



JOINT WORKSHOP - APPEARANCE REVIEW CRITERIA FOR SINGLE-FAMILY HOMES MINUTES

May 02, 2025 at 1:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER
MICHAEL STERN, PLANNING & ZONING BOARD CHAIR *(Via Zoom)*
JIM FERGUSON, PLANNING & ZONING BOARD VICE CHAIR
JIM EHRET, BOARDMEMBER
JONATHAN BUTLER, BOARDMEMBER
BRIAN COLE, BOARDMEMBER
CAROL RUDOLPH, ALTERNATE BOARDMEMBER

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
STEPHEN MAYER, PRINCIPAL PLANNER
FABINNE AZEMAR, PLANNING TECHNICIAN
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 45 (3 via Zoom) *(See attached sign-in sheet)*

CALL TO ORDER – 1:00PM

COMMENTS FROM THE PUBLIC *(This section relates to the item under discussion. See attached Comment Cards.)*

Public Comments Opened at 1:02pm.

Public Comments Closed at 1:42pm.

DISCUSSION ITEMS *(See attached staff presentation.)*

1. Appearance Review Criteria Work Session

Boardmember Ehret provided his comments via a letter *(see attached)*; and Vice Mayor Pro Tem Davis provided three (3) separate presentations *(see attached)*.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to allow Vice Mayor Pro Tem Davis to present her information.

Planning & Zoning Boardmembers Ferguson and Butler were in support of repealing the code for Harmony. Boardmembers Ehret, Cole, and Alternate Boardmember Rudolph were opposed to repealing the code for Harmony.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to not repeal the code for Harmony.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to continue not to perform architectural review for single-family homes and amend the Code accordingly.

Council gave unanimous consensus for staff to proceed with the status quo for appearance review; direct staff to return with additional options that incorporate tools such as FAR, increased setbacks, and other mechanisms that could help clarify the code; and have staff conduct a comprehensive analysis of the proposed language submitted by Vice Mayor Callaghan providing criteria for the assessment of Harmony (see attached) and provide a recommendation to the Town Council.

Council gave unanimous consensus to postpone the Traffic Mitigation Workshop.

ADJOURNMENT

Mayor Wheeler adjourned the Workshop at 5:10pm.



Peggy Wheeler, Mayor



Caitlin E. Copeland-Rodriguez, Town Clerk



**Town Council and Planning & Zoning Board
Joint Workshop
Appearance Review Criteria for Single-Family Homes
May 2, 2025 1:00 PM**

SIGN-IN SHEET

NAME	ADDRESS	EMAIL
Red Dunn	4410 Sunset Way	
MT Carey	471 Sunset Way	
N Hirsch	471 Sunset	
Michael Hayden	14661 US Hwy out Unit 50	STRESSORIT@aol.com
Vokla Stelfox	401 Sunset Way	
Kathy Lewis	240 Celestial Way	
CARRIE WILLIAMS	450 Seaside Ln	
GUSTAVO FRANCISCO CASADO	530 OCEAN DR.	
Tom & Patty Kelley	430 N. Lyna Circle	pk53@aol.com
Debbie Huffman	840 Oceanside Dr	
Larry Sonby	495 Zephyr Way	
Allison Cook	600 Ocean Dr Horizon Bldg	
Steve Allen	450 Olympus Drive	

[illegible]

Appearance Review Workshop

HARMONY DISCUSSION

MAY 2, 2025

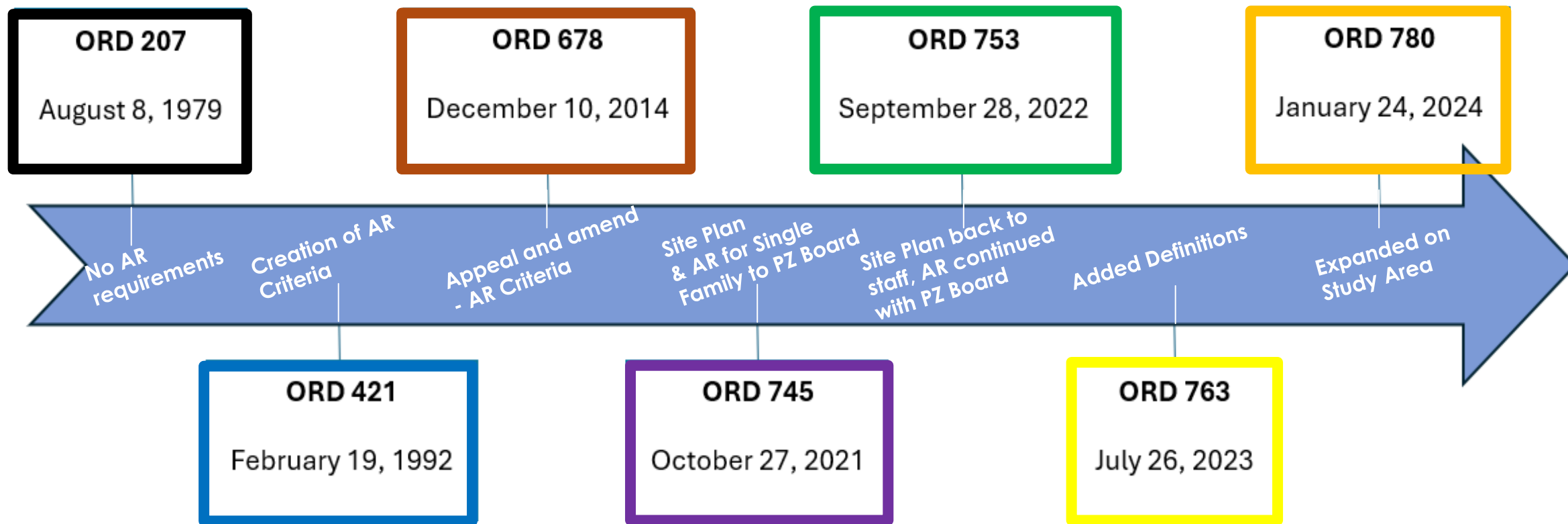


Problem Statement

- Potential conflicts with Florida State Statute (F.S. 163.3202) (Architectural Components)
- The term *Harmony*
 - Too subjective
 - Lacking implementation standards
- Small-Town Charm vs. Property Rights

Background

○ Timeline of Ordinances



Appearance Review Criteria

- There are currently seven (7) appearance review criteria:
 - **#1 – Architectural Style (Representative of Old Florida Style)**
 - **#2 – “Harmony”**
 - #3 – Modern features incorporated into architectural style
 - #4 – Accessory features compatible in design and materials
 - #5 – Structure height over 40’ shall not be vertical using architectural treatments
 - #6 – Mechanical equipment screened by architectural treatments
 - #7 – Complies with the community appearance standards

Architectural Style

- Town Attorney Rubin provided a legal memorandum to determine if the Town could continue to regulate building design elements.

CONCLUSION:

As fully discussed above, applying the rules of statutory construction does not lead to any definitive conclusion regarding the Town's ability to regulate architectural styles for detached single-family (and two-family) dwellings. Neither the plain language of the statute nor the legislative history gives any clear indication as to whether the Planning and Zoning Board's historical duties as an appearance review board satisfies the statutory criteria for the continued regulation of building design elements or architectural styles for detached single-family dwellings as set forth in Section 163.5202(5)(a), Florida Statutes. The Town Council could request an advisory opinion from the Attorney General seeking additional guidance regarding the statutory interpretation. However, even if the Attorney General issues such an opinion, it is advisory only. Consequently, it is ultimately up to the Town Council to assess the importance of architectural review of single-family (and two-family) dwellings and determine the appropriate course of action based on the potential risks and benefits of each approach.

