

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 4:10 PM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Cc:** Ruben Cruz  
**Subject:** FW: Zoning Frenchman's Creek Beach Club  
**Attachments:** Frenchman's Creek zoning.docx

**From:** Ruben Cruz  
**Sent:** Tuesday, May 12, 2015 3:52 PM  
**To:** Vanessa Dunham  
**Subject:** FW: Zoning Frenchman's Creek Beach Club

See email below and attached letter.

Ruben Cruz, CFM  
Director of Planning and Zoning  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Office: (561) 656-0306



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Trevor Barnett [<mailto:trevorb48@yahoo.com>]  
**Sent:** Tuesday, May 12, 2015 11:50 AM  
**To:** Ruben Cruz  
**Subject:** Zoning Frenchman's Creek Beach Club

Mr Cruz:

Attached please find a letter that I would like to be read at the upcoming Zoning meeting. I am strongly opposed to any changes that will allow the Beach Club to enlarge their presence at this location. Thank you for your consideration.  
Respectfully submitted.

Trevor Barnett  
Juno Shores Condominium.

Ruben Cruz  
[rcruz@juno-beach.fl.us](mailto:rcruz@juno-beach.fl.us)  
Bill Green . Vice Mayor Pro Tem  
Ellen Andel. Vice Mayor.  
Mort Levine . Mayor  
Director of Planning and Zoning  
Town of Juno Beach.

Re: Zoning of the Frenchman's Creek Beach Club.

Dear Sirs/Madam:

We have been made aware that there will be a hearing to allow the Beach Club to modify the Zoning Code Text Amendment, to the building, to allow it to be enlarged and as well to increase the height.

I am a resident in Juno Shores Condominium, which is adjacent to and North of the Beach Club.

Juno is a bucolic, low density community, which is one of its great attractions. By enlarging the building we will be inviting a significantly greater number of cars. Even currently when they have events at the club the traffic congestion is so great that they require a traffic attendant to facilitate the movements of the cars. At these times it is often difficult to enter or exit our property. The road infrastructure in this area was not designed to handle this amount of traffic. How will they cope with the additional cars and what of the affect on the surrounding neighbors with all the emission and noise pollution that this will unquestionably create? All these additional cars will have an affect on the road infrastructure over time. Who will pay for that?

When they have events at the Club the additional volume swamps the beach and this will encroach on the nesting areas of the Turtles.

They, as well, cannot be relied upon to keep the area clean. After every major beach event I find myself walking the beach collecting polystyrene cups that the members are too lazy to pick up themselves or their staff are swamped and incapable of handing. I often see them floating in the water as well.

They are neither physical residents **nor taxpaying residents** and this request will to be detrimental to the existing residents, **who do pay taxes!**

I humbly request that you reject this request and act in the best interests of the community of residents that you so honorably serve.

Respectfully submitted.

Trevor Barnett  
Juno Shores

C.C.

Bill Green. Vice Mayor Pro Tem  
Ellen Andel. Vice Mayor.

## Ruben Cruz

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**From:** A Burchill <percydpercival@gmail.com>  
**Sent:** Wednesday, May 06, 2015 12:04 PM  
**To:** Ruben Cruz  
**Subject:** Fwd: Frenchman's Creek Code-text Change Amendment dated May 18, 2015

----- Forwarded message -----

**From:** A Burchill <percydpercival@gmail.com>  
**Date:** Wed, May 6, 2015 at 11:58 AM  
**Subject:** Frenchman's Creek Code-text Change Amendment dated May 18, 2015  
**To:** [RCruz@juno-beach.fl.us](mailto:RCruz@juno-beach.fl.us)

Dear Ruben:

I am opposed to the zoning Code -text Change Amendment, dated May 18, 2015 that subject property is seeking. My concern is overdevelopment of a small parcel and increase in traffic in the area.

Ann Burchill  
Owner/Seasonal Resident  
Brigadoon 9BW  
500 Ocean Drive  
Juno Beach, Fl 33408  
[508-237-9833](tel:508-237-9833)

**Ada Oliver**

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**Subject:** FW: Frenchman's Creek proposed expansion

**Importance:** High

**From:** Nina Hirsch [<mailto:nina.hirsch@kennedycompanies.com>]

**Sent:** Monday, May 11, 2015 8:49 AM

**To:** Ellen Andel; Bill Greene

**Subject:** Frenchman's Creek proposed expansion

**Importance:** High

Ellen and Bill,

As a Juno Beach resident, I am adamantly against the proposed expansion.

Traffic coming in/out of Frenchman's is already a nuisance. I cannot count the number of times I have almost been hit by a valet, screeching into/out of the complex. More traffic on Celestial and Ocean is not in the best interests of the citizens of Juno Beach. Additionally, as there is no income generated by this business, I cannot see an upside.

Please, do not allow this proposal.

Nina Hirsch Carp

*Nina Hirsch Carp*

Kennedy Contractors, Inc.  
2465 Mercer Avenue, Suite 107  
West Palm Beach, Florida 33401  
561-434-1300  
561-434-1307 (fax)

[nina.hirsch@kennedycompanies.com](mailto:nina.hirsch@kennedycompanies.com)

For more information, please see our web site;  
[www.kennedycompanies.com](http://www.kennedycompanies.com)

This email is privileged and confidential. If you have received it in error, please delete and/or contact the sender.

**Ada Oliver**

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**Subject:** FW: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club

**From:** Robert Kelly [<mailto:robert9529@gmail.com>]

**Sent:** Saturday, May 09, 2015 9:05 PM

**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons

**Subject:** Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club

Lady and gentlemen,

This is to register my concern and objection to the proposed zoning change.

**Robert Kelly**  
Beachfront # 503  
530 Ocean Dr.  
Juno Beach

**Ada Oliver**

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**Subject:** FW: Frenchmans Creek expansion

-----Original Message-----

From: Vanessa Dunham  
Sent: Monday, May 11, 2015 8:55 AM  
To: Ellen D. Andel  
Cc: Joseph F. Lo Bello, CPA; Ruben Cruz  
Subject: FW: Frenchmans Creek expansion

-----Original Message-----

From: Michael T. Carp [mailto:[mtcarp@kennedycompanies.com](mailto:mtcarp@kennedycompanies.com)]  
Sent: Saturday, May 09, 2015 8:17 PM  
To: Ellen Andel  
Subject: Frenchmans Creek expansion

Ellen: my vote is no.

Michael T. Carp  
Kennedy Contractors, Inc.  
2465 Mercer Avenue  
Suite 107  
West Palm Beach, FL. 33401

[www.kennedycompanies.com](http://www.kennedycompanies.com)

Sent from my iPad

**Ada Oliver**

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**Subject:**

FW: Frenchmen's Creek Beach Club

-----Original Message-----

From: Vanessa Dunham

Sent: Monday, May 11, 2015 8:52 AM

To: Ellen D. Andel

Cc: Joseph F. Lo Bello, CPA

Subject: FW: Frenchmen's Creek Beach Club

-----Original Message-----

From: Frank Tomaka [mailto:[ftomaka@msn.com](mailto:ftomaka@msn.com)]

Sent: Sunday, May 10, 2015 7:53 PM

To: Ellen Andel

Cc: Frank Tomaka

Subject: Frenchmen's Creek Beach Club

Dear Ms. Andel,

I am an owner in Sea Oats. Unfortunately, I am unable to attend the Town Meeting on May 18th. I want to express my complete opposition to the proposed change of zoning and planned construction at the Frenchmen's Creek Beach Club. For all intent and purposes, this club operates as a restaurant. I am entirely against changing the zoning to benefit individuals who are not Juno Beach residents and taxpayers. My primary concerns involve probable increase in traffic and risks to our beaches and turtle populations.

Sincerely,

Frank Tomaka, MD  
402 Sea Oat Dr, Unir G

215 400-0579

**Ada Oliver**

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**Subject:** FW: CITIZENS OF JUNO BEACH

**From:** POA - Juno Beach [mailto:junobeachpoa@gmail.com]  
**Sent:** Saturday, May 09, 2015 6:51 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons  
**Subject:** Fwd: CITIZENS OF JUNO BEACH

----- Forwarded message -----

**From:** POA - Juno Beach <junobeachpoa@gmail.com>  
**Date:** Sat, May 9, 2015 at 6:48 PM  
**Subject:** CITIZENS OF JUNO BEACH  
**To:**

**TO: the Mayor, elected officials, and taxpayers of Juno Beach**

**Re: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club**

We the residents, voters, and taxpayers of Juno Shores Condominium and neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes of the exiting structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world. The newly designed structure as being located within the flood plan of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sold use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to expand their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private

Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dun of Juno Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property value of the Juno Beach residents are also in jeopardy.

As it is now, every special event at Frenchmen's Beach club creates overflow parking at the Town Hall and Police State, Juno Shores Condominium, and the Methodist Church on Ocean Drive with heavy traffic along Celestial Way to Donald Ross Road.

Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to our residential community. Again, these construction and zoning changes are proposed by people who do not live in Juno Beach, vote in Juno Beach or pay taxes to Juno Beach.

We the residents of Juno Shores condominium are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

**Please voice your concerns and attend the zoning meeting on May 18th at 5:30 PM at the Juno Beach Town Hall.**

**If you cannot attend please email your concerns to Town Officials.**

- |  |             |   |
|--|-------------|---|
| Town Manager:<br><a href="mailto:beach.fl.us">beach.fl.us</a>                    | Joe Lobello | <a href="mailto:jlobello@juno-beach.fl.us">jlobello@juno-</a> |
| Director of Planning and Zoning:<br><a href="mailto:Beach.fl.us">Beach.fl.us</a> | Ruben Cruz  | <a href="mailto:rcruz@juno-beach.fl.us">rcruz@juno-</a>       |
| Mayor<br><a href="mailto:beach.fl.us">beach.fl.us</a>                            | Mort Levine | <a href="mailto:mlevine@juno-beach.fl.us">mlevine@juno-</a>   |
| Vice-Mayor<br><a href="mailto:beach.fl.us">beach.fl.us</a>                       | Ellen Andel | <a href="mailto:eandel@juno-beach.fl.us">eandel@juno-</a>     |
| Mayor Pro- Tem<br><a href="mailto:beach.fl.us">beach.fl.us</a>                   | Bill Greene | <a href="mailto:bgreene@juno-beach.fl.us">bgreene@juno-</a>   |

Council Member  
[beach.fl.us](mailto:beach.fl.us)

Jason Haselkorn

[jhaselkorn@juno-](mailto:jhaselkorn@juno-beach.fl.us)

Council Member  
[beach.fl.us](mailto:beach.fl.us)

Jim Lyons

[jlyons@juno-](mailto:jlyons@juno-beach.fl.us)

Thank you all.

The Juno Beach POA

Please voice your opinions now!!!! If you cannot attend the meeting please be sure to email your opinions to the Town Manager, Director of Planning and Zoning and the Town Council Members.

Their email addresses are below:

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 10:59 AM  
**To:** 'Diana Mosolf'  
**Cc:** 'Len Rubin (lgrubin@bellsouth.net)'; Ada Oliver; Ruben Cruz; Joseph F. Lo Bello, CPA  
**Subject:** RE: Frenchman's Creek Swim Club

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

Vanessa M. Dunham, MMC

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408

Direct Line (561) 656-0316 Fax (561) 775-0812 [www.juno-beach.fl.us](http://www.juno-beach.fl.us) Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

-----Original Message-----

From: Diana Mosolf [mailto:dlmosolf@gmail.com]  
Sent: Monday, May 11, 2015 5:09 AM  
To: Charles Mosolf  
Cc: Jim Lyons; Mort Levine; Joseph F. Lo Bello, CPA; Ellen Anandel; Bill Greene; Ruben Cruz; Jason Haselkorn; POA Juno Beach  
Subject: Re: Frenchman's Creek Swim Club

I LIVE in Juno Beach. I VOTE in Juno Beach. I PAY TAXES in Juno Beach. Frenchman's Creek Beach Club is about 20' outside of my bedroom window. I am totally opposed to any zoning changes or construction to the present site.

