QUIT CLAIM	ALVAREZ CYNTHIA A
06/23/2005	\$10	18858 / 00742	WARRANTY DEED	NIELSEN CYNTHIA &
05/09/2003	\$340,000	15233 / 01672	WARRANTY DEED	NIELSEN CYNTHIA
12/01/1997	\$100	10132 / 00113	QUIT CLAIM	STEPANAUSKAS ANELA
01/01/1976	\$54,000	02603 / 01294		
01/01/1973	\$15,500	02251 / 00700	WARRANTY DEED	
01/01/1972	\$9,500	02039 / 01048	WARRANTY DEED	

**Exemption Information**

No Exemption Information Available.

**Property Information**

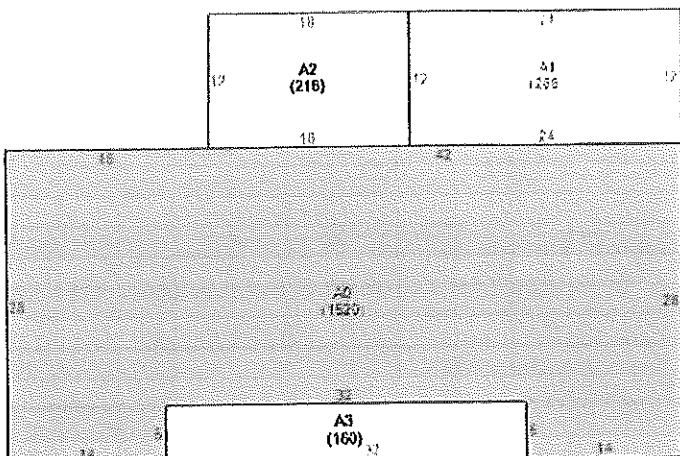
**Number of Units :** 1  
**\*Total Square Feet :** 2184  
**Acres :** .21  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RS-2—SINGLE FAMILY (28-JUNO BEACH)

**Building Details****Structural Details**

<b>Structural Element for Building 1</b>		<b>Sketch for Building 1</b>
Bldg Type	SFR	
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1976	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	2	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	MOD. METAL	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	

Floor Type 1 FINE OR SOFT WOOD  
 Floor Type 2 N/A  
 Stories 1

Subarea and Square Footage for Building 1  
 Code Description square Footage  
 SFB Semi Finished Base Area 216  
 FOP Finished Open Porch 160  
 FGR Finished Garage 288  
 BAS Base Area 1520  
 Total Square Footage 2184  
 Area Under Air 1736



### Property Extra Feature

Description	Year Built	Units
Patio	1976	220

### Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS-2	0.2117

### Appraisals

	Tax Year	2025	2024	2023	2022	2021
Improvement Value		\$215,313	\$213,844	\$236,479	\$190,862	\$160,207
Land Value		\$980,700	\$980,700	\$980,700	\$737,000	\$536,000
Total Market Value		\$1,196,013	\$1,194,544	\$1,217,179	\$927,862	\$696,207

### Assessed and Taxable Values

	Tax Year	2025	2024	2023	2022	2021
Assessed Value		\$1,196,013	\$836,564	\$812,198	\$550,045	\$512,254
Exemption Amount		\$0	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value		\$1,196,013	\$786,564	\$762,198	\$500,045	\$462,254

### Taxes

	Tax Year	2025	2024	2023	2022	2021
AD VALOREM		\$21,716	\$14,448	\$14,119	\$10,261	\$9,323
NON AD VALOREM		\$1,325	\$1,305	\$1,290	\$1,277	\$1,199
TOTAL TAX		\$23,041	\$15,753	\$15,409	\$11,538	\$10,523