What Is Harmony?

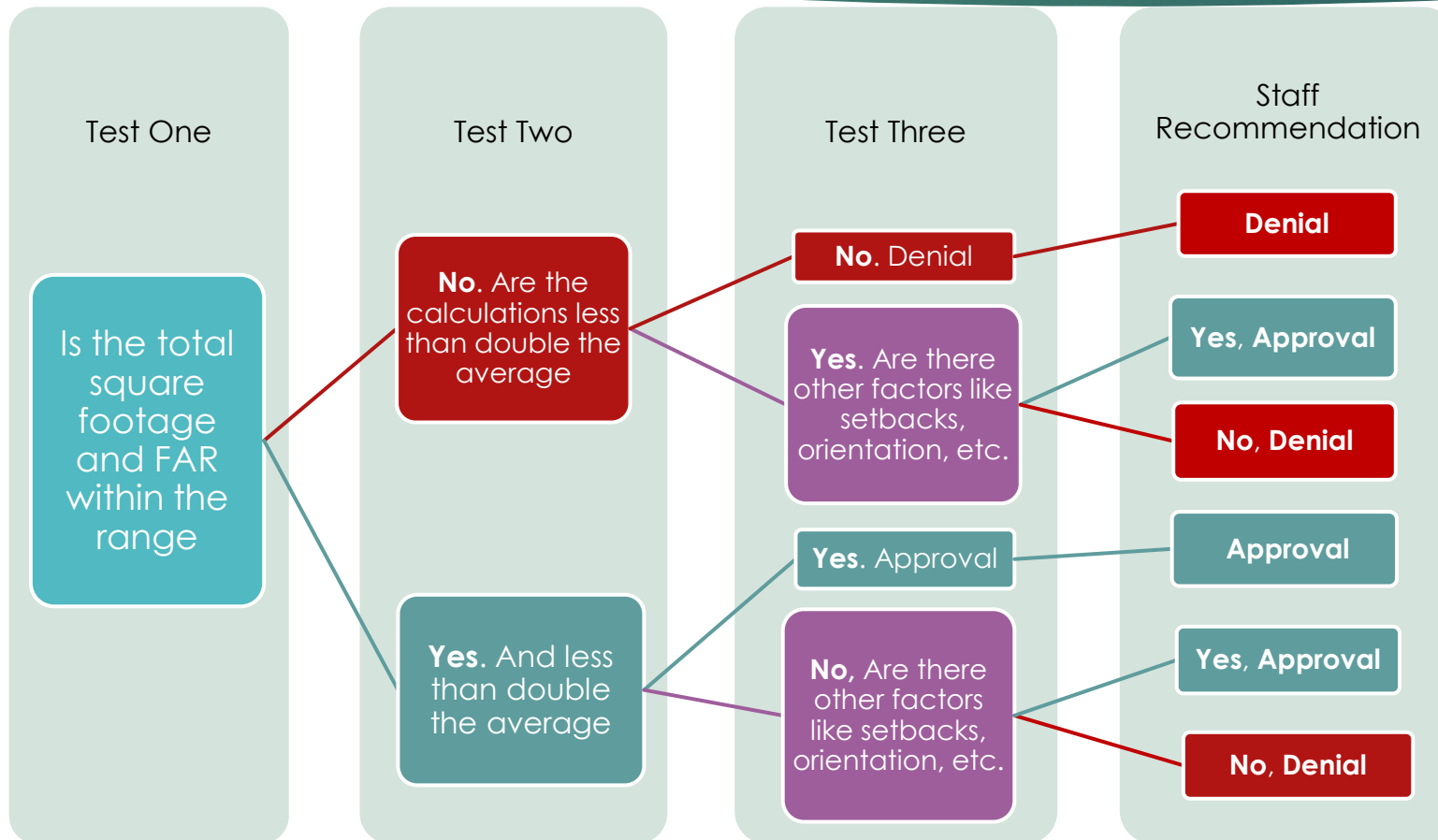
- Definition
 - “Quality which produces an aesthetically pleasing whole as in arrangement of varied architectural and landscape elements”
- The Study Area
 - 300 feet within the same zoning district
 - Consideration of the preponderance of buildings or structures
- Appearance Review Application
 - For single-family homes not within a PUD (approved by Planning and Zoning Board)
 - Staff has interpreted that any improvement more than substantial (construction costs more than 50% of the value of the home).

What Is Harmony?

- Harmony can be achieved through proper consideration of:
 - **Scale** - the proportions of a building in relation to its surroundings, particular other buildings in the surrounding context.
 - **Mass** - the relationship and sizes between different volumes of a building or structure.
 - **Bulk** - the overall size and volume of a building or structure.
 - **Proportion** - the visual effect of relationship of one portion to another, or of a portion to the whole, or of one thing to another.
 - Building Height and Orientation
 - Landscaping
 - Architectural Components and Materials
 - Site Planning (such as setbacks and use of open space)

Harmony – Staff Tests for Bulk and Mass

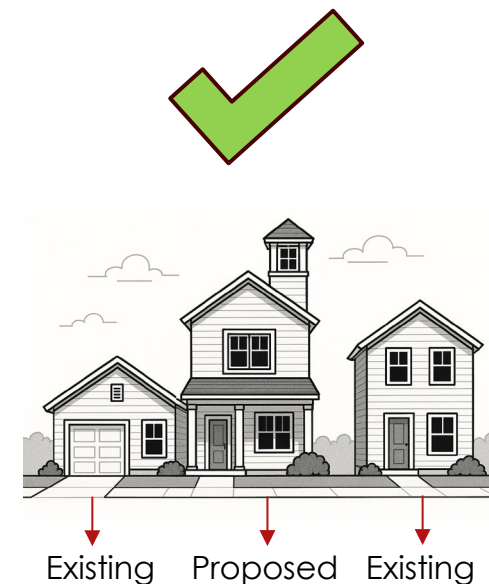
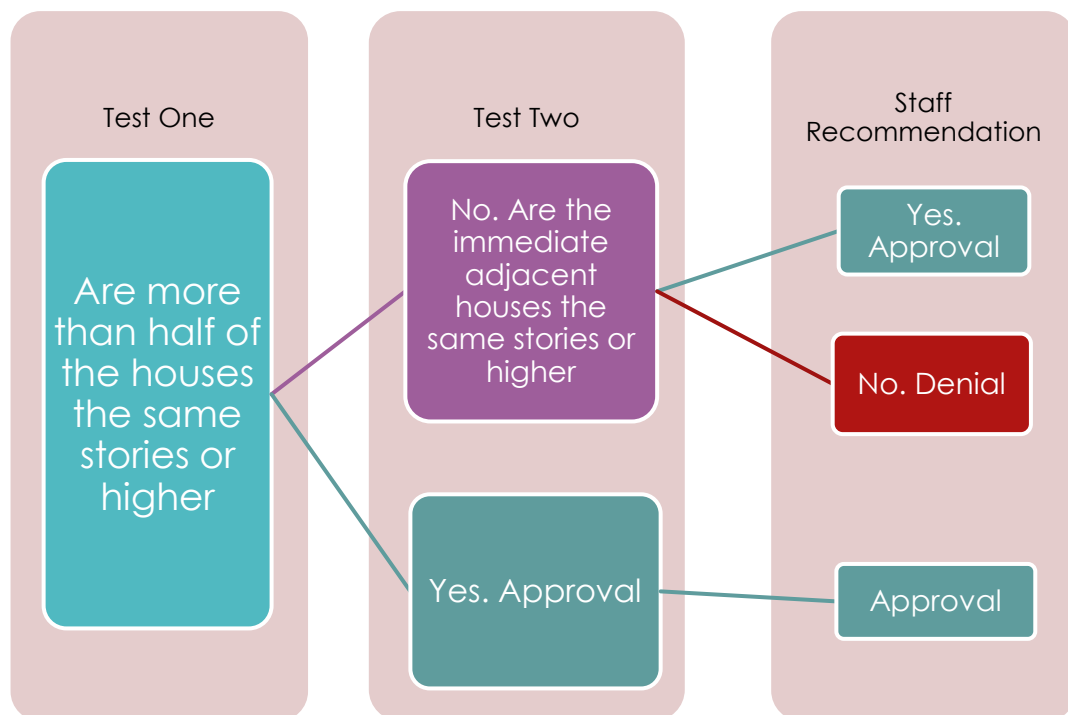
7