Sent from my iPhone

> On May 10, 2015, at 9:28 PM, Charles Mosolf <charlmoso@aol.com> wrote:

>

> We, residents of The Sands Condominium (241 Mercury Circle) are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club!

- >
- > We are out of the country & are unable to be present at the upcoming meeting.
- >
- > Charles & Diana Mosolf
- >
- > Sent from Chuck's iPhone 5s

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 11:07 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchman's Creek Swim Club

-----Original Message-----

**From:** Joseph F. Lo Bello, CPA  
**Sent:** Monday, May 11, 2015 10:57 AM  
**To:** Vanessa Dunham  
**Subject:** FW: Frenchman's Creek Swim Club

Joseph F. Lo Bello, CPA  
Town Manager  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Telephone (561) 656-0322  
Fax (561) 775-0812

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-----Original Message-----

**From:** Charles Mosolf [mailto:charlmoso@aol.com]  
**Sent:** Sunday, May 10, 2015 3:28 PM  
**To:** Jim Lyons; Mort Levine; Joseph F. Lo Bello, CPA; Ellen Andel; Bill Greene; Ruben Cruz; Jason Haselkorn  
**Cc:** POA Juno Beach  
**Subject:** Frenchman's Creek Swim Club

We, residents of The Sands Condominium (241 Mercury Circle) are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club!

We are out of the country & are unable to be present at the upcoming meeting.

Charles & Diana Mosolf

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 11:05 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Planning board meeting May 18 ,2015

**From:** [hpmccorm@aol.com](mailto:hpmccorm@aol.com) [mailto:hpmccorm@aol.com]  
**Sent:** Monday, May 11, 2015 10:58 AM  
**To:** Joseph F. Lo Bello, CPA  
**Subject:** Planning board meeting May 18 ,2015

My name is Harold McConrmick I own in the Juno Ocean Club 450 Ocean Drive . I was surprised to learn about a planning board meeting , planned right after most of the residents directly impacted by these new proposals , left for the season . It does not seem to be a coincidence to the residents along Ocean Drive I have spoken to . The members of the "club" do not own in Juno Beach , they own in Palm Beach Gardens and could not care less about our town . The proposed construction is in the flood plane and will affect the delicate environment ( turtle breeding in particular ) we are all trying to protect . I have contacted residents I know in Juno Beach and have asked them to contact others to make sure they know what is going on in the Town Hall .I strongly urge the planning board to do what is right for Juno Beach and not an outside "beach club " . I have been at planning board meetings before and think they had done a good job in the past . PS suggest to them they can provide their own courtesy transportation from Frenchman's Creek to the club . Sincerely , Harold McCormick

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 11:05 AM  
**To:** 'chiara\_oconnor@yahoo.com'  
**Cc:** 'Len Rubin (lgrubin@bellsouth.net)'; Joseph F. Lo Bello, CPA; Ada Oliver; Ruben Cruz  
**Subject:** RE: Frenchman's creek

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

Vanessa M. Dunham, MMC

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812 [www.juno-beach.fl.us](http://www.juno-beach.fl.us) Please note:  
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-----Original Message-----

**From:** Chiara [mailto:chiara\_oconnor@yahoo.com]  
**Sent:** Saturday, May 09, 2015 8:56 PM  
**To:** Joseph F. Lo Bello, CPA  
**Subject:** Frenchman's creek

I am a full time resident of Juno Beach, I have and continue to see serious changes in my community. I will do everything I can to HALT the changes that the town plans to allow towards Frenchmans Creek.

Over the past few years I have seen a blatant change in our police force, enforcement of several town rules and now this.

What happened to our beautiful little town? Again deceitful politics and Palm Beach County fraud. Come on you so called politicians.....stand on your feet AND DO NOT LET THIS HAPPEN. What is it a kick back in someone's pocket? Reminds me of the ugly condos across from the pier. Yep another politician padding his pockets.

I have called the Juno Police complaining several times. Yes Mam, yes Mam, not a change. The story of a deterioration of Juno continues.

Final words.....do your job and do not allow this to happen.

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 10:58 AM  
**To:** 'jstott91@aol.com'  
**Cc:** Ruben Cruz; Joseph F. Lo Bello, CPA; Ada Oliver; 'Len Rubin (lgrubin@bellsouth.net)'; Joseph F. Lo Bello, CPA  
**Subject:** RE: Frenchmen Creek Beach Club

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

Vanessa M. Dunham, MMC

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812 [www.juno-beach.fl.us](http://www.juno-beach.fl.us) Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

-----Original Message-----

From: jstott91@aol.com [mailto:jstott91@aol.com]  
Sent: Monday, May 11, 2015 9:13 AM  
To: Joseph F. Lo Bello, CPA  
Subject: Frenchmen Creek Beach Club

I certainly feel that before any consideration to the modification of the Frenchman Creek Beach club be granted that their property should be put on the Juno Beach tax roll for it's appropriate value and tax collected by the town Jonathan Stott 705 Ocean Dr.  
Sent from my iPhone

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 3:41 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Expansion of Frenchman's Creek Beach Club

**From:** Marty and David Schindler [mailto:schindler92316@aol.com]  
**Sent:** Monday, May 11, 2015 2:13 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons  
**Subject:** Expansion of Frenchman's Creek Beach Club

I believe the communication you have received from our Juno Shores neighbors includes enough reasons why expansion of Frenchman's is a bad idea for the atmosphere of the center of our community and the environment of our unmatched beach. They should be sufficient to carry the day to deny permission for Frenchman's to expand. In addition, given the recent news, if true, about the action by Palm Beach County not distribute property taxes associated with Frenchman's to Juno, it would be embarrassing for us to permit the expansion. I walk around the lake every day and are at the town center often. I have yet to see the parking lot of the current Frenchman's ever full. I do know that during the summer Frenchman's has reciprocity with other gated communities such as Ballen Isles, where we have several friends, allowing access to the eachother's facilities. **I wonder if Frenchman's will start selling beach access to other western communities.**

David Schindler  
1715 W. Hemingway  
Juno Beach

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Monday, May 11, 2015 3:40 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchman's Beach Club spot zoning

**From:** Joanne Slattery [mailto:joeslat@att.net]  
**Sent:** Monday, May 11, 2015 2:33 PM  
**To:** Jim Lyons; Mort Levine; Joseph F. Lo Bello, CPA; Ellen Andel; Bill Greene; Ruben Cruz; Jason Haselkorn; junobeachpoa@gmail.com  
**Subject:** Frenchman's Beach Club spot zoning

Stop the spot zoning in this town. Building up is not a solution. If everyone could have whatever zoning he or she wished as a property owner, there would be no purpose in having the regulation.

I live on Mercury Circle, and I've been watching the population at Frenchman's Beach Club increase 3-fold in the last 8 yrs. During the holidays, one can barely walk down the path because there is such over-crowding (in not only my opinion) on the beach. There were times when they even roped off OUR beach with police tape!

I don't know if this is in compliance with the Fire Department's Occupancy level. They don't seem to care about the beach, and so the next day we are usually picking up their styrofoam cups.

During the weekends cars drive around The Circle 3- 4x looking for a parking spot. There are more beaches up north, but for some reason this beach seems to be it. Not just for Frenchman's, but, given that - do you think increased population will cure this problem, I don't. The noise of the cars, the slamming of car doors all day is not only annoying, it's polluting - emissions and noise.

At night the constant visitors to the restaurant result in a stream of car headlights into my windows. The diners leave the restaurant and wait for their cars by the front door on the driveway. They are 90% very loud and it's usually after 10pm. Should I discuss what it's like when there is a party - DJ or live band? That music bounces off the "new" green building right into the windows of the Condos adjacent to Frenchman's. There is such little peace on this street one may as well live in Manhattan. Not to mention the days that I can't get in the back alley to my home because Frenchman's is waiting to get into their driveway - they are backed up.

This is a residential zone. They don't even live in the same town, so why not encourage them to find another property in the town they pay taxes to? WE pay taxes to the town. I'm sure I am not the only person on Mercury Circle who feels this way.

Joanne

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 10:49 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Addition to Frenchman's spot zoning letter

**From:** Joanne Slattery [mailto:joeslat@att.net]  
**Sent:** Tuesday, May 12, 2015 10:23 AM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons; junobeachpoa@gmail.com; Vanessa Dunham  
**Subject:** Addition to Frenchman's spot zoning letter

I had read an article where the taxes from Frenchman's Creek were/were not being paid. In this article there was a mention about phone calls reporting disturbances regarding Frenchman's Beach Club were minimum to the Police Department.

I would like to address this by saying that there is a reason for that. The neighbors to Frenchman's on Mercury Circle were able to call the Property Manager (at the time, Kyle) directly on his cell phone. There were many many calls to him regarding excessive late-hour noise, the extremely scary voice patrol that would go off all hours in the night, etc. There were many discussions with him about how to mutually exist. The reason there were many discussions is because they infringed often and the need for phone calls and discussions were necessary.

Fact: There may not have been that many phone calls to the police.

Fact: There were innumerable calls to Kyle, the property manager, as well as personal meetings.

Joanne

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:15 AM  
**To:** Ruben Cruz; Frank Davila  
**Cc:** Ada Oliver  
**Subject:** FW: Frenchman's Creek Beach Club text change application to zoning ordinance

Can you provide the application to Mr. Freedman when available. Please copy me on it.. Thanks,

*Vanessa M. Dunham, MMC*

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Joel Freedman [mailto:Joel@gardenhomesmanagement.com]  
**Sent:** Monday, May 11, 2015 10:19 PM  
**To:** Vanessa Dunham  
**Subject:** Frenchman's Creek Beach Club text change application to zoning ordinance

Hi Vanessa,

I would appreciate it if you would email me a copy of the above since I am currently in Stamford, CT and cannot inspect it in your office. I have a residence at Frenchman's Creek. Many thanks.

Best Wishes,

Joel Freedman

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:31 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: frenchmens creek petition

**From:** Lang Karen [mailto:plabal2@gmail.com]  
**Sent:** Monday, May 11, 2015 10:20 PM  
**To:** Mort Levine  
**Subject:** Fwd: frenchmens creek petition

Begin forwarded message:

**From:** Lang Karen <plabal2@gmail.com>  
**Subject:** frenchmens creek petition  
**Date:** May 11, 2015 at 9:17:42 PM CDT  
**To:** [jlobello@juno-beach.fl.us](mailto:jlobello@juno-beach.fl.us), [rcruz@juno-beach.fl.us](mailto:rcruz@juno-beach.fl.us), [mievine@juno-beach.fl.us](mailto:mievine@juno-beach.fl.us),  
[eandel@juno-beach.fl.us](mailto:eandel@juno-beach.fl.us), [bgreene@juno-beach.fl.us](mailto:bgreene@juno-beach.fl.us), [jhaselkorn@juno-beach.fl.us](mailto:jhaselkorn@juno-beach.fl.us),  
[jlyons@juno-beach.fl.us](mailto:jlyons@juno-beach.fl.us)

I am writing to ask you to reject the petition for the Frenchmen's Creek expansion. My family has enjoyed our home on celestial way since the early 80's and four generations of our family have dearly loved being apart of Juno Beach. We and our neighbors always do everything we can to preserve the charm and unique qualities of our community. We are all careful for follow building codes and requirements that protect our precious environment. It seems wrong to let Frenchmen's Creek expand in ways that will ignore these requirements that our citizens of Juno all follow. Please protect our beautiful home from these changes  
thank you  
Karen Ronning Lang  
240 Celestial Way #7  
Juno Beach

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:32 AM  
**To:** Ada Oliver  
**Subject:** FW: Concerns about Frenchman's creek zoning code text amendment

Please make part of the record... thanks,

*Vanessa M. Dunham, MMC*

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

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**From:** Ruben Cruz  
**Sent:** Monday, May 11, 2015 4:50 PM  
**To:** Vanessa Dunham  
**Subject:** FW: Concerns about Frenchman's creek zoning code text amendment

See below

Ruben Cruz, CFM  
Director of Planning and Zoning  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Office: (561) 656-0306



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Joane labelle [<mailto:joe1967@cgocable.ca>]  
**Sent:** Monday, May 11, 2015 4:44 PM  
**To:** Ruben Cruz  
**Subject:** Concerns about Frenchman's creek zoning code text amendment

Dear M. Ruben Cruz.