- Staff conducts test(s) for Bulk and Mass since the 300-foot study area was adopted

Harmony – Staff Tests for Scale

○ Tests for Scale



Harmony Example – 451 Neptune Rd.

Comparative Analysis and Methodology

Address	Lot Total Square Feet	Tower Feature	Lot Size to Total Square Feet Ratio (FAR)	Total Square Feet	Square Feet Under Air	Story
390 Neptune	5,662.8	No	0.36	2,079	1,470	1
391 Neptune	5,662.8	No	0.49	2,804	1,798	2
491 Neptune	6,969.6	No	0.31	2,177	1,671	2
490 Neptune	5,662.8	Yes	0.32	1,820	1,573	1
481 Neptune	5,662.8	No	0.33	1,879	1,392	1
480 Neptune	5,662.8	No	0.33	1,920	1,424	1
471 Neptune	5,662.8	No	0.34	1,945	1,553	1
460 Neptune	5,662.8	No	0.56	3,185	2,364	2
451 Neptune	5,662.8	Yes	0.70	3,961	3,234	2
450 Neptune	5,662.8	No	0.28	1,606	1,254	1
441 Neptune	5,662.8	No	0.29	1,660	1,316	1
430 Neptune	5,662.8	No	0.38	2,174	1,265	1
421 Neptune	5,662.8	No	0.30	1,704	1,210	1
420 Neptune	5,662.8	No	0.35	1,970	1,646	1
411 Neptune	5,662.8	No	0.46	2,589	1,956	2
400 Neptune	5,662.8	No	0.34	1,919	1,176	1
531 Ocean Drive	6,098.0	No	0.27	1,648	1,553	1
Average	N/A	N/A	0.36	2,067	1,539	N/A



- Subject Property
X Properties removed from comparison due to different Zoning District

Study Area Map and Methodology

Short Term Potential Outcomes

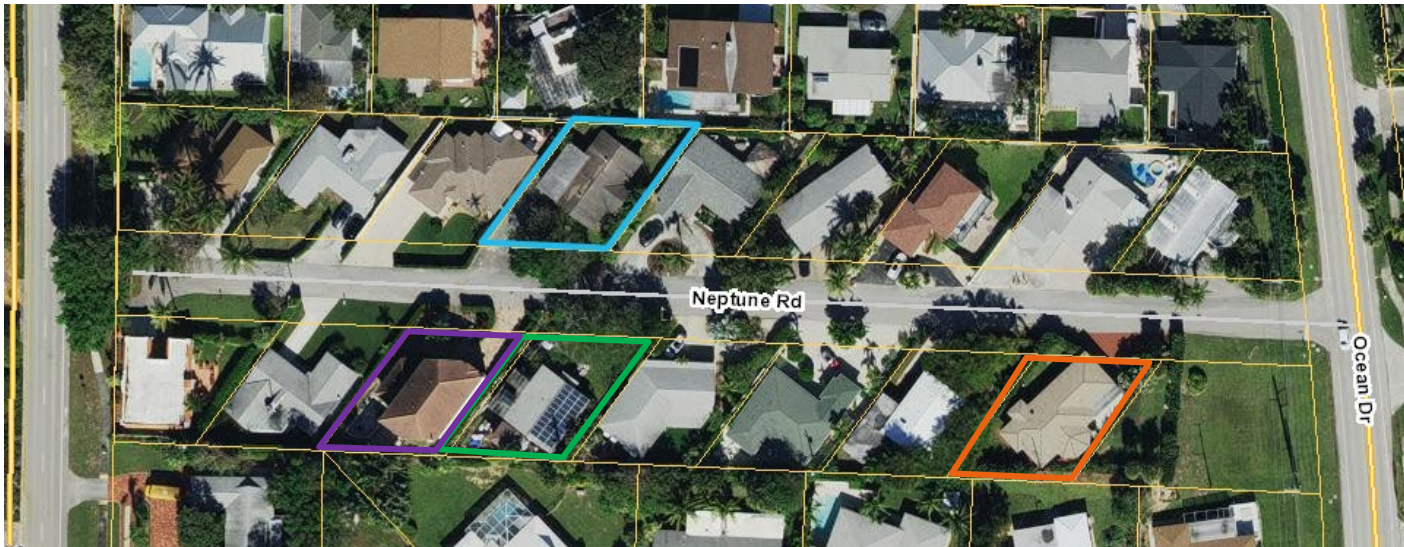
- Scenarios 1 – **Smallest house** in study area (potential increase of 2,528 sf)
- Scenario 2 – **Average house** in study area (potential increase of 2,055 sf)
- Scenario 3 – **Largest house** in study area (potential increase of 949 sf)



► Short term improvements will be permitted at an accelerated (rapid) pace for smaller houses and a much slower pace for the largest houses

Short Term Potential Outcomes

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- The status quo approach that staff is using may allow applicants to improve or rebuild their homes up to the largest sized home in their study area, and using qualitatively measured architectural components, as much as twice the average of the study area, if approved by the PZ Board.

Mid to Long Term Potential Outcomes

12

- Scenario Outcomes - If status quo continues to be used:
 - The maximum sizes will grow slow but steady, as the range and average house size increases in a study area. New thresholds for future additions/redevelopment will be possible **over time**
 - Promotes incremental growth at a slower than market pace (base zoning) **over time**, only stopping when code build out threshold is met

Options

Starting with the Status Quo

Status Quo

- ▶ Continue with the current process, provide staff and/or PZ Board with any guidance needed on how to interpret the code

Pros	Cons
Require code changes to reflect the current practice (such as substantial improvement)	Currently untenable position for staff and PZ Board without codified direction
	Lacking codified implementation standards
	Potential conflicts with Florida Statute

Options

In order of most regulatory to least regulatory measures

Keep/Strengthen the Appearance Review and Harmony with Quantitative and Qualitative Measures

- ▶ Create/adopt a standardized Pattern Book to assist staff and P&Z with appearance review
- ▶ Create an official AR Board and appoint with professionals that can apply the architectural concepts to an AR application
- ▶ Implement other best practices for Appearance Review

Pros	Cons
Would use quantitatively and qualitatively measured regulatory regulations to achieve the existing intent of the code section	Would require constant training and searching for qualified board members
May best promote harmonious architectural themes	May conflict with Florida Statutes

Options

In order of most regulatory to least regulatory measures

Remove AR criteria for single family and replace with quantitatively applied code provisions

- ▶ Maximum FAR, Step Backs for second stories and towers, porch or balcony requirements, side loading garages, additional parking requirements, etc. (also a recommended pattern book)

If this option is chosen, there are 3 potential procedures to move forward:

1. Continue with status quo while code is rewritten
2. Enforce zoning in progress (moratorium on single-family), or
3. Revert to standard Building Site Area Regulation until new code is written

Pros	Cons
Adds quantitatively measured regulations to promote the intent of the Appearance Section	Would require a considerable effort to write and adopt code provisions
Removing qualitative measures that are harder to implement and may conflict with Florida Statutes	May promote a repeatable standard that diminishes originality

Options

In order of most regulatory to least regulatory measures

Building Site Area Regulations only

- ▶ Remove Harmony and Appearance Review criteria from single-family homes and allow homes to be built based on Building Site Area Regulations (setback, lot coverage, height, etc.).

Pros	Cons
Would be the smallest risk tolerance regarding conflicts with Florida Statutes	Would remove all community appearance regulation for standard residential zoning districts
Would provide the most transparent and predictable application process for homeowners and developers	Allow the property to be built to the maximum threshold





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

I oppose Harmony

1 message

Anna Trotta Githens <agithens@verizon.net>

Fri, May 2, 2025 at 10:22 AM

To: "ccopeland@juno-beach.fl.us" <ccopeland@juno-beach.fl.us>

Dear Caitlin,

I am sending this email to declare my opposition to Harmony in Juno Beach.

I am a resident of [421 Sunrise Way, Juno Beach](#).

Thank you,

Anna M. Githens



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

No on Harmony

1 message

Chad Van Boven <cdvb@comcast.net>
To: ccopeland@juno-beach.fl.us

Fri, May 2, 2025 at 8:28 AM

Good morning Caitlin,

My wife and I oppose Harmony. We live at 420 Sunrise Way.

Best,
Chad Van Boven
Sent from my iPhone



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

Repeal Harmony

1 message

Michael Carp <mtcarp@marston-holdings.com>

Wed, Apr 30, 2025 at 5:22 PM

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Town Council:

What you are proposing is a serious infringement on our property rights. It is not for you to determine what I can and cannot do to/with my property. Not only do the proposed ordinances need to be scrapped, but the recently enacted harmony ordinance needs to be repealed.

Michael T. Carp

[471 Sunset Way](#)[Juno Beach, FL 33408](#)

561.307.1463



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

Dear Ms Halpern

1 message

Pete Williams <junopete@gmail.com>

Thu, May 1, 2025 at 9:46 PM

To: DDHalpern2021@149541726.mailchimpapp.com

Cc: town_council@juno-beach.fl.us, rcole@juno-beach.fl.us

I just read your newsletter of May 1st and am confused why you're upset about an anonymous, unsigned text message and now a letter sent to residents concerning the harmony code. The past year you didn't admonish or show any discontent towards the "Concerned Citizens " who wrote the most unprofessional and defamatory statements I've ever read all under anonymity and secrecy. Are you a member of the "Concerned Citizens"? Your latest newsletter exposes you as one of the most hypocritical Council Members I've ever witnessed in Juno Beach.

But back to the topic of property rights and the harmony code. You mentioned in your newsletter that the text offered no supporting data or facts that the harmony proposal will diminish property values. Quite frankly they're not needed. Anyone with any common sense knows that any time property rights are restricted (despite the reasonable code restrictions in place now) property values will be affected negatively.

As a United States citizen and resident of Juno Beach I urge you support an ideal that's a fundamental principle of the United States and that's individual property rights. Don't be associated with the typical politician that participates in government overreach and diminishes the rights of it's citizens.

Sincerely,

Pete Williams
Juno Beach, FI



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

Repeal Harmony

1 message

Catherine <catherine9068373@gmail.com>

Thu, May 1, 2025 at 7:45 PM

To: town_council@juno-beach.fl.us

Dear Council Members,

We are longtime Juno Beach residents.

We disagree with the proposed "Harmony" zoning restriction that has been proposed to council as a code change.

We believe that the town already has a very good, clear set of codes and we do not feel the need to further restrict homeowners or property owners from the council over stepping on private citizen's right to use their property as they see fit and within our already strict home building codes.

The correct policy decision is to stop with the "Harmony" addition to our codes and protect our rights as property owners.

Sincerely,

Jason and Catherine Haselkorn

11 Grand Bay Circle

Juno Beach, FL 33408



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

Repeal Harmony

1 message

N Hirsch <nmhirsch@gmail.com>
To: town_council@juno-beach.fl.us

Wed, Apr 30, 2025 at 5:32 PM

This has gotten out of hand. If a homeowner/property owner wished to have their property governed by an elected or appointed party, they could have purchased in a community governed by an HOA. We did not choose this option.

My opinion on what someone else does or would like to do with/to their property is absolutely irrelevant as long as it follows setbacks and height restrictions already in place to protect the community. That is enough. I don't have a say in what mailbox someone chooses, what color a house is painted, etc nor should anyone else.

Juno Beach has had no issue 'selling' the town. Why is Harmony necessary other than to give some residents a sense of empowerment?

Repeal it...now.

Nina Hirsch
561.371.7617



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

Repeal Harmony

1 message

Carrie Williams <cachadwick@msn.com>

Wed, Apr 30, 2025 at 8:19 PM

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Dear Council Members,

My husband and I are Juno Beach homeowners and we oppose the new zoning code restrictions, particularly the "harmony" definition that limits our property rights.

We urge you to repeal the "harmony" definition and protect homeowners rights.

Thank you,

Pete and Carrie Williams
450 Seaside Lane
Juno Beach, FL 33408

Sent from iPhone



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

Repeal Harmony

1 message

Thom Foster <fosterthom41@gmail.com>

Wed, Apr 30, 2025 at 3:58 PM

To: town_council@juno-beach.fl.us

Juno Beach Council: This is Thomas R Foster a citizen of Juno Beach. I do not want my property rights reduced by this "harmony" provision recently introduced to the code.



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

Keep Juno Beach Small & Quaint "Don't Change "Harmony Codes"

1 message

Jeff Rossi <561jeffrossi@gmail.com>

Fri, May 2, 2025 at 9:30 AM

To: Caitlin Copeland <ccopeland@juno-beach.fl.us>, town_council@juno-beach.fl.us

Dear Juno Beach Community,

My wife and I have lived here for 13 years and have guests in our home from all over. And the one thing they all say when they leave is that we are so lucky in Juno Beach to have a "small" community on the Atlantic Ocean with miles and miles of "Free" access to natural resources. Changing those Harmony codes to accommodate the PAC's is shameful and harmful to our way of life.

What we have here is precious and increasingly rare. In a world where coastal communities are increasingly privatized and overdeveloped, Juno Beach stands as a testament to balanced growth and public access. Our Harmony Codes weren't created on a whim—they were thoughtfully designed to preserve the character and natural beauty that make our community special.

The proposed changes would not enhance our community; they would fundamentally alter it. They would prioritize special interests over the collective good that has made Juno Beach a place where people don't just visit but fall in love with its charm and character.