It was nice talking to you this morning and thank you again for answering all of our questions.

Here are our great concerns about the Frenchman's creek request for a zoning code text amendment.

Envoyé de mon iPad

Début du message transféré :

**Expéditeur:** Joane labelle <joe1967@cgocable.ca>

**Date:** 10 mai 2015 09:52:35 HAE

**Destinataire:** joe1967@cgocable.ca

**Objet:** TR : As a resident of Juno Beach

As a resident of Juno Beach (right beside Frenchmen's creek) i would like to share my greate concerns about the zoning changes that the poeple at Frenchman's creek are asking for...

If they get the permission to amend the code to allow for Beach Club as special exception use, they will after try to renovate and build a bigger private beach club... And who will benifit thoses changes? No residents of Juno beach will ever be welcome there, no resident of Juno beach will ever be able to go to that club... So what good would that bring for the community of Juno Beach? Just a bigger COMMERCIAL building, with more noises due to the partys that they make, more noises from their kitchen's fans , more traffic on Celestial all the way to Donald Ross , more lights at night witch we know is not good for the turtle nesting , not to mention that my and others property values are also in jeopardy when a club that makes noises is close to residences.

So it will just bring more people on our beach, people who do not live in Juno and do not vote here.

As a resident right beside them, i respect their private club in the community, but i ask to be respected in my home town, where i like to live quietly in union with the nature here... This is my home, and i did not choose to live beside a BIGGER beach club... I don't think that a bigger private beach club is compatible with a Town's residential multiple family moderate density.

Thank you for hearing me.

Residents who care a big deal about the peace and the community of Juno beach.

Michel Bélanger and Joane Labelle at 420 Celestial way # 404 Juno beach

Tel:514-816-1967

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:33 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Juno Beach Resident

**From:** SMILIELOIS@aol.com [mailto:SMILIELOIS@aol.com]  
**Sent:** Monday, May 11, 2015 11:10 PM  
**To:** Jason Haselkorn  
**Subject:** Juno Beach Resident

*Dear Council Member Haselkorn,  
We are "100% against" what Frenchmen Creek Beach Club propose to do. They are not residents of Juno and that is only their "place of recreation". This is our residence and it will spoil this area of Juno Beach, making it too commercial and much added traffic.  
Sorry we cannot attend this meeting.  
Thank you,  
Lois and George Fruhbeis  
450 Ocean Dr. - Juno Ocean Club  
Apt 804  
Juno Beach, FL 33408  
561-694-1996*

## Ada Oliver

---

**From:** Ruben Cruz  
**Sent:** Tuesday, May 12, 2015 9:50 AM  
**To:** Vanessa Dunham; Ada Oliver  
**Subject:** FW: Juno Beach Resident

See email below for file...

Ruben Cruz, CFM  
Director of Planning and Zoning  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Office: (561) 656-0306



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** SMILIELOIS@aol.com [mailto:SMILIELOIS@aol.com]  
**Sent:** Monday, May 11, 2015 10:47 PM  
**To:** Ruben Cruz  
**Subject:** Juno Beach Resident

Dear Mr. Cruz,  
We are "100% against" what Frenchmen Creek Beach Club propose to do. They are not residents of Juno and that is there "place of recreation". This is our resedence and it will spoil this area of Juno Beach, making it too commercial and much addedd traffic.  
Sorry we cannot attend this meeting.  
Thank you,  
Lois and George Fruhbeis  
Juno Ocean Club  
450 Ocean Dr., Apt 804  
Juno Beach, Fl. 33408  
561-694-1996

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:34 AM  
**To:** 'wittybythesea@aol.com'  
**Cc:** Joseph F. Lo Bello, CPA; Ruben Cruz; Ada Oliver; Len Rubin (lgrubin@bellsouth.net)  
**Subject:** RE: Frenchman's creek expansion proposal

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

Vanessa M. Dunham, MMC

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812 [www.juno-beach.fl.us](http://www.juno-beach.fl.us) Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

-----Original Message-----

**From:** wittybythesea@aol.com [mailto:wittybythesea@aol.com]  
**Sent:** Monday, May 11, 2015 8:45 PM  
**To:** Mort Levine  
**Subject:** Frenchman's creek expansion proposal

Mort,

Please don't let this happen. They like to pull these things in the summer months when so many of us are gone. Therefore it is up to the council and you, our mayor, to stop any expansion plans.

I even have been told that they do not pay their taxes to Juno Beach. Is that true?  
Please keep me informed. Barbara Wittenberg

Email address [wittybythesea@aol.com](mailto:wittybythesea@aol.com)

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:35 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchman's Creek Beach Club  
**Attachments:** scan0001.pdf

**From:** Ted Spies [mailto:tspies1@gmail.com]  
**Sent:** Monday, May 11, 2015 4:44 PM  
**To:** Bill Greene  
**Subject:** Fwd: Frenchman's Creek Beach Club

----- Forwarded message -----

**From:** Ted Spies <tspies1@gmail.com>  
**Date:** Mon, May 11, 2015 at 4:23 PM  
**Subject:** Frenchman's Creek Beach Club  
**To:** jlyons@juno-beach.fl.us, mlevine@juno-beach.fl.us, jlobello@juno-beach.fl.us, jhaselkorn@juno-beach.fl.us, bgreen@juno-beach.fl.us  
**Cc:** Chuck Mosolf <chuck.mosolf@gmail.com>, Diana Mosolf <dlmosolf@gmail.com>, Mike Conforti <confortimike@yahoo.com>, Donna Holder <donna2030@yahoo.com>, Joanne Slattery <joeslat@att.net>, Michelle Noga <mnoga@floridaweekly.com>, Diane Lynch <dilee14@verizon.net>, Kim & Jeff Perks <jeffperks.59@gmail.com>, Deb Mitchel <Debramitchell1@aol.com>

The residence of the Vilnis Condominium, 291 Mercury Rd., are opposed to any rezoning that will increase the noise, air, and light pollution over and above that which we are currently subjected to by Frenchman's Creek Beach Club (FCBC). We suggest that any discussion about zoning concerning FCBC include the following:

- (1) No increase in existing building foot print.
- (2) No increase in existing building height
- (3) No increase in existing number of members as determined by the current number of Frenchman's Creek residences.

Just like Frenchman's Creek fight against "All Aboard Florida" (Palm Beach Post Times) to prevent unwanted additional noise and pollution we to, the residence of Mercury Rd, are against additional noise, air, and light pollution and seek our peace.

I have attached a letter written several years ago to the town of Juno Beach by Jose & Ena Ojea begging for help. They passed away a few years ago. Jose, confined to a wheel chair, was never able to enjoy their patio, not because of the wheel chair, but because of the noise and fumes of the " truck terminal"

As a residence of Juno Beach for 24 years and a Florida native please, please, do not destroy any more of our Florida.

Ted & Geri Spies  
291 mercury Cir,  
Apt. 3



## Juno Beach Wants to Hear From You!

How are we doing? Do you have any concerns, compliments, or recommendations for improvements? Are your needs from the Town being met? Please send us your comments so that we can respond to your needs.

DEAR SIR:

IN THE FIFTEEN YEARS SINCE WE DECIDED TO MOVE TO JUNO BEACH, WE'VE SEEN THE CITY EFFORTS TO IMPROVE, BEAUTIFY AND PROVIDE SAFETY IN OUR COMMUNITY. HOWEVER OUR TRANQUILITY HAS BEEN INVADDED SINCE THE ARRIVAL OF FRENCHMAN'S CREEK RESIDENTS AND THE ESTABLISHMENT OF THEIR CLUBHOUSE WHICH HAS ALSO BECOME A RESTAURANT, AND EVENT CELEBRATION HALL. THEY CONSTANTLY OVERRUN OUR PARKING AREAS AND HAVE LARGE TRUCKS UNLOADING GROCERIES AND RESTAURANT GOODS AS IF WE LIVED IN A COMMERCIAL INSTEAD OF RESIDENTIAL ZONE. THEY MAKE UNACCEPTABLE NOISE AND FORCE US TO LIVE CLOSED UP IN OUR OWN HOMES INSTEAD OF ENJOYING WHAT USED TO BE OUR PARADISE.

TRULY YOURS,

JOSE & ENA OJEA  
 380 CELESTIAL WAY, APT. 2  
 JUNO BEACH, FL 33408

ECRWSS  
 POSTAL CUSTOMER

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:35 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: (no subject)

**From:** JunoGP@aol.com [mailto:JunoGP@aol.com]  
**Sent:** Monday, May 11, 2015 4:26 PM  
**To:** mlevinr@juno-beach.fl.us; Ellen Andel; lgreene@juno-beach.fl.us; Jim Lyons; jhaselcorn@juno-beach.fl.us; Joseph F. Lo Bello, CPA; Ruben Cruz; junogp@aol.com  
**Subject:** (no subject)

## Beach Club

We the residents, voters, and taxpayers of Juno Shores Condominium and neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes of the exiting structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world. The newly designed structure as being located within the flood plan of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sold use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to expand their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dun of Juno Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property value of the Juno Beach residents are also in jeopardy .

As it is now, every special event at Frenchmen's Beach club creates overflow parking at the Town Hall and Police State, Juno Shores Condominium, and the Methodist Church on Ocean Drive with heavy traffic along Celestial Way to Donald Ross Road.

Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to our residential community. Again, these

construction and zoning changes are proposed by people who do not live in Juno Beach,  
vote in Juno Beach or pay taxes to Juno Beach.

Juno is priceless--Let's not mess it up!!

Ray and Elizabeth Boedecker

80 Celestial Way

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 8:35 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchman's Creek zoning hearing

**From:** Dick Sherrod [mailto:dick.sherrod@gmail.com]  
**Sent:** Monday, May 11, 2015 4:24 PM  
**To:** Ruben Cruz  
**Cc:** Bill Greene; Mort Levine; Ellen Andel  
**Subject:** Frenchman's Creek zoning hearing

Dear Mr. Cruz:

I am an owner and resident of Juno Shores Condo located at 420 Celestial Way next to the club run by Frenchman's Creek subdivision.

I was appalled to just recently learn that they do not pay any tax to the Town of Juno Beach, nor do we receive any allocation from Palm Beach Gardens for their amenities located in the heart of Juno beach and next door to Juno Shores.

Please let me go on record as saying that I am opposed to any special zoning request from the club as it relates to building size. I have no issues with a remodel of the existing facility, but **I am not** in favor of any changes which would allow Frenchman's to increase the height and size of their building. Additionally, since they already have taken advantage of the Town of Juno Shores and its inhabitants buy illegally parking vehicles all over the place when it is nice weekends and when special events are held, any increase in size would only add to the problems we have today. Additionally, their valet often races their cars in and out of Ocean Drive and Celestial Way in a way that endangers many people in Juno Beach. I am especially opposed to their request as they are not a part of our tax base.

I will be unable to attend the hearing on May 18, but wanted to get my voice heard. Please do not allow them to continue to enjoy our beach tax free OR build height into any remodel. Please seek tax renumeration from either Toll Brothers, Frenchman's Creek, and/or Palm Beach Gardens (regardless of the town's decision on this matter) going forward, and also, perhaps, in arrears.

Sincerely,

Dick Sherrod  
420 Celestial Way  
Unti 204  
Juno Beach, Florida 33408  
Cell: 713-614-1910  
home: 561-318-6020

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 2:00 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Zoning amendment

**From:** Katherine Pechter [mailto:[kmpbythesea@yahoo.com](mailto:kmpbythesea@yahoo.com)]  
**Sent:** Tuesday, May 12, 2015 12:33 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; bgreen@juno-beach.fl.us; Jason Haselkorn; Jim Lyons  
**Subject:** Zoning amendment

To the Mayor and Elected Officials of Juno Beach:

As a longtime resident, taxpayer and voter of Juno Beach, I absolutely oppose any construction or zoning changes to the structure of Frenchman's Beach Club.