Let us remember that we are not just homeowners but stewards of this special place. What we decide today will affect generations to come. Will they thank us for preserving what makes Juno Beach unique, or will they wonder why we surrendered our community's identity for short-term gains?

I urge all residents to stand firm in protecting our Harmony Codes. They are the foundation of the community we cherish—a small, welcoming haven where the natural beauty of the Atlantic coastline belongs to everyone.

Let's ensure that future visitors continue to leave with that same sense of wonder at how lucky we are.

With deep concern and hope,

Jeff Rossi

62 Uno Lago Drive

Juno Beach, FL

33408



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

Preserve Harmony Codes

1 message

jack haynes <jthaynes@att.net>
To: ccopeland@juno-beach.fl.us

Thu, May 1, 2025 at 9:39 PM

As a land owning voting citizen and tax payer in Juno Beach I am in support of preserving Harmony Codes

I'm am NOT in favor of the petty infighting and name calling which seems to be the current modus operandi of ALL of our council and mayor

Raise the standards of our government

And keep Juno Beach safe from the onslaught of developers and mega mansions

Thanks

Jack Haynes





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

Harmony codes

1 message

'ROBERT REIMERS' via Council <town_council@juno-beach.fl.us>

Fri, May 2, 2025 at 6:54 AM

Reply-To: ROBERT REIMERS <breilers@aol.com>

To: town_council@juno-beach.fl.us

Please preserve.

Keep Juno Beach Juno Beach

Bob Reimers
973-879-2886



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

Appearance and Site Plan Review

1 message

Susan Van Lindt <svanlindt@icloud.com>

Thu, May 1, 2025 at 11:12 AM

To: town_council@juno-beach.fl.us

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

Dear Mayor and Town Council Members,

Thank you for your service to our town.

Shortly you will be making decisions that will affect the future look of Juno Beach.

We love our quaint, seaside town. Part of the charm is due to the smaller, older homes and our local businesses. Some of these homes are being demolished and monstrosities are being built which are not in character with the surrounding homes.

The new homes built on US 1 are huge and loom over the surrounding homes. They are not in "harmony" with their neighbors. Allowing these large homes next to existing smaller homes will have a negative effect on the smaller home's value.

I was at the last council meeting where "Harmony" was discussed, and the meeting was mostly attended by realtors and developers. Their goal is to make money and not necessarily in the best interest of what our town should look like. I heard arguments that people don't want to spend a few million for a 1500 square foot house. If folks want to move to Juno and have a big house, let them look in Olde Town or one of the other neighborhoods with existing bigger homes.

We are a desirable town for our unique identity and character. If the town continues to let our charming older homes be torn down to build a mega mansion, we will lose our charm and be just another seaside town with Mc Mansions galore.

Please change codes, enforce harmony, do whatever necessary to keep Juno Beach, Juno Beach and protect existing residents who don't want a new home towering over them.

Yesterday I received a mailing from Juno Beach Property Owners Association. Since this is a nameless organization, it is my hope that the Mayor denounces this effort similar to what she has done for "Concerned Citizens ", another group not disclosing who is behind the operation and their real motive.

Thank you for your time and consideration of this most important issue.

Sincerely,
Susan Van Lindt
svanlindt@icloud.com
504 Sea Oats Drive, Apt 3
Juno Beach, Fl. 33408

561-512-2138



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

Harmony Code

1 message

fsowpb <fsowpb@gmail.com>

Thu, May 1, 2025 at 7:50 PM

To: town_council@juno-beach.fl.us

Question out of curiosity.

Would the Harmony code have prevented that monstrosity now under construction behind the older one story yellow home on the corner across from Town Hall?

That home violates the privacy and towers over the single story yellow home??

I was a Town Council member once and would never have allowed planning to approve it!!

Sent from:

Frank OConnor

Tele: (561) 722-9725

Email: fsowpb@gmail.com



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

Over-sized homes

1 message

Meg Deering <mdeering100@gmail.com>

Thu, May 1, 2025 at 7:06 PM

To: town_council@juno-beach.fl.us

As a town council, you need to start listening.

Juno Beach does not need mega mansions. We need to conform to the majority of our homes that are single story and 2000 SQ feet.

The light pollution, lack of permeable soil and looming shadows that you are allowing will attract the wrong kind of people and ruin our town. Sometimes it is not about money.

Meg Deering

educate, communicate, understand, and love

561-222-9682

mdeering100@gmail.com

www.linkedin.com/in/megdeering



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

DATE:

5/2/2025

NAME:

LORI SUMMIT

PHONE NO.:

888.430.2504

REPRESENTING (IF APPLICABLE):

ADDRESS:

450 Ocean Drive

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK

Mayor, Council Members, Neighbors—thank you.

I want to urge our community leaders to protect Harmony as legitimate and legally defensible way to protect property values

I've lived in historic, as well as seaside communities where a **cycle** - a feedback loop - triggered by unchecked bulk and scale that, once it starts, becomes impossible to stop.

- It begins with a single oversized home replacing a modest one.
- That new structure sets a market precedent.
- **Now, the *land*—not the home—is what holds the value.**
- And suddenly, modest homes no longer “pencil out.”
- **They become tear-down targets**—not because they're unlivable, but because the math favors redevelopment.

What follows is a predictable chain reaction:

- Developers step in—not to build homes for families, but to **maximize return**.
- They build even **bulkier homes**—6+ bedrooms, minimal yards, large driveways.
- Big garages to hide all the cars.
- These aren't built for neighbors—they're built for Air B&B, **renters**, investors, and seasonal income.

This drives up land values even further.

Families can't compete. And to make the numbers work, the next builder goes even bigger. It becomes a self-fueling machine:

Bulk → Higher Land Value → Teardowns → Bigger Bulk → Rentals → Repeat.

And then the lawyers show up.

- They argue that “harmony” and aesthetic standards infringe on property rights.
- They argue against short-term rental limits.
- They challenge height caps and density rules.
- One by one, towns lose the legal tools that help them shape their future.

What began as a principled defense of personal property rights ...were quickly repurposed as legal arguments to erode community standards in favor of developer rights.

I've seen it. It is happening in Avalon, New Jersey. And it is an ongoing battle in Historic Haddonfield NJ

I've lived it - Once bulk creep sets in, once the legal challenges begin, reversing course becomes nearly impossible.

And it doesn't stop at the property line...

As speculation spreads, **commercial rents follow.**

Small, locally-owned shops—the cafés, the outfitters, the family-run salons—get priced out. They're replaced by national chains. Not because residents asked for them—but because they're the only ones who can survive.

We lose more than charm. We lose economic diversity. We lose year-round residents. Infrastructure is strained during the season and underused the rest of the year.

And don't think we'll just attract more wealthy homeowners and families, as we lose our charm and neighborhood integrity and suffer Air B&B rentals – the wealthy families will go to the towns who have protected Harmony.

That's the unintended cost of ignoring scale, bulk, and harmony.

This isn't about stopping growth or limiting personal property rights and value —it's about stopping the cycle before it takes root and undermines the right to plan our growth and future thoughtfully.

I'm urging you to:

- Enforce meaningful bulk, massing, and compatibility standards.
- Uphold harmony as a legitimate, defensible zoning principle.
- Prioritize the rights of existing owner-occupied homes
- **Preserve what makes Juno Beach a *community*—not a commodity.**

I urge you preserve our town and engage the types of professionals (Architects, planners), who can help us create, implement, and defend thoughtful development and design standards and codes —especially those related to aesthetics, harmony, and community character.