Juno Beach has been and should remain a quiet residential area. We have long prided ourselves on a peaceful quality of life, a deep regard for maintaining the ecosystem of our massive turtle nesting beach and the continued protection of our fragile dunes and beautiful beach. To deliberately allow an increase of man-made environmental pollutants....air quality, noise, light, traffic, visuals, etc along our beach and streets is a travesty to all we represent and hold dear. It is especially disturbing to be corrupted by a non-tax paying, non-residential, non-voting community. They have chosen their residence (Palm Beach Gardens) and certainly should not be seeking approval to corrupt our community or alter our chosen way of life/residence for their pleasure. This is a totally self-serving proposal at our expense.

I respectfully urge you to vote down these proposals and keep Juno Beach the quiet, low-key oasis it has long been.

Katherine Pechter ([kmpbythesea@yahoo.com](mailto:kmpbythesea@yahoo.com))  
530 Ocean Drive/Beach Front #903  
Juno Beach

May 12, 2015

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 2:48 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Zoning meeting on May 18th

**From:** Kemp, Harcourt [mailto:HKemp@hilliard.com]  
**Sent:** Tuesday, May 12, 2015 2:48 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons  
**Subject:** Zoning meeting on May 18th

Ladies and Gentlemen,

This email is from Carol and Harcourt Kemp, Royal Homestead Condo, Apt 307, 70 Celestial Way, Juno Beach, FL 33408 (Winter address).

Summer address: 3707 Fairway Lane, Louisville, KY 40207 Telephone: 502-897-3069.

This email will indicate our opposition to any construction or zoning changes to the existing structure of Frenchman's Beach Club.

Thank you,

Carol and Harcourt Kemp

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Caution: Do not send time sensitive, action oriented messages such as orders to buy or sell securities, fund transfer instructions, and check stop payments, etc., as it is our policy not to accept such items via e-mail. Electronic Mail may not be secure and could be intercepted by a third party. For your protection, avoid sending confidential information such as account or social security numbers to others or us.

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<http://www.hilliard.com/donotemail/default.aspx>

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 2:57 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: NO - to the Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club.  
**Importance:** High

**From:** Elizabeth Rice [mailto:Elizabeth.Rice@RaymondJames.com] **On Behalf Of** Lori Sullivan  
**Sent:** Tuesday, May 12, 2015 2:52 PM  
**To:** 'jlobello@juno-beach.fl.us'; 'rcruz@juno-beach.fl.us'; 'mlevine@juno-beach.fl.us'; 'eandel@juno-beach.fl.us'; 'bgreene@juno-beach.fl.us'; 'jhaselkorn@juno-beach.fl.us'; 'jlyons@juno-beach.fl.us'  
**Cc:** timantolovic@gmail.com  
**Subject:** NO - to the Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club.  
**Importance:** High

Juno Beach is a residential community. If you agree to these changes you will not be able to say "No" to the next request and if this passes there will be another one.

We have been in Juno Beach for 19 years and have applauded the efforts of the Town and supported the efforts in keeping Juno what it is. A great place to live.

Why do they need more parking – do they plan on making the club available to members, members guests and nonmembers for large scale events? Who wouldn't want to host an event in Juno Beach? Larger Scale events would require more parking. What has changed that requires the additional parking. The number of homes in Frenchmen's Creek is the same. Juno Beach has been accommodating to Frenchmen's Creek when needed. The Club was zoned the way it was for a reason. There is no justification for the need for additional parking. Nothing has changed. So why do they need more parking now? Juno Beach is residential not commercial. That is the true value of Juno Beach. We want it to stay that way. Juno Beach is not Lake Worth Beach, Delray Beach, Riviera Beach or Palm Beach.

The enormous environmental detriments should be reason enough to say NO. As our civic leaders, who are responsible for preserving our environment and voting the concerns of its residents we urge you to vote NO to the Amendment.

**Lori Sullivan Antolovic and Tim Antolovic**  
The Horizon  
600 ocean Drive # 12B  
Juno Beach, FL. 33408

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Raymond James & Associates, Inc. The information contained herein is solely intended to suggest/discuss potentially applicable financing applications and is not intended to be a specific buy/sell recommendation, nor is

it an official confirmation of terms. Any terms discussed herein are preliminary until confirmed in a definitive written agreement. Changes to any prices, levels, or assumptions contained herein may have a material impact on results. Any estimates or assumptions contained herein represent our best judgment as of the date indicated and are subject to change without notice. Examples are merely representative and are not meant to be all-inclusive. Investors, borrowers, or other market participants should not rely upon this information in making their investment/financing decisions. The information set forth herein was gathered from sources which we believe, but do not guarantee, to be accurate.

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 4:11 PM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchman's Creek Disaster

**From:** JEANNETTE ROBERTS [mailto:gnetroberts@bellsouth.net]  
**Sent:** Tuesday, May 12, 2015 3:34 PM  
**To:** Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jim Lyons; Jason Haselkorn  
**Subject:** Frenchman's Creek Disaster

I cannot attend the meeting on the 18th but I would like to voice my intense opposition to the proposed Frenchman's proposal. As a taxpayer in Juno Beach, I see no benefits to the town, only expenses--environmentally, socially, traffic-wise, financially, and ethically. Why should I suffer the expenses that this proposal creates for the benefit of a selective population of non-residents? Please do not allow this eyesore to happen.

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Tuesday, May 12, 2015 4:10 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Cc:** Ruben Cruz  
**Subject:** FW: Frenchmens Creek Zoning Change

**From:** Ruben Cruz  
**Sent:** Tuesday, May 12, 2015 3:55 PM  
**To:** Vanessa Dunham  
**Subject:** FW: Frenchmens Creek Zoning Change

See email below

Ruben Cruz, CFM  
Director of Planning and Zoning  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Office: (561) 656-0306



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Dan Zadorozny [<mailto:drz@drzlaw.com>]  
**Sent:** Tuesday, May 12, 2015 3:54 PM  
**To:** Ruben Cruz  
**Subject:** Frenchmens Creek Zoning Change

Dear Mr. Cruz,

I wish to voice my objection to the application of Frenchmen's Creek for a zoning change to allow the construction of a two storey parking garage in Juno Beach as incompatible to the to the existing zoning for this community, added vehicular traffic, and the negative impact on the turtle nesting beach area.

Please file my objection at the hearing.

Than you,  
Daniel R. Zadorozny  
Juno Ocean Club  
Unit 203

5/13/15

Mort

To: the Mayor, elected officials, and taxpayers of Juno Beach, Florida  
Regarding: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club

We who are residents, voters, and taxpayers of Juno Beach neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes to the existing structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world- newly designated as being located within the flood plane of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sole use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to prepare the way for the expansion of their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dune of June Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property values of Juno Beach residents are also in jeopardy.

As it is now, every special event at Frenchmen's Beach club creates overflow parking at the Town Hall/ Police Station, abutting residential communities, as well as the Methodist church on Ocean Drive with heavy traffic along celestial way to Donald Ross Rd.

Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to the residential strip along Celestial Way and Mercury Lane. Again, these construction and zoning changes are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes in Juno Beach.

We are among many residents and taxpayers of Juno Beach who are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

Please voice your concerns and attend the zoning meeting on May 18 at 5:30 pm at the Juno Town Hall.

Resards  
Bill POWERS

RUBEN

**To: the Mayor, elected officials, and taxpayers of Juno Beach, Florida**  
**Regarding: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club**

We who are residents, voters, and taxpayers of Juno Beach neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes to the existing structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world- newly designated as being located within the flood plane of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

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We are among many residents and taxpayers of Juno Beach who are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

Please voice your concerns and attend the zoning meeting on May 18 at 5:30 pm at the Juno Town Hall.

Bill Powers

To Reuben Cruz FROM PATRICIA WEYER  
PAT WEYER@JUNO.COM

To: the Mayor, elected officials, and taxpayers of Juno Beach, Florida  
Regarding: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club

We who are residents, voters, and taxpayers of Juno Beach neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes to the existing structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world- newly designated as being located within the flood plane of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sole use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to prepare the way for the expansion of their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dune of Juno Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property values of Juno Beach residents are also in jeopardy.

As it is now, every special event at Frenchmen's Beach club creates overflow parking at the Town Hall/ Police Station, abutting residential communities, as well as the Methodist church on Ocean Drive with heavy traffic along celestial way to Donald Ross Rd.

Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to the residential strip along Celestial Way and Mercury Lane. Again, these construction and zoning changes are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes in Juno Beach.

We are among many residents and taxpayers of Juno Beach who are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

Please voice your concerns and attend the zoning meeting on May 18 at 5:30 pm at the Juno Town Hall.

*I oppose the zoning changes  
I endorse this letter any zoning changes  
to Frenchmen's Beach Club would be  
incompatible to residential communities in  
Juno Beach.*  
Patricia Weyer

TO Reuben Cruz,

FROM: PATRICIA LEIGH  
PATRICIA LEIGH 2@GMAIL.COM

**To: the Mayor, elected officials, and taxpayers of Juno Beach, Florida**  
**Regarding: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club**

We who are residents, voters, and taxpayers of Juno Beach neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes to the existing structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world- newly designated as being located within the flood plane of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sole use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to prepare the way for the expansion of their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dune of Juno Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property values of Juno Beach residents are also in jeopardy.

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Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to the residential strip along Celestial Way and Mercury Lane. Again, these construction and zoning changes are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes in Juno Beach.

We are among many residents and taxpayers of Juno Beach who are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

Please voice your concerns and attend the zoning meeting on May 18 at 5:30 pm at the Juno Town Hall.

I oppose all zoning changes. Such change would be incompatible to the existing residential community in Juno Beach.

R. D. T.

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Wednesday, May 13, 2015 9:51 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmens Creek

**From:** epinnod@aol.com [mailto:epinnod@aol.com]  
**Sent:** Wednesday, May 13, 2015 9:49 AM  
**To:** Mort Levine  
**Subject:** Frenchmens Creek

Mr Mayor

As an owner at the Horizon, 600 Ocean Dr, I am concerned that expansion of the physical plant of the Frenchmen's Reef Beach Club will cause excessive traffic and have a detrimental impact on our neighborhood. I urge your opposition to this proposal.

Linda Pinn  
600 Ocean Dr  
Juno Beach, FL 33408

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Wednesday, May 13, 2015 10:44 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmen's Creek

-----Original Message-----

From: Lorraine Lovgren <jlovgr33408@aol.com>  
To: jlyons <jlyons@juno-beach.fl.us>  
Sent: Wed, May 13, 2015 10:34 am  
Subject: Frenchmen's Creek

Dear Jim,

As a resident of Juno Beach since 1995, it is very distressing to hear of Frenchmen's Creek proposed plan for expansion. We chose this small town because of the small population, proximity to the beach and controlled and managed growth. Frenchmen's Creek Beach Club was built as an accommodation to their members. Juno Beach residents are not allowed to use their facilities or share in their membership, but we share our beach, our police dept. and our parking.

Please do not consider any request that they may submit to increase their present facility or their parking. They do have their own clubhouse in the Frenchmen's Creek development and if they need extra parking at the beach club, perhaps a bus or multi-passenger vehicles.

Currently the Beach Club should, by law, have a maximum capacity for occupants. Is this law being violated at the present time. Is our zoning Dept, monitoring this? Please do not disappoint our community. VOTE NO..

Lorraine Lovgren, 603-3 Sea Oats Dr., Juno Beach

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 8:46 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmens Creek Expansion

**From:** Robert Pharmer [mailto:rpharmer@pharmereng.com]  
**Sent:** Wednesday, May 13, 2015 5:23 PM  
**To:** Vanessa Dunham  
**Subject:** Frenchmens Creek Expansion

Town Clerk Dunham;

I am a resident of Juno Beach and live at 80 Celestial Way, Unit #101. I want to let you know that I do not support allowing Frenchmen's Creek Beach Club the necessary zoning changes to expand their facility in Juno Beach. I believe that if this plan is approved, these changes will have detrimental impact on neighboring residential communities and the fragile environment of Juno Beach.