We still have a choice. But that window is closing.

Let's protect this town—for those who live here now, and for those who hope to call it home in the future.



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Citizen Comment DATE: 5-2-2025

NAME: Scott Shaw PHONE NO.: 561 801 2748

REPRESENTING (IF APPLICABLE): Self

ADDRESS: 400 Apollo

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ DATE: 2 MAY 25

NAME: Michael T. Camp PHONE NO.: 561-307-1463

REPRESENTING (IF APPLICABLE): SELF

ADDRESS: 471 SUNSET WAY

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ DATE: May 2nd.
NAME: Red Dunn PHONE NO.: 954-205-1831

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 440 Sunset Way, Juno Beach, FL

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: _____ DATE: 5-2-25
NAME: Susan Johnson PHONE NO.: 561-758-3631

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 530 Ocean

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

DATE:

MAY 2, 2025

NAME:

Tom Kelley

PHONE NO.:

260-450-0500

REPRESENTING (IF APPLICABLE):

SELF + Patty Kelley

ADDRESS:

430 W. LYRA CIRCLE

CHECK WHAT MAY APPLY:

☐

SUPPORT

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OPPOSE

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I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #:

DATE:

5-2-25

NAME:

J Larry Sorsby

PHONE NO.:

732-996-9864

REPRESENTING (IF APPLICABLE):

ADDRESS:

495 Zephyr Way

CHECK WHAT MAY APPLY:

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SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #:

DATE: 5-2-25

NAME: Carrie Williams

PHONE NO.: 561-308-9399

REPRESENTING (IF APPLICABLE): Pete Williams

ADDRESS: 450 Seaside Ln

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



PUBLIC COMMENT CARD

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AGENDA ITEM #:

DATE: 5-2-25

NAME: Debbie Huffman

PHONE NO.: 305 409 1037

REPRESENTING (IF APPLICABLE):

ADDRESS: 840 Oceanside Dr

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

5/2/25

PUBLIC COMMENT CARD

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AGENDA ITEM #:

DATE:

NAME:

Stew Allen

PHONE NO.:

561-432-7880

REPRESENTING (IF APPLICABLE):

ADDRESS:

451 Olympus Drive

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

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I WISH TO SPEAK



TOWN OF JUNO BEACH

5/2/25

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

DATE:

NAME:

John Stelluto

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

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SUPPORT

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OPPOSE

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I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #:

DATE:

NAME:

PAUL KNEGLAND

PHONE NO.:

978-837-1000

REPRESENTING (IF APPLICABLE):

ADDRESS:

777 HIBISCUS AVE

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #:

DATE:

5/2/25

NAME:

Cynthia Frasher

PHONE NO.:

631 603 8701

REPRESENTING (IF APPLICABLE):

ADDRESS:

1705 Floral Dr. Juno Beach

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: Harmony DATE: 5-2-25

NAME: Anne Bosso PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 765 Hibiscus

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: WORKS A0 DATE: 5/2/25

NAME: William K. BALL PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK



TOWN OF JUNO BEACH

5/2/25

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #:

DATE:

NAME:

MARCIA WOLF

PHONE NO.:

371-0243

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK

Preserving the Character and Charm of Juno Beach

April 2025 Survey Results with 193 Participants
Responding to link in Diana Davis, Vice Mayor Pro
Tem Newsletter- constant contact survey tool
results reproduced here. Each of the five
questions are on a different slide

To what extent do you believe limitations on the size of newly constructed buildings are important for preserving Juno Beach’s unique character, coastal charm, and the quality of life for current residents? [please check all that apply]

Showing the most recent responses to the question. [See all responses](#) here.

Size limitations are important for new buildings in Commercial Zoned Areas 183 (94.82%)



Size limitations are important for new buildings in Multifamily Zoned Areas 185 (95.85%)



Size limitations are important for new buildings in Residential Zoned Areas 180 (93.26%)



No size limitations are necessary any of the above areas; developers should determine what to build based on their vision for the community 3 (1.55%)



Total responses 193

What is your position regarding the current "harmony" code provision that regulates the size of new structures in relation to surrounding buildings? This provision compares bulk, mass, scale and proportion within a 300-foot context. [please check all that apply]

Showing the most recent responses to the question. [See all responses](#) here.

Do not repeal the "harmony" size code. I support maintaining regulations that guide incremental growth rather than allowing developers full discretion over structure size. 154 (79.79%)



Do not repeal the "harmony" size code, and require the Planning and Zoning Staff to provide clear guidance on its application. This ensures consistent implementation and review. 148 (76.68%)



Do not repeal the "harmony" size code. The Town has already invested in professional land use planning. Let's allow the three contracted consultants - working on the Community Vision/Master Plan, Strategic Work Plan (including growth management), and potential code improvements - to provide their expert recommendations before making permanent changes. 149 (77.2%)



Repeal the "harmony" size code immediately. Developers should not be required to adjust their building plans to conform to the character of the surrounding area. 8 (4.15%)



Total responses

193

What tools should the Planning and Zoning Staff and Board use during the "appearance and site plan" review process to evaluate the size of proposed structures in relation to surrounding buildings? [please check all that apply]

Showing the most recent responses to the question. [See all responses](#) here.

Maintain the existing "harmony" code provisions, which evaluate bulk, mass, scale and proportion of the proposed structure compared to buildings within 300 feet in the same zoning district. 171 (89.06%)



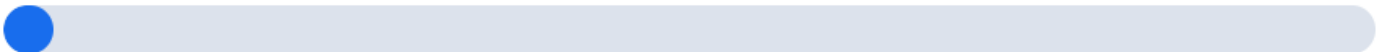
Use Floor Area Ratio (FAR) to regulated building volume based on lot size, including vertical dimensions. 134 (69.79%)



Implement 3-D GIS Scene View technology to visually compare proposed structures to neighboring buildings in a contextual, spatial model. 144 (75%)



None of the above. I do not support any size restrictions for new buildings and believe developers should determine the scale of their projects. 7 (3.65%)



In single-family residential areas, what approach do you believe best protects property values and preserves the character of Juno Beach?

Showing the most recent responses to the question. [See all responses](#) here.

Adopt and maintain carefully crafted land development codes that give the Planning and Zoning Staff and Board the tools to evaluate the size of structures in context. This helps preserve a sense of place, maintain a park-like setting, and protect the Town’s character and quality of life for current residents.

183 (96.32%)



Eliminate land development codes related to structure size. Developers should have full discretion to determine what is appropriate to build in the community without comparison to existing structures.

7 (3.68%)



Total responses 190

During the site plan review process for new residential buildings, do you believe it is important to include code provisions that protect the property rights of existing residents? [please check all that apply]

Showing the most recent responses to the question. [See all responses](#) here.