Allowing this project will increase traffic and road noise on Celestial Way which as you know is a quiet residential street. The environmental impacts associated with this project would include: the destabilization of the fragile dunes in the area as well as disturbance of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property value of the Juno Beach residents are also in jeopardy .

As it is now, every special event at Frenchmen's Beach club creates excessive traffic along Celestial Way and overflow parking at the Town Hall, Juno Shores Condominium, and the Methodist Church on Ocean Drive. In addition, these changes are being proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach. In addition, the Frenchmen's Creek Beach Club is a private club operating a commercial restaurant in Juno Beach for the sole use of members who reside in Palm Beach Gardens.

Please deny this request.

Respectively Submitted

**Robert D. Pharmer**  
80 Celestial Way  
Unit #101

## Ada Oliver

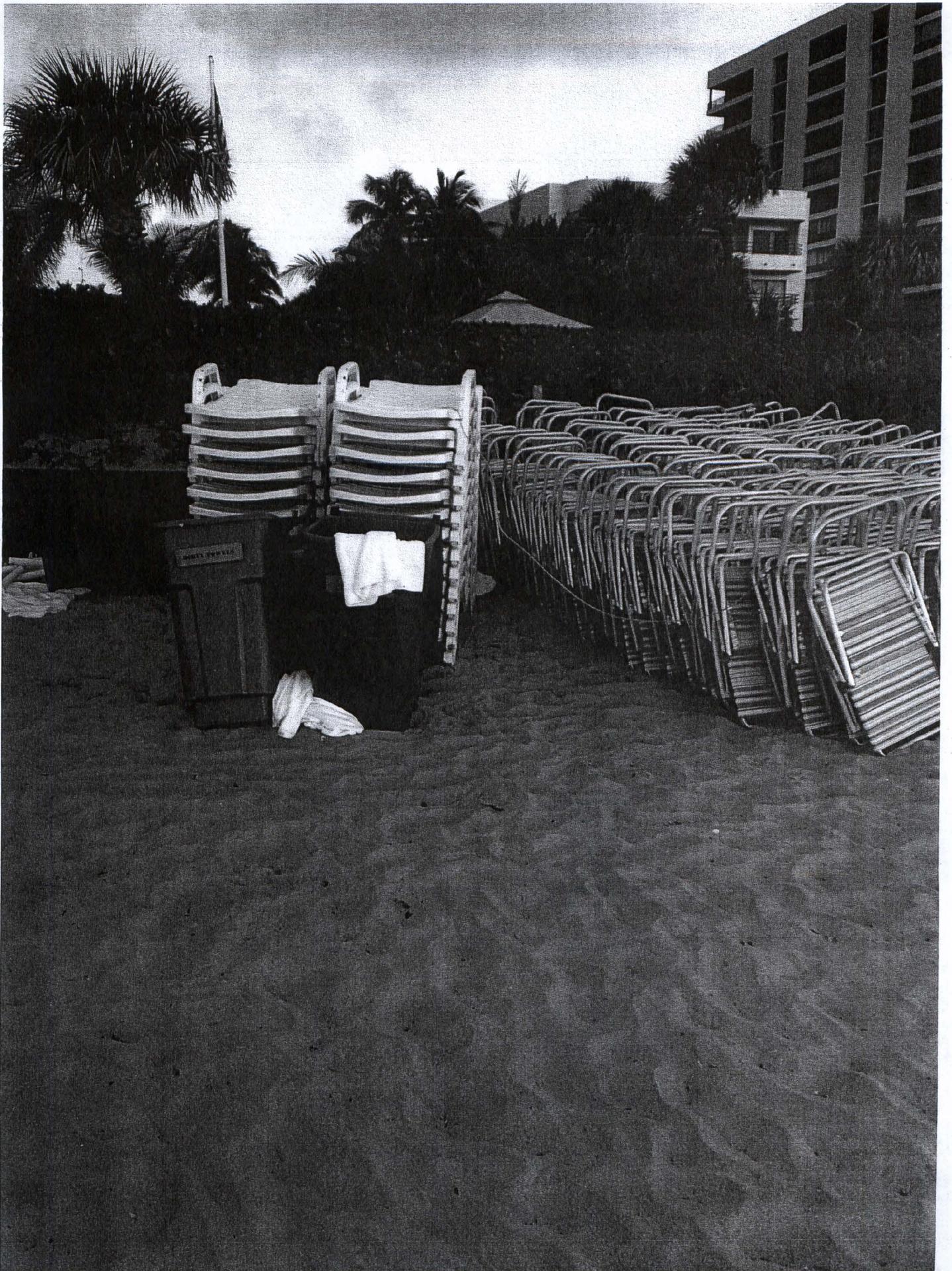
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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 8:49 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Fw:  
**Attachments:** IMG\_0315.JPG; IMG\_0314.JPG

**From:** RICHARD & MARY SHIELDS [mailto:maryrichshields@bellsouth.net]  
**Sent:** Wednesday, May 13, 2015 2:55 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Jim Lyons; Bill Greene; Jason Haselkorn  
**Cc:** junobeachpoa@gmail.com  
**Subject:** Fw:

On Wednesday, May 13, 2015 12:28 PM, RICHARD & MARY SHIELDS <maryrichshields@bellsouth.net> wrote:

Dear elected officials of Juno Beach; We are sending this e-mail to express our concerns over the proposed structural changes at the Frenchmans Creek Beach Club. As all of you are fully aware, this club presently enjoys all of the same amenities that the taxpayers of Juno Beach have. The only difference is that they pay nothing for same. As a thanks for our generosity, they totally disregard any respect for our beach. We have attached a few pictures that were taken just last Sunday morning. Florida Fish & Wildlife Conservation Commission states (To reduce impacts to sea turtles) "At night, furniture should be completely removed from the beach and stored behind the primary dune". They further state "Furniture should not be placed on salt-resistant vegetation or on the dunes". As you can plainly see, they have totally disregarded. Can you imagine what this area will look like if you approve this request ! If this is really about a lack of parking, they can do what most resorts do I.E. run shuttle buses.





## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 8:50 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Garage

**From:** Gwain Griffin [mailto:gwainrwg@gmail.com]  
**Sent:** Wednesday, May 13, 2015 3:53 PM  
**To:** Mort Levine  
**Subject:** Garage

I would like to oppose TheFrenchmens' Creek proposed garage expansion. My family has resided at 240 Celestial Way #9 since the 60-s and we enjoy the peace and quiet. Gwai

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 8:50 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Proposed Zoning Changes at the Frenchmen's Beach Club  
**Importance:** High

**From:** Casado, Gustavo [mailto:gcasado@santander.us]  
**Sent:** Wednesday, May 13, 2015 6:04 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons  
**Cc:** beachfront junco  
**Subject:** Proposed Zoning Changes at the Frenchmen's Beach Club  
**Importance:** High

Dear Gentlemen and Ladies,

I am in full agreement with the note below. The zoning laws should not be changed to accommodate any proposed changes to the Frenchmen's Creek Beach Club. I like our quaint little community the way it is!

Sincerely,

Gustavo Casado  
(concerned citizen)  
The Beachfront, Juno Beach

**TO: the Mayor, elected officials, and  
taxpayers of Juno Beach**

**Re: Zoning Code Text Amendment  
Petition of Frenchmen's Creek  
Beach Club**

We the residents, voters, and taxpayers of Juno Shores Condominium and neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes of the exiting structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world. The newly designed structure as being located within the flood plan of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sold use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to expand their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dun of Juno Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property value of the Juno Beach residents are also in jeopardy.

As it is now, every special event at Frenchmen's Beach club creates overflow parking at the Town Hall and Police State, Juno Shores Condominium, and the Methodist Church on Ocean Drive with heavy traffic along Celestial Way to Donald Ross Road.

Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to our residential community. Again, these construction and zoning changes are proposed by people who do not live in Juno Beach, vote in Juno Beach or pay taxes to Juno Beach.

We the residents of Juno Shores condominium are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

**Please voice your concerns and attend the zoning meeting on May 18th at 5:30 PM at the Juno Beach Town Hall.**

# If you cannot attend please email your concerns to Town Officials.

Town Manager: Lobello	<a href="mailto:jlobello@juno-beach.fl.us">jlobello@juno-beach.fl.us</a>	Joe
Director of Planning and Zoning: Cruz	<a href="mailto:rcruz@juno-Beach.fl.us">rcruz@juno-Beach.fl.us</a>	Ruben
Mayor Levine	<a href="mailto:mlevine@juno-beach.fl.us">mlevine@juno-beach.fl.us</a>	Mort
Vice-Mayor Andel	<a href="mailto:eandel@juno-beach.fl.us">eandel@juno-beach.fl.us</a>	Ellen
Mayor Pro- Tem Greene	<a href="mailto:bgreene@juno-beach.fl.us">bgreene@juno-beach.fl.us</a>	Bill
Council Member Haselkorn	<a href="mailto:jhaselkorn@juno-beach.fl.us">jhaselkorn@juno-beach.fl.us</a>	Jason
Council Member Lyons	<a href="mailto:jlyons@juno-beach.fl.us">jlyons@juno-beach.fl.us</a>	Jim

Thank you all.

The Juno Beach POA

Please voice your opinions now!!!! If you cannot attend the meeting please be sure to email your opinions to the Town Manager, Director of Planning and Zoning and the Town Council Members.

Their email addresses are below:

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete or destroy the message. Thank you.

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 Please consider the environment before printing this email

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 8:53 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchmen's Creek Beach Club Expansion and Zoning Change.

-----Original Message-----

From: aklaus@insight.rr.com [mailto:aklaus@insight.rr.com]  
Sent: Wednesday, May 13, 2015 11:23 PM  
To: Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Jason Haselkorn; Jim Lyons  
Subject: Frenchmen's Creek Beach Club Expansion and Zoning Change.

Dear Joe Lobello, Ruben Cruz, Mort Levine, Jason Haselkorn, Jim Lyons:

I have been a property owner at the Beach Front Condominium for 23 years. I plan to retire there in the future.

I am very concerned about the impact of the proposed expansion and zoning change on the beach and the community of Juno Beach. I support completely the concerns expressed well by the residents of Juno Shores Condominium.

This would affect the ecology, especially the turtle nesting, and the light and noise level on the beach. The increased traffic alone is a problem.

I strongly recommend that the proposed expansion and zoning change be rejected.

Thank you for your attention.

Andrew P Klaus, MD. 530 Ocean Drive, Juno Beach, FL.

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 10:11 AM  
**To:** 'ka1310@aol.com'  
**Cc:** Joseph F. Lo Bello, CPA; Ruben Cruz; 'Len Rubin (lgrubin@bellsouth.net)'; Ada Oliver  
**Subject:** RE: Frenchmen's Creek requested zoning change - PLEASE DENY

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

*Vanessa M. Dunham, MMC*

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** [ka1310@aol.com](mailto:ka1310@aol.com) [<mailto:ka1310@aol.com>]  
**Sent:** Thursday, May 14, 2015 9:58 AM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz  
**Subject:** Frenchmen's Creek requested zoning change - PLEASE DENY

I am very much opposed to changing the zoning in this area.

It will drastically change the character of Juno Beach, impact traffic and congestion, and set a bad precedent for future zoning decisions.

The opposition reasons in the email from Juno Shores email regarding the private use of the beach for Frenchmen's Creek chairs, etc. is also a problem. They take over the whole public beach area in front of their location and have demanded that the public move off "their" beach.

Please deny this request for the zoning change.

Thank you,  
Karen Brown  
120 Celestial Way  
Juno Beach, FL

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 10:11 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: FRENCHMEN'S CREEK ZONING CODE  
**Attachments:** Frenchmen's Creek.docx

**From:** Dan Olson [mailto:danielbolson40@gmail.com] **On Behalf Of** Daniel Olson  
**Sent:** Thursday, May 14, 2015 10:02 AM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Jim Lyons; Bill Greene; Jason Haselkorn  
**Cc:** Jim Lyons  
**Subject:** FRENCHMEN'S CREEK ZONING CODE

To: the Mayor and elected officials .