Yes, new development should be subject to architectural standards that ensure consistent quality and aesthetic appeal, contributing positively to the overall value of the community. 175 (90.67%)



Yes, adequate setbacks should be required for excavations near property lines, and soil stabilization should be mandated prior to excavations to protect neighboring properties. 182 (94.3%)



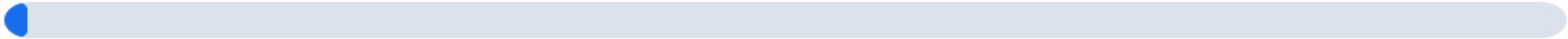
Yes, visual screening such as berms, walls, fences, or vegetation should be required to minimize the impact of larger neighboring structures on existing homes. 169 (87.56%)



Yes, limitations should be placed on the amount of fill permitted on new construction sites to prevent significant elevation differences that may negatively affect adjacent properties. 175 (90.67%)



No, protecting the property rights on existing residents imposes an unreasonable burden; developers should have full discretion over their building projects. 3 (1.55%)



Conclusion

Resident results are clear and consistent. They want:

- Thoughtful size regulations with context comparisons that allow for incremental growth within our community
- Strong development codes to preserve characteristics unique to Juno Beach
- Important to prioritize the property rights of existing residents over speculative builders of large structures that overwhelm their neighboring properties (unintended consequence -vacation rental properties, more intensive uses within our residential areas)
- Need modern tools to support decision-making with

Harmony comparison of bulk, mass, scale, and proportion in context

- Regulations in effect for “Harmony” over the past two years.
- Property values continue to increase in all residential zoning codes.
- Five examples of residential properties approved over the past two years with the “size in context” type of reviews



479 Ocean Ridge Way (January 17, 2024) 4,706 Sq. Ft.
, 3 stories with tower; it has two other homes
within its same zoning district



491 North Lyra Circle (10-7-2024) 1,235 sq ft
addition for 2-stories and a tower, total home
square footage 3,268 sq ft. FAR .45



220 Ocean Drive (11-18-2024) Existing home addition over garage and expanded into back and side yard, addition 974 sq ft total home 4,764 sq. ft.



January 22, 2025; 2-stories, 14,977 square feet,
approved in split vote, Staff denied, P& Z unanimous
approval (7-15-2024, public opposition August 2024)
PUD and double lot



April 7, 2025 – 410 Diana Lane 2 stories 30' with tower 35'; 5,421 Square Feet FAR .54, staff did not approve and Planning and Zoning Board approved

Conclusion

- Harmony codes to compare Bulk, Mass, Scale and Proportion resulted in quality projects being approved
- Last two projects divergence between Staff and Board
- Board requested guidance in application of bulk, mass, scale and proportion with more quantitative focus
- Workshop proposals for quantitative review that results in incremental growth over time for residential neighborhoods

Appearance Review for Single Family Homes

Excerpts from Thomas presentation January 2025 Town Council Meeting who was the Advocate for the 700 Ocean nearly 15,000 square foot mansion

Presentation created by Diana Davis for the workshop on appearance review
5/2/2025

Resident Survey – 193 participants in the five-question multiple choice survey, huge number of responses highlights the importance of preserving the character and charm of our community

- 96% - in favor of codes that give tools needed to evaluate the size of a new building structures in context of their surroundings
- 91% - in favor of maintaining architectural review believing that it positively adds value to the community
- 91% - in favor of prioritizing existing residents over new buildings, with common sense regulates of excavations, amount of fill brought onto a site, and requiring screening to mitigate impacts on larger buildings on existing homeowners

Next six slides review some potential issues based on our current codes building site area regulations without the review of “size in context code provisions” (a/k/a harmony review)

Three Large Residential Structures on U.S. 1

*approved before “size in context” codes in place



U.S. 1 Front of homes



Interaction of U.S. 1 homes with rear of existing residents

What tools are needed by Staff to better review project impacts on existing residents? Consider 3-D GIS Scene View to calculate scale in relation to surrounding structures & Floor Area Ratio. How can existing residents' property rights be protected? consider setback with scale in relation to other structures, consider retaining walls & screening requirements.

Venus Drive duplex – approved before size in context codes in place



Topographical Features – benchmarking for requirements to stabilize soils of neighboring properties prior to excavation & any limits on excavations?

Lyra white rectangle structure * approved before size in context codes in place (w/out architectural review)



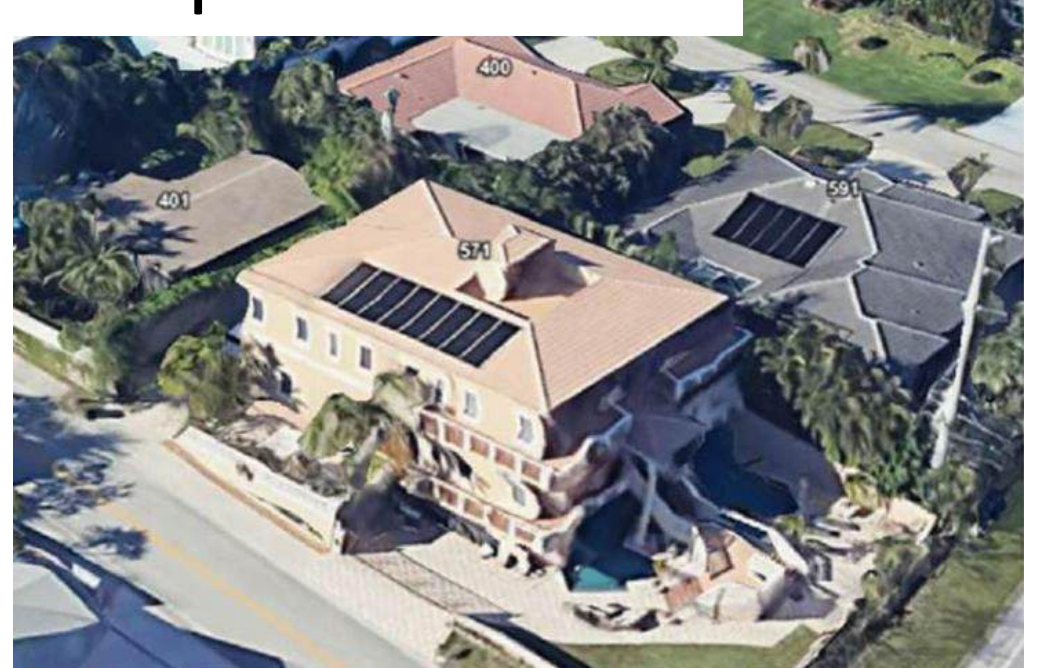
Series of Walls: total of 15 feet in height in the side yard (11 ft wall with 4' railing) without meeting setback requirements for the structure



Topographical Features: Unlimited amounts of fill to raise a side yard deck and pool for access by a second floor

Unlimited Series of Walls not required to meet setback for structure. How much fill can be brought on site? How was its height calculated?

571 Ocean Drive 6,000 Sq.Ft. compared to 401 Mars Way 1,000 Sq.Ft. neighboring property *approved before size in context codes in place



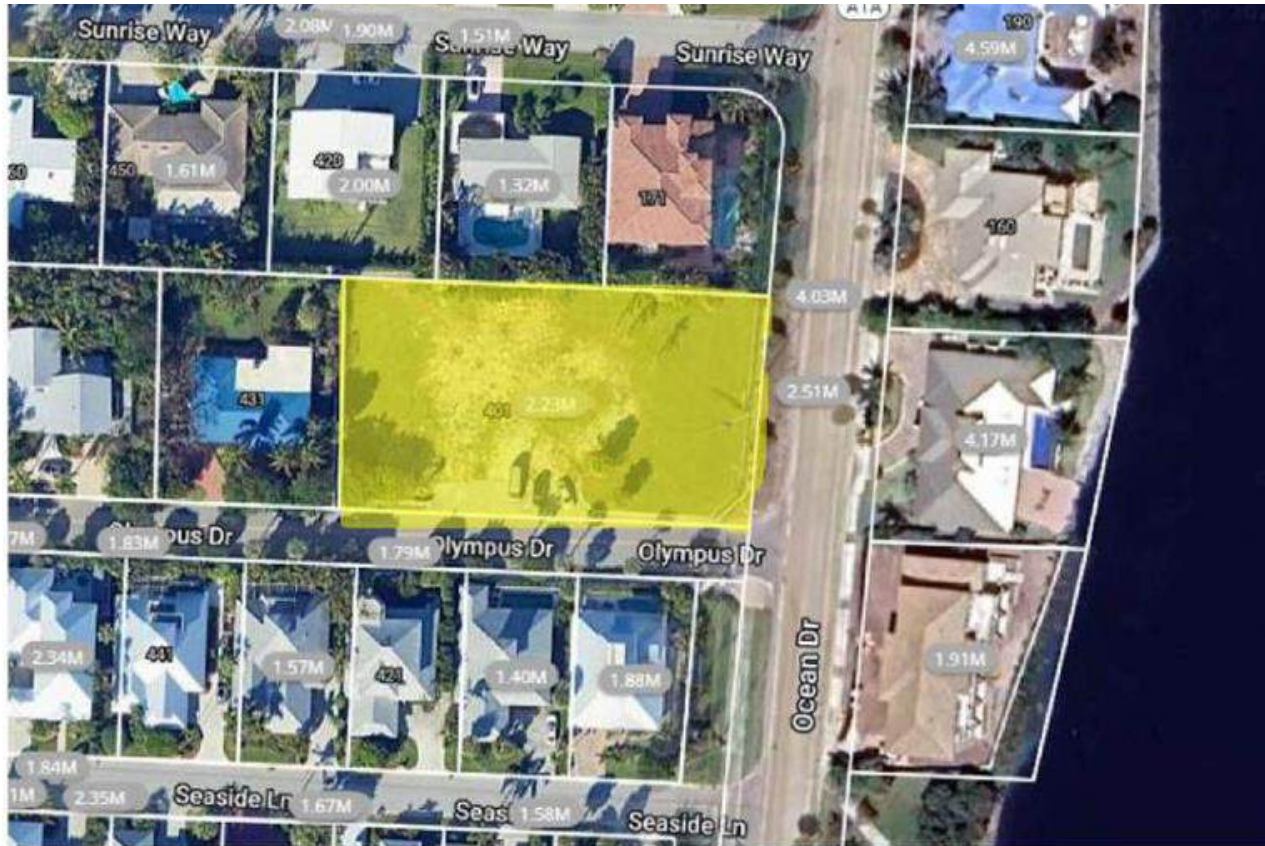
Building Site Area requirements of 35% lot coverage (structure only, not impervious surfaces) for our neighborhoods and 25% landscaping (not required to be vegetation, includes rocks & walls) **are not resulting** in a park-like setting that preserves the character of the community

451 Juno Lane 6,000sq ft., neighbor is 2,000sq ft
*approved before “size in context” codes in place



Calculation of height for the structure? The neighbor to the west is a two-story resident. Approx. .84 Floor Area Ratio (FAR) if gross sq.ft. used

401 Olympus – Leslie Thomas presentation suggested that lot will support 19,000 square foot residence if “size in context” comparison are removed



Good example: 461 Olympus Drive, .5 FAR



What code improvements are needed to encourage architectural features that preserve the character of the community and that allow for incremental growth for new buildings without reducing the quality of life for existing residents or impacting existing resident's property values?

HARMONY COMMUNITY SURVEY RESULTS

Presented by Vice Mayor Pro Tem | Export Date: April 23, 2025

COMMUNITY PRIORITIES ON SIZE LIMITATIONS

To what extent are size limitations important in preserving Juno Beach's character?

- 95% — Size limitations are important in **Multifamily Zoned Areas** (185 responses)
 - 94% — Size limitations are important in **Commercial Zoned Areas** (183 responses)
 - 93% — Size limitations are important in **Residential Zoned Areas** (180 responses)
 - 1% — No limitations necessary; developers should decide (3 responses)
-

"HARMONY" CODE: SHOULD IT BE MAINTAINED?

Regulates size relative to surrounding buildings within 300 feet.

- 79% — Do **not** repeal the harmony code; support incremental, regulated growth (154 responses)
 - 77% — Keep the harmony code and await consultant recommendations (149 responses)
 - 76% — Keep the harmony code and provide staff guidance for consistent application (148 responses)
 - 4% — Repeal the code; developers should have full discretion (8 responses)
-

TOOLS FOR SIZE EVALUATION

What should the Planning and Zoning Staff/Board use during its review of new structures?

- 89% — Maintain **existing harmony provisions** for evaluating bulk, mass, scale, and proportion (171 responses)
- 75% — Use **3-D GIS Scene View** technology for visual comparison (144 responses)
- 69% — Use **Floor Area Ratio (FAR)** to regulate building volume based on lot size (134 responses)
- 3% — None of the above; developers should decide scale (7 responses)

RESIDENTIAL CHARACTER & PROPERTY VALUES

What approach best protects property values and character in single-family areas?

- 96% — Use land development codes to guide appropriate context-sensitive development (183 responses)
 - 3% — Eliminate codes; give developers full discretion (7 responses)
-

PROTECTION OF EXISTING RESIDENT PROPERTY RIGHTS

Support for protective code provisions during site plan reviews:

- 94% — Require setbacks and soil stabilization for excavation near property lines (182 responses)
 - 90% — Require architectural standards for quality and aesthetic appeal (175 responses)
 - 90% — Limit fill to prevent drastic elevation differences (175 responses)
 - 87% — Use visual screening (berms, fences, vegetation) to reduce neighbor impacts (169 responses)
 - 1% — Developers should have full discretion (3 responses)
-

SUMMARY

- Residents overwhelmingly support maintaining and strengthening regulations on building size across all zoning categories.
- The “harmony” provision is strongly supported, along with enhancements for clarity and consistency.
- There is clear interest in modern tools (like 3-D modeling and FAR) for evaluating proposals.
- Property owners favor context-sensitive development to protect values, maintain aesthetics, and uphold Juno Beach’s character.
- Strong support exists for protecting existing residents’ rights through clear, enforceable building standards.

My suggestion for replacing the troublesome paragraph would read:

Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of is defined as meeting at least eight (8) of the following criteria: setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, with the remaining two (2) criteria no more than +/- % from the average value as listed in the Table below, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance the average value of the listed metrics of buildings or structures within 300 feet from the proposed site of the same zoning district as follows:

TABLE

SETBACK +/- % of the average, but no less than the minimum listed in the applicable zoning district regulations

SCALE +/- % not sure how to measure scale

MASS +/-% of the average

BULK +/-% of the average

PROPORTION +/- % not sure how to measure proportion

OVERALL HEIGHT +/-% of the average, but no more than the maximum listed in the applicable zoning district regulations

ORIENTATION +/- % not sure how to measure orientation

SITE PLANNING +/- % not sure how to measure site planning

LANDSCAPING +/- % not sure how to measure landscaping

MATERIALS +/- % not sure how to measure materials

This is predicated on Staff being able to quantify the metrics listed in some fashion, and also having the ability to measure those metrics on each existing home within 300 feet and on the proposed home. I believe that Staff has the ability, but not necessarily the budget, to do this.