Re : Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club.

The owners of historic homes at Beachbound , 240 Celestial Way in Juno , Beach are opposed to any zoning changes or construction changes to the existing structure of Frenchmen's Creek Beach Club.

What would the proposed changes do to make Juno Beach a better community ?

NOTHING

President of Beachbound,

Dan Olson

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 10:12 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmen's Creek Beach Club - Proposed Construction and Zoning changes

**From:** Merrilee Currier [mailto:merrileec1@yahoo.com]  
**Sent:** Wednesday, May 13, 2015 6:24 PM  
**To:** Joe Lobell; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons; Juno Ocean Club; Merrilee Currier  
**Subject:** Frenchmen's Creek Beach Club - Proposed Construction and Zoning changes

To the Town of Juno Beach,

There are many reasons for Zoning Regulations. The orderly development of a community is one. Along with that comes the reliance of individuals on those regulations to make an informed decision when acquiring property within a specific town

When we purchased our condo at Juno Ocean Club, 450 Ocean Drive, Unit #301, Juno Beach, Florida we had many choices of towns and properties. We specifically chose Juno Ocean Club because of its location and neighboring properties. After purchasing our 2 Bedroom condo if we found that we needed a 4 Bedroom condo we wouldn't expect the other Juno Ocean Club owners or the Town of Juno Beach to change the zoning regulations to accommodate us. The same should apply to the Frenchmen's Creek Beach Club.

If the Frenchmen's Creek Beach Club location requires a zone change to expand, then they need to move to a location that fits their new needs instead of imposing themselves on their law-abiding neighbors. As it stands now we have put up with their inconsiderate noise, parties and lights with no regard for their neighbors. We haven't called the police in the past when they were a nuisance, but we sure will in the future.

If the Juno Beach Zoning regulations allowed for Frenchmen's Creek's proposed use they wouldn't need the Town's approval.

**VOTE NO FOR A ZONE CHANGE FOR FRENCHMEN'S CREEK BEACH CLUB !!!!**

Thank you for your consideration

**Merrilee Currier  
JUNO OCEAN CLUB  
450 Ocean Drive, Unit #301**

**Juno Beach, Florida 33408**

P. S. We face and overlook the current Beach Club.

**merrileec1@yahoo.com**

**203 948-2529**

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 10:12 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmen's Creek Zoning Meeting - May 18, 2015

**From:** Franca [mailto:Hi\_Franca@Hotmail.com]  
**Sent:** Wednesday, May 13, 2015 1:57 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons  
**Cc:** Anthony YAHOO  
**Subject:** Frenchmen's Creek Zoning Meeting - May 18, 2015

Hello,

Please be advised that as the owners of Apt 501 at Juno Ocean Club (450 Ocean Drive), with direct site-lines over Frenchmen's Creek Beach Club, we are vehemently opposed to Frenchmen's Creek being granted any change to their current zoning status for the purpose of building a two-story parking garage, or for making any other exterior changes to their existing building.

A two-story parking garage would be a structural eyesore and would change the 'face' of our beachside community. A two-story parking garage just doesn't belong in Juno Beach.

Allowing more vehicles to access Frenchmen's Creek Beach Club, by building a two-storey parking facility, will upset the fragile Eco-system at Juno Beach (most notably the turtle nesting population), and will increase noise / air pollution creating havoc in our peaceful community.

We specifically purchased in Juno Beach for the quaintness of the small, quiet community, and we don't want to see the value of our property negatively effected by any building changes to Frenchmen's Creek Beach Club. The residents of Juno Beach should not have the enjoyment of their community negatively effected to accommodate a community of individuals who do not even reside in Juno Beach.

If we give this group an inch, they will take a mile. Opening the door to changing their zoning status to build a two-story parking garage will set a dangerous precedent allowing them to then make future applications to enlarge their clubhouse, elevate their clubhouse, etc... Where will it end? We must shut down this application now.

Sincerely,  
Franca and Anthony Giagnacovo

Sent from my iPad

**To: the Mayor, elected officials, and taxpayers of Juno Beach, Florida**  
**Regarding: Zoning Code Text Amendment Petition of Frenchmen's Creek Beach Club**

We the residents, voters, and taxpayers of Juno Shores Condominium are neighbor to Frenchmen's Creek Beach Club want to share our grave concerns regarding the proposed construction and zoning changes to the existing structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have great, detrimental impacts on neighboring residential communities and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world- newly designated as being located within the flood plane of the barrier beach. The construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sole use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. Their proposal is an effort to expand their club in order to create more tiers of parking for the sole use of their membership. Increasing the elevation of Frenchmen's Private Beach Club located between residential communities will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dune of June Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property values of the Juno Beach residents are also in jeopardy.

As it is now, every special event at Frenchmen's Beach club creates overflow parking at the Town Hall and Police Station, Juno Shores Condominium, and the Methodist church on Ocean Drive with heavy traffic along celestial way to Donald Ross Rd.

Imagine the greater impacts if Frenchmen's Beach Club is allowed to double its' size and parking needs bringing more people and cars to our residential community. Again, these construction and zoning changes are proposed by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes in Juno Beach.

We the residents of Juno Shores Condominium are opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club.

Please voice your concerns and attend the zoning meeting on May 18 at 5:30 pm at the Juno Town Hall.

*We are in complete agreement with the above letter. It is not compatible with our residential area.*  
*Paul & Anne Obzowski*

**Ada Oliver**

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 11:32 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchman's Creek Beach Club

**From:** George Brandes [mailto:gjbrandes@gmail.com]  
**Sent:** Thursday, May 14, 2015 11:31 AM  
**Subject:** Frenchman's Creek Beach Club

**Hello,  
My name is George Brandes  
and**

**I am currently the president of the board for the Beachfront at Juno,  
Association.**

**It came to my attention that the Frenchman's Creek Beach Club in our town is  
requesting to change their status or proposing changes to their club to increase  
their capacity and parking spaces.**

**Being a resident of Juno Beach for over 25 years, I know of certain things  
, and  
perhaps you  
do  
also  
about the attempt by Admiral's Cove to have a similar facility here 24 years  
ago.**

**Admirals  
Cove,  
on Alternate A1A**

**,  
also owned a piece of land in Juno Beach, just north to the Beachfront  
building.**

**They went to your office back in 1992 and requested  
permission to  
create a similar Beach Club for the residents of Admirals Cove.**

**The Town refuse  
d  
them the change of status from a residential code to**

commercial stating that they had made one mistake already allowing Frenchman's to come into our residential area and they did not want any more clubs of large groups of people to spoil the town's laid back and relaxed way of life.

At that point, Admiral's Cove

sold the lots to Nancep corporation which were led by Rodney Sappala and

Richard True

. Allegedly they traded the lot for some apartments on what is now called the Oceanfront building.

We (all residents) at the Beachfront had to sign an authorisation to allow their building to encroach into our north driveway if we wanted to buy a place at the Beachfront building so they could go ahead with the OceanFront project.

My concern and it should be yours

also is that our

t  
own, twenty three years ago realised that they had made a mistake allowing such a horrible operation of Frenchman's Creek to infiltrate into our residential community, one of the most beautiful jewels in the USA

N  
ow you are considering allowing the mistake to get bigger

We all know about turtles and sea life restrictions in our area and I know you have received emails explaining the transgressions by the Frenchman's Club. The club produces cooking odors which spread to all residents/apartments in the immediate area and mess up our beaches with hotel like guests.

An even larger facility will bring more traffic, noise and pollution.

Another mistake our town made is the detoxing facility on the west side of Ocean Dr. That facility does not belong in this residential area and no permits

should ever have been issued. Our rules should have been enforced on them, even before they leveled the place down.

The people visiting the Frenchman's Creek club, like the rehab clients up the street, do not pay taxes to our town and do not vote for your offices

. They may not even have homestead status in Florida, so they may not care what happens to our state, much less our town.

We do and will remember your actions in future elections.

Hopefully, we have all learned some thing in the past 23 years

I would respectfully ask you in the name of all Beachfront residents, that you do not allow any changes to their operations

In a perfect world we would be able to buy the land back and return it to its residential status.

Sincerely,  
George Brandes

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 1:55 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchman's Creek rezoning

**From:** Chuck Butler [mailto:butler1239@sbcglobal.net]  
**Sent:** Thursday, May 14, 2015 1:40 PM  
**To:** Ruben Cruz  
**Cc:** Mort Levine; Ellen Andel; Bill Greene; Jim Lyons; Jason Haselkorn  
**Subject:** Frenchman's Creek rezoning

I am an owner of Juno Shores and cannot attend the meeting on May 18th but would like my voice heard. I am opposed to the request for a zoning code text amendment petition from Frenchman's Creek. They seem to be a large business operating in a residential neighborhood.

I was very surprised to read the article in the paper that they do not pay taxes to the Town of Juno Beach.

I would be interested in hearing your opinion. I asking you to please deny their request for special exception use.

Kathy Butler  
420 Celestial Way 105  
314-494-1113

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 2:21 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmens Creek Beach Club

-----Original Message-----

**From:** David McGuire [mailto:djmcmcguire@gmail.com]  
**Sent:** Thursday, May 14, 2015 2:07 PM  
**To:** Jason Haselkorn  
**Cc:** ka1310@aol.com  
**Subject:** Frenchmens Creek Beach Club

Jason- You may remember meeting my wife and me while you campaigned door to door when running for your council seat. We talked of our strong desire to maintain a Juno Beach neighborhood and community that would be a haven and reserve from the commercialization and bustle that had so adversely effected some of our neighboring communities. You and your wife related that you were in full agreement. Satisfied with your approach and sincerity, I decided and indeed cast my ballot for you.

With the above in mind I now ask that you vote against any change in our existing zoning laws that would allow for any expansion or enlargement to the existing Frenchmen's facility.

Thank you.

David J. McGuire  
120 Celestial Way  
Apt. 313  
The Barclay  
Juno Beach, Fla.  
33408

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 2:59 PM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchmens Creek Club

-----Original Message-----

**From:** David McGuire [mailto:djmccguire@gmail.com]  
**Sent:** Thursday, May 14, 2015 2:51 PM  
**To:** Mort Levine  
**Cc:** ka1310@aol.com  
**Subject:** Frenchmens Creek Club

Mr. Mayor,

During a chance meeting with you, I spoke of how much my wife and I cared about the the "character" of our Juno Beach. We especially like the solitude and neighborhood feel. The absence of traffic and the commotion that is brought by commerce is a great appeal lacking in so many beach communities. Many visitors and guests envy what we have in our haven and seeming solitude. You agreed and thanked us for saying so.

Enlarging or expanding a beach club facility with the idea of attracting more patrons for a private dining facility that would also accommodate additional traffic and parking doesn't strike me as appropriate for our present or future residents. Please do all in the ability of your office to deny this request Thank you.

David J. McGuire  
120. Celestial Way  
# 313  
The Barclay  
Juno Beach. Fla.  
33408

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 4:18 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmans Creek

**From:** gloria madigan [mailto:gloglomad@hotmail.com]  
**Sent:** Thursday, May 14, 2015 4:11 PM  
**To:** Jim Lyons  
**Subject:** Frenchmans Creek

Dear Jim, We strongly oppose both the enlargement of Frenchmans Creek Club house and especially the two story parking structure. As you know we have owned our unit in the Juno Ocean Club since 1984 and have enjoyed the quietness and peacefulness of our town. A two story parking structure would be completely out of character for the area. The idea of sitting on our south balcony overlooking a parking structure is most depressing. Also, the beach in front of their beach club is overly crowded as it is. We appreciate your considering our objections. Respectfully, Tom and Gloria Madigan

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 4:55 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmans Creek

**From:** Ruben Cruz  
**Sent:** Thursday, May 14, 2015 4:54 PM  
**To:** Vanessa Dunham  
**Subject:** FW: Frenchmans Creek

See below

Ruben Cruz, CFM  
Director of Planning and Zoning  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Office: (561) 656-0306



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** gloria madigan [mailto:gloglomad@hotmail.com]  
**Sent:** Thursday, May 14, 2015 4:32 PM  
**To:** Ruben Cruz  
**Subject:** Frenchmans Creek

Dear Mr. Cruz,

We strongly oppose the enlargement of Frenchmans Creek Clubhouse and especially the two story parking structure. We have owned our unit in the Juno Ocean Club since 1984 and have enjoyed the quiet and peaceful atmosphere of our town. A two story parking structure would be completely out of character for the area. The idea of sitting on our south balcony overlooking a parking structure is most depressing. Also the beach in front of their beach club is overly crowded as it is. Please do not grant Frenchmans Creek proposal. This is a very serious matter to us. Thank you.

Tom and Gloria Madigan

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 4:38 PM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmens application for exception to zoning ordinance

**From:** THOMAS J WATSON [mailto:tomegw@bellsouth.net]  
**Sent:** Thursday, May 14, 2015 4:35 PM  
**To:** Joseph F. Lo Bello, CPA; Mort Levine; Ruben Cruz  
**Subject:** Frenchmens application for exception to zoning ordinance

Dear Council Members:

It is quite apparent that the application filed on behalf of Frenchmen's was timed perfectly, (March 26, 2015) in an effort to bring this matter before the Town Council when a large number of residents returned to their summer homes and were not immediately available for comment.

It is also apparent that residents were not notified of this application by the Town of Juno Beach until 7 days prior to the Council Meeting scheduled for May 18th.

This entire matter is indicative of the disregard Frenchmen's is expressing for the voting and tax paying residents of Juno Beach...respect for their neighbors, "hometown" quality of life and the serenity and beauty of our Town Hall, beach, park and local streets.

We urge the Town Council and the Planning and Zoning Board to take the necessary action to deny this application and represent the residents of Juno Beach.

Respectfully submitted by residents of Brigadoon listed below:

Margaret & Thomas Watson  
Edward and Elsie Mulvhill  
Lenward and Barbara Bolduc  
Joanne Snyder  
Naomi Darville  
Janice Kelly  
David T. Lucas  
Linda Miller  
Saundra Meeder  
Mojdeh Naghashpour

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Thursday, May 14, 2015 4:46 PM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchman's Creek Beach Club

-----Original Message-----

**From:** Tedda King [mailto:[teddaking@aol.com](mailto:teddaking@aol.com)]  
**Sent:** Thursday, May 14, 2015 4:44 PM  
**To:** Mort Levine  
**Subject:** Frenchman's Creek Beach Club

Hello Mort,

I am a resident of 530 Ocean Drive - apt 401.

I am opposed to any construction or zoning changes for the Frenchman's Creek Beach Club.

Thanking you for your consideration of my opinion.

Tedda King

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:47 AM  
**To:** Joseph F. Lo Bello, CPA; Len Rubin (lgrubin@bellsouth.net); Ada Oliver  
**Subject:** FW: Frenchman's Creek Beach Club

See below...

*Vanessa M. Dunham, MMC*

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** POA - Juno Beach [mailto:junoachpoa@gmail.com]  
**Sent:** Thursday, May 14, 2015 5:31 PM  
**Subject:** Fwd: Frenchman's Creek Beach Club

----- Forwarded message -----

**From:** Anne Bosso <[annebosso@bossorealty.com](mailto:annebosso@bossorealty.com)>  
**Date:** Thu, May 14, 2015 at 5:27 PM  
**Subject:** Fwd: Frenchman's Creek Beach Club  
**To:** [junoachpoa@gmail.com](mailto:junoachpoa@gmail.com)

*Anne*

Anne Bosso / Broker / Sales  
Bosso Realty  
13955 US Highway 1  
Juno Beach, FL 33408  
561-844-5500 office

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----- Forwarded message -----

From: **Robert Kelly** <[robert9529@gmail.com](mailto:robert9529@gmail.com)>

Date: Thu, May 14, 2015 at 3:58 PM

Subject: Fwd: Frenchman's Creek Beach Club

To:

**From:** beachfront juno <[atusbe@yahoo.com](mailto:atusbe@yahoo.com)>  
**Subject:** Fw: Fwd: Frenchman's Creek Beach Club  
**Date:** May 14, 2015 at 2:28:58 PM CDT  
**To:** Beachfront Juno <[atusbe@yahoo.com](mailto:atusbe@yahoo.com)>  
**Reply-To:** beachfront juno <[atusbe@yahoo.com](mailto:atusbe@yahoo.com)>

On Thursday, May 14, 2015 11:39 AM, George Brandes <[gjbrandes@gmail.com](mailto:gjbrandes@gmail.com)> wrote:

Please share with the Beachfront residents the email I sent to all Juno Beach Town Officers.

Thanks.

George

----- Forwarded message -----

From: **George Brandes** <[gjbrandes@gmail.com](mailto:gjbrandes@gmail.com)>

Date: Thu, May 14, 2015 at 11:30 AM

Subject: Frenchman's Creek Beach Club

To:

**Hello,**

**My name is George Brandes**

**and**

**I am currently the president of the board for the Beachfront at Juno, Association.**

**It came to my attention that the Frenchman's Creek Beach Club in our town is requesting to change their status or proposing changes to their club to increase their capacity and parking spaces.**

**Being a resident of Juno Beach for over 25 years, I know of certain things**

**, and**

**perhaps you**

**do**

**also**

**about the attempt by Admiral's Cove to have a similar facility here 24 years ago.**

**Admirals**

**Cove,**

**on Alternate A1A**

' also owned a piece of land in Juno Beach, just north to the Beachfront building. They went to your office back in 1992 and requested permission to create a similar Beach Club for the residents of Admirals Cove.

The Town refused them the change of status from a residential code to

commercial stating that they had made one mistake already allowing Frenchman's to come into our residential area and they did not want any more clubs of large groups of people to spoil the town's laid back and relaxed way of life.

At that point, Admiral's Cove sold the lots to Nancep corporation which were led by Rodney Sappala and

Richard True . Allegedly they traded the the lot for some apartments on what is now called the Oceanfront building.

We (all residents) at the Beachfront had to sign an authorisation to allow their building to encroach into our north driveway if we wanted to buy a place at the Beachfront building so they could go ahead with the OceanFront project.

My concern and it should be yours

also is that our town, twenty three years ago realised that they had made a mistake allowing such a horrible operation of Frenchman's Creek to infiltrate into our residential community , one of the most beautiful jewels in the USA

Now you are considering allowing the mistake to get

**bigger**

**We all know about turtles and sea life restrictions in our area and I know you have received emails explaining the transgressions by the Frenchman's Club.**

**The club produces cooking odors which**

**spread to all residents/apartments in the immediate area and mess up our beaches with hotel like guests.**

**An even larger facility will bring more traffic, noise and pollution.**

**Another mistake our town made is the detoxing facility on the west side of Ocean Dr. That facility does not belong in this residential area and no permits should ever have been issued. Our rules should have been enforced on them, even before they leveled the place down.**

**The people visiting the Frenchman's Creek club, like the rehab clients up the street, do not pay taxes to our town and do not vote for your offices**

**. T  
hey may not even have homestead status**

**in Florida, so they may not care what happens to our state, much less our town.**

**W  
e do and will remember your actions in future elections.**

**Hopefully, we have all learned some thing in the past 23 years**

**I would respectfully ask you in the name of all Beachfront residents, that you do not allow any changes to their operations**

**.  
In a perfect world we would be able to buy the land back and return it to its residential status.**

**Sincerely,  
George Brandes**

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:47 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchman's Creek Beach Club

**From:** GAPJHP@aol.com [mailto:GAPJHP@aol.com]  
**Sent:** Thursday, May 14, 2015 11:49 PM  
**To:** Mort Levine  
**Subject:** Frenchman's Creek Beach Club

Dear Mayor Levine,

As a property owner at The Horizon (600 Ocean Drive) and a lover of all that is Juno Beach, I must submit to you my strongest objections to any consideration for the expansion of the Frenchman's Creek Beach Club. The Club is a private club for members of Frenchman's Creek residential community. Those who live at Frenchman's Creek are neither citizens nor taxpayers of Juno Beach yet enjoy so many of the amenities and pleasures of our great community. While expansion of The Club may benefit its private members and the property owners of Frenchman's Creek, it will have nothing but a negative impact on the citizens of Juno. The negative impacts will include increased traffic, noise and light pollution and potential beach erosion not to mention adverse effects on the nesting turtle activity that helps make Juno Beach so unique and special.

I urge you to stand behind the taxpaying citizens of Juno Beach and reject this application for intrusive and needless expansion of the Frenchman's Reef Beach Club. Please stand up for the interests of the greater Juno Beach community and not the special interests of a select few who wish to continue to use Juno Beach as their own exclusive, private club.

Thank you for your consideration.

George A. Paletta, Jr., MD  
600 Ocean Drive  
The Horizon, Unit 12-A  
314-614-4037

## Ada Oliver

---

**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:49 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchman's Creek

**From:** Charles Mosolf [mailto:charlmoso@aol.com]  
**Sent:** Friday, May 15, 2015 4:00 AM  
**To:** Jim Lyons; Ellen Andel; Mort Levine; Joseph F. Lo Bello, CPA; Bill Greene; Ruben Cruz; Jason Haselkorn  
**Cc:** Donna Holder; Ted & Geri Spies; DeeDee Mosolf; Chris & Debbie Mitchell; Michelle Noga; Michael Conforti; Kim & Jeff Perks; Kim & Jeff Perks; Frank & Elizabeth Palumbo; Joanne Slattery; POA Juno Beach; Beach Front Juno; Beach Front Juno  
**Subject:** Frenchman's Creek

### Frenchman's Creek

I seriously object to ANY expansion of Frenchman's Creek Swim Club. Not ONE home in The Frenchman's Creek Gated Community would tolerate what we, the residents of Mercury Circle & Juno Shores Condominium, must tolerate day in / day out.

From pre-sunrise until after midnight, we are subjected to noise from the 'guests' / members of The Swim Club. Frenchman's Creek has no control over their members; and apparently have never tried to make them aware of our homes and our quality of life.

Depending on where one lives on Mercury Circle or Juno Shores Condominium, the annoyance differs.

Those residing to the west put up with the trucks delivering goods (with the resultant idling engines & exhaust), parking attendants unloading arriving guests or loading those who are departing. Occasionally there is even the 'Honey Dipper', pumping out waste cooking grease.

Mid-way on the property, there is the hubbub of cooking & restaurant / bar bedlam.

To the east is the noise from the pool, pool filter pump noise 'issues' (especially when defective) and party atmosphere near the beach.

During holidays it is complete disrespect for public beach goers. Frenchman's guests not only fill the beach east of their property, they overflow to the south onto the 'Public Beach'. There they throw footballs, frisbees & the like; totally oblivious to our presence, search for serenity & safety.

Our existence is not part of their mindset. Their attitude is: 'We paid for our right to use this beach!'

Unfortunately, few (if any) on Juno Beach Town Council, are present to witness & feel oppressed by this treatment. None live on 'our block' to experience our plight first-hand.

To repeat: not ONE resident of The Frenchman's Creek Gated Community would tolerate the way we are treated.

Shame on Frenchman's Creek Management for being such lousy neighbors. Never in the course of 20+ years, have I seen anyone in authority from Frenchman's Creek Management try to exercise some control over their beach-going guests.

I am sure that the the residents of Juno Shores Condominium, to the north of The Frenchman's Swim Club property have similar feelings & experiences. I hope they will write or speak out!

NO! To the expansion of Frenchman's Swim Club!

Thank you for considering my opinion. Due to the fact that my wife & I are out of the country, we cannot attend the Tuesday meeting to protest in person.

Charles (& Diana) Mosolf  
The Sands Condominium  
241 Mercury Circle #3  
Juno Beach.

Sent from Chuck's iPhone 5s

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:51 AM  
**To:** Ada Oliver; 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com)  
**Subject:** FW: Frenchman's Creek Beach Club

-----Original Message-----

**From:** Judy [mailto:jrevonay@aol.com]  
**Sent:** Thursday, May 14, 2015 7:00 PM  
**To:** Mort Levine  
**Subject:** Frenchman's Creek Beach Club

We read about the proposed expansion of the Frenchman's Creek beach club. It sounds like a terrible idea. What is your position on the proposal?

Respectfully,

Bob & Judy Yanover  
Oceanfront #701

Sent from my iPad

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:51 AM  
**To:** 'Solitamurphy@aol.com'  
**Cc:** Ada Oliver; Joseph F. Lo Bello, CPA; Ruben Cruz; Len Rubin (lgrubin@bellsouth.net)  
**Subject:** RE: Letter for consideration at zoning meeting May 18th...Frenchmen's Creek request

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

*Vanessa M. Dunham, MMC*

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812  
[www.juno-beach.fl.us](http://www.juno-beach.fl.us)

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Solitamurphy@aol.com [mailto:Solitamurphy@aol.com]  
**Sent:** Thursday, May 14, 2015 6:43 PM  
**To:** Joseph F. Lo Bello, CPA; Ruben Cruz; Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons  
**Cc:** docpandit@aol.com  
**Subject:** Letter for consideration at zoning meeting May 18th...Frenchmen's Creek request

Juno Beach Town Officials,

Please see the attached letter regarding our position as to the request for zoning changes and expansion by Frenchmen's Creek Beach Club. We are back in Chicago and can not attend the meeting. We are property owners in Juno Beach, 80 Celestial Way ( The Colony)

Thank you,

Dr. Jay and Maura Pandit

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:51 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchman's Creek Beach Club Proposed Expansion  
**Attachments:** 5-14-15 Ltr to Town of Juno Beach.pdf

**From:** Denise Quimby [mailto:windycitydenise@yahoo.com]  
**Sent:** Thursday, May 14, 2015 6:06 PM  
**To:** Mort Levine; Ellen Andel; Bill Greene; Jason Haselkorn; Jim Lyons; Joseph F. Lo Bello, CPA; rcruz@huno-beach.fl.us; Joseph F. Lo Bello, CPA; Ruben Cruz; Ruben Cruz  
**Cc:** Juno OceanClub  
**Subject:** Frenchman's Creek Beach Club Proposed Expansion

Dear Mayor Levine, Members of the Town Council, and Messrs. Lo Bello and Cruz,

Please see attached correspondence regarding the proposed expansion of Frenchman's Creek Beach Club. Please do not hesitate to contact us should you have any questions.

Kind regards,

Collins P. Whitfield  
Denise M. Quimby

**Collins P. Whitfield  
Denise M. Quimby  
450 Ocean Drive #303  
Juno Beach, FL 33408  
(630) 333-8318**

May 14, 2015

The Honorable Mort Levine, Mayor of Juno Beach, Members of the Town Council,  
Joseph Lo Bello, Town Manager, and Ruben Cruz, Director of Planning and Zoning  
Juno Beach Town Center  
340 Ocean Drive  
Juno Beach, FL 33408

**Re: Frenchman's Creek Beach Club Petition for Zoning Amendment**

Dear Mayor Levine, Members of the Town Council, and Messrs. Lo Bello and Cruz:

As owners of a Juno Ocean Club condominium, part-time residents and taxpayers, and neighbors to Frenchmen's Creek Beach Club, we want to share our concerns regarding the proposed construction and zoning changes of the existing structure of the Frenchmen's Creek Beach Club.

If allowed, these changes will have a detrimental impact on our community and the fragile environment of Juno Beach, the second largest turtle nesting beach in the world. The proposed expanded structure is also located within the flood plain of the barrier beach. Moreover, the proposed construction and zoning changes, which would increase the elevation of Frenchmen's Creek Beach Club, are being requested by people who do not live in Juno Beach, vote in Juno Beach, or pay taxes to the Town of Juno Beach.

Frenchmen's Creek is a private club operating a commercial restaurant on Juno Beach for the sole use of their members who reside in the Frenchmen's Creek residential community located in Palm Beach Gardens. As an initial matter, the commercial kitchen/restaurant, within 50 yards of the beach, spews kitchen odors and, we believe, grease vapor and other particulates to the nearby buildings and beach. Does the size and use of this commercial kitchen meet code? Will it meet code if the expansion is permitted? What further impact will this commercial kitchen have on the environment?

Second, Frenchman's Creek's proposal is an effort to expand their beachfront club in order to create more tiers of parking for the use of their membership. Increasing the elevation of Frenchmen's Creek Beach Club - located between residential communities - will increase noise pollution, air pollution, and violate existing rules on excessive light at night on the dunes of Juno Beach. The greater environmental impacts of the proposed construction would include: the destabilization of the fragile dune so valuable to flood protection, and the ecosystem of the turtle nesting areas which proliferate right in front of Frenchmen's Creek Beach Club and surrounding residential buildings. The peaceful quality of life along Juno Beach and the property values of Juno Beach residents are also in jeopardy.

As it is now, every special event at Frenchmen's Creek Beach Club creates overflow parking at the Town Hall and Police Station, Juno Shores Condominium, and the Methodist Church on Ocean Drive, with heavy traffic along Celestial Way to Donald Ross Road. Many of the special events are at night.

Imagine the increased adverse impact if Frenchmen's Creek Beach Club is allowed to double its size and parking needs, bringing more people and cars to our residential community, and presumably send even more odious vapors and particulates into the air along the beach and into the neighboring buildings. Again, these construction and zoning changes are proposed by people who neither live in Juno Beach or vote in Juno Beach. **Most importantly, the expansion of Frenchman's Creek Beach Club is being proposed by those who pay absolutely no taxes to the Town of Juno Beach.** This begs the question as to why *any* services are being provided to Frenchman's Creek Beach Club when they pay no taxes whatsoever. Let them provide their own security and find additional overflow parking for their members elsewhere and bus them in if necessary.

As owners at Juno Ocean Club, we are vehemently opposed to any construction or zoning changes to the existing structure of Frenchmen's Beach Club. If the expansion is permitted, it will be necessary for us to investigate and take any legal action to ensure that all procedural steps have been properly taken and all code and environmental impacts, especially concerning the commercial kitchen, are in compliance with state and federal laws.

Sincerely,

Collins P. Whitfield, Esq.  
Denise M. Quimby, Esq.

/dmq

cc: Juno Ocean Club Board of Directors and Owners

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:51 AM  
**To:** 'Rejeanne Lizotte'  
**Cc:** Joseph F. Lo Bello, CPA; Len Rubin (lgrubin@bellsouth.net); Ruben Cruz; Ada Oliver  
**Subject:** RE: Zoning changing

Thank you for your email. I have forwarded your email to the Town Council, Planning and Zoning Board, Town Manager, Planning and Zoning Board Director and Town Attorney. Also, this email has been made part of the record for the upcoming Planning and Zoning Board Meeting on May 18th.

Take care,

Vanessa M. Dunham, MMC

Town Clerk  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Direct Line (561) 656-0316 Fax (561) 775-0812 [www.juno-beach.fl.us](http://www.juno-beach.fl.us) Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

-----Original Message-----

**From:** Rejeanne Lizotte [mailto:[rejeanne.lizotte@gmail.com](mailto:rejeanne.lizotte@gmail.com)]  
**Sent:** Thursday, May 14, 2015 5:12 PM  
**To:** Mort Levine  
**Subject:** Zoning changing

Dear Mr Levine I hope we will never change the zoning in our marvellus City of Juno Beach.

Like The autor Schumacher say SMALL IS BEAUTYFUL , let us keep it small.

Juno Beach is a pure gem, I hope we will not spoil this paradise for money.

As a winter resident, I choose Juno because it is unique and since I am a owner I never had regrets .

I think that you understand that I love Juno so please let us keep it that way.

Forgive me for my way of writing, I am a French speaking person and I try to do my best.

Best regards

Pierre Trepanier and Réjeanne Lizotte

120 Celestial Way apt 105

Envoyé de mon iPad

## Ada Oliver

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**From:** Vanessa Dunham  
**Sent:** Friday, May 15, 2015 7:52 AM  
**To:** Ada Oliver; Bill Greene; Ellen D. Andel; Jason Haselkorn (jason3072661@gmail.com); Jim Lyons (jrl1701@gmail.com); Joseph F. Lo Bello, CPA; Mort Levine (morton\_levine@msn.com); 'Bob Hamilton'; 'Don Felicella'; Frank Davila; 'LGrubin@bellsouth.net'; 'Michael Stern'; 'Paul Shea'; Ruben Cruz; 'Warren Turner'  
**Subject:** FW: Frenchmans Creek

**From:** Ruben Cruz  
**Sent:** Thursday, May 14, 2015 4:54 PM  
**To:** Vanessa Dunham  
**Subject:** FW: Frenchmans Creek

See below

Ruben Cruz, CFM  
Director of Planning and Zoning  
Town of Juno Beach  
340 Ocean Drive  
Juno Beach, FL 33408  
Office: (561) 656-0306



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** gloria madigan [<mailto:gloglomad@hotmail.com>]  
**Sent:** Thursday, May 14, 2015 4:32 PM  
**To:** Ruben Cruz  
**Subject:** Frenchmans Creek

Dear Mr. Cruz,

We strongly oppose the enlargement of Frenchmans Creek Clubhouse and especially the two story parking structure. We have owned our unit in the Juno Ocean Club since 1984 and have enjoyed the quiet and peaceful atmosphere of our town. A two story parking structure would be completely out of character for the area. The idea of sitting on our south balcony overlooking a parking structure is most depressing. Also the beach in front of their beach club is overly crowded as it is. Please do not grant Frenchmans Creek proposal. This is a very serious matter to us. Thank you.

Tom and Gloria Madigan

Unit 505  
Juno Ocean Club

**Richard & Suzanne Corsini  
80 Celestial Way  
Juno Beach, FL 33408**

**Date: May 14, 2015**

**To: Town of Juno Beach Town Manager, Mayer, Council Members and  
Director of Planning and Zoning**

**Re: Proposed Expansion of The Frenchmen's Creek Beach Club**

**As residents and owners in Juno Beach we are writing to express our opposition to the proposed expansion of the Frenchmen's Creek Beach Club. At present, the Beach Club creates congestion, traffic and an unsightly use of the beach in front with stacks of chairs, racks and trash receptacles. All this in a residential area. Juno Beach is a special residential gem and we want it to remain that way. Any addition to the current building would be unsightly and the additional traffic would be a nuisance.**

**Let's keep Juno Beach the special place that it is and not allow the above referenced project. We are vehemently opposed to the expansion and project.**

**Sincerely,**



**Richard K. Corsini**

**Suzanne M. Corsini**



## Ada Oliver

---

**From:** Robert Pharmer <rpharmer@pharmereng.com>  
**Sent:** Friday, May 15, 2015 10:40 AM  
**To:** Ruben Cruz  
**Cc:** Vanessa Dunham; Joseph F. Lo Bello, CPA; Len Rubin (lgrubin@bellsouth.net); Ada Oliver; Mort Levine; Ellen Andel; Bill Greene; Jim Lyons; Jason Haselkorn; Anthony Meriano  
**Subject:** Frenchmen Creek Project

Mr Cruz;

Since my previous correspondence to you on May 15<sup>th</sup>, I have thought of a possible solution to the Frenchmen's Creek issue.

If parking is the issue, one solution could be that The Frenchmen's Creek Beach Club could start bus service from Frenchmen's Creek to the Beach club. In this way traffic and the associated air and noise pollution would be reduced and Frenchmen's Creek would not need to expand their facilities. In this age of conservation and being environmentally conscience, having Frenchmen's Creek residents bus to our town seems like a reasonable solution to reduce the negative impacts this project would have on the residents of Juno Beach.

Please reject Frenchmen's Creeks Request.

Respectively Submitted;

**Robert D. Pharmer**

80 Celestial Way

Unit #101

Juno Beach, FL 33408