



TOWN COUNCIL REGULAR MEETING MINUTES

May 28, 2025 at 5:00 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

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
FRANK DAVILA, INTERIM TOWN MANAGER
STEPHEN MAYER, PRINCIPAL PLANNER
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 36

CALL TO ORDER – 5:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to move consent agenda items #11 and #12 to the end of the agenda.

PRESENTATIONS

1. Ceremonial Swearing In – Officer Ethan Curreri
2. Palm Beach County Fire Rescue Annual Report Presentation
3. Employee of the Year – 2024

***MOTION:** Halpern/Hosta made a motion to recognize Frank Davila and Tim Hannon as Employees of the year for 2024; and approve \$2,650 from contingency to support the 2024 Employee of the Year recognitions.*

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

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

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have an Executive Session on June 25, 2025 at 3:30pm.

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:19pm.

Public Comments Closed at 5:27pm.

CONSENT AGENDA

4. Town Council Meeting Minutes for April 23, 2025
5. Minutes for Appearance Review Criteria for Single-Family Homes Workshop - May 2, 2025
6. Police Foundation Donation Request – Blue Voice
7. Asset Disposals
8. Year to Date (YTD) Financial Statements
9. Special Event Request – 2025 Loggerhead Triathlon
10. Special Event Request - Aloha Surf Camp
11. ~~Pelican Lake Aquatic Weed and Algae Control~~
12. ~~Juno Beach Ecology Group Native Plant Donation~~

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

ACTION: The motion passed unanimously.

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

13. Discussion - Appearance Review Criteria for Single-Family Homes *(See attached staff presentation.)*

Council gave unanimous consensus to include the emails recently received by the Town Council in reference to "Harmony" and "Codes" as part of the record.

Vice Mayor Pro Tem Davis provided handouts to the Council (see attached).

MOTION: Davis/Halpern made a motion to keep architectural review for single family homes as described in chapter 34-116(b3-1).

Davis/Halpern withdrew the motion.

Mayor Wheeler recessed the meeting at 7:38pm.

Mayor Wheeler reconvened the meeting at 7:47pm.

MOTION: Hosta made a motion to repeal Ordinance No. 780.

Mayor Wheeler passed the gavel and seconded the motion.

ACTION: The motion failed 2-3 with Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern opposed.

Mayor Wheeler recessed the meeting at 9:02pm.

Mayor Wheeler reconvened the meeting at 9:08pm.

MOTION: Callaghan/Halpern made a motion to adopt the proposed Council direction as outlined in staff's memorandum and including a, b, c, and d:

- Amend the code to remove the architectural review of single-family and two-family homes from the Appearance Review criteria as directed at the May 2nd, 2025, workshop.
- Create a Zoning in Progress (ZIP) to provide staff with ample time to update the code as necessary, this will prevent applications for substantially improved and new single-family homes from going through the current Appearance Review and Building Permit process.
- Amend the code to remove Appearance Review from single-family homes. Please note that the Appearance Review will still apply to other projects (two-family and above). For single-family homes, with the addition of the proposed tools (a-d), harmony would be further emphasized within base zoning.
- Amend the code to revert the review and the approval/denial of single-family dwellings from the Planning and Zoning Board to staff. Please note that only staff review and approval would be required.
- Amend the code to remove the comparison of harmony language that reads "consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district" and replace it with "comparison of the buildings or structures within the same contiguous zoning district".

- Amend the code to implement additional regulations (see options a through d below) to the Building Site Area Regulations (base zoning) for each zoning district with the "Single-family detached dwellings" use to promote harmony through base zoning;
- a. *Step-Back / Setbacks for 2nd stories* – a similar regulation is currently referred to in the Saturn Lane Historic Zoning District which requires "All floors above the first floor level shall be set back an additional five feet from the first floor front yard setback", another example is the Commercial General Zoning District which requires "For all buildings higher than two stories, all stories above the first two stories shall be set back a minimum of five feet from the first story building facade and shall include an architecturally compatible roof treatment or element along such building line break". The proposed language would require a second story and above to provide an additional 5-foot minimum setback for all yards.
- b. *2nd Story Floor Area Limit (FAL)* – The Village of North Palm Beach adopted a second story floor area regulation for their residential zoning district which reads: "Second-Story Floor Area. The floor area of the second story of a single-family dwelling shall not exceed seventy-five percent (75%) of the floor area of the first story. For the purposes of this subsection, floor area shall include all areas lying within the building perimeter established by the interior side of the exterior walls of the building, including garages, covered patios, and other open-air exterior areas that are under roof. The floor area for the second story shall include areas open to below." Staff would propose adopting the same language.
- c. *Increase Minimum Landscape Open Space Percentage* – the Town's minimum Landscape Open Space Percentage for single-family dwelling uses range between 20-25%. The increase in the percentage would require for the balance of the lot coverage to not be used for non-permeable surfaces, such as driveways, concrete pads, pool decks, artificial turf, etc... The Town's consultant Chen Moore & Associates (CMA) is currently reviewing the Town's Landscape Requirements in its entirety, where regulations for single-family homes such as minimum landscape open space, and the addition of trees, hedges and/or other landscape materials may be recommended.
- d. *Design Review* – At the workshop, the implementation of a design/pattern book was discussed. The Town cannot enforce the architecture of single-family homes not located in a PUD but may provide a pattern/design book which highlights the Town's desired architectural styles reflecting the vernacular of Old Florida as identified in Code Section 34-116 (3)(b)(1) that would serve as a recommendation guide for single-family projects. The pattern book would be helpful as the Town can still enforce Architectural Styles for projects other than single-family and two-family dwellings.

ACTION: The motion passed 3-2 with Mayor Wheeler and Vice Mayor Pro Tem Davis opposed.

14. Engineering Analysis Report for the Pelican Lake Gazebo

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to move this item to the next meeting.

15. (Originally Item #11) Pelican Lake Aquatic Weed and Algae Control

MOTION: Davis/Callaghan made a motion to authorize staff to implement any combination of management techniques recommended by the Town's environmental consultant, as needed, to maintain the health and appearance of Pelican Lake without requiring prior approval from the Town Council for each treatment; have spray logs available for Town Council; and notify Council when the chemical changes.

ACTION: The motion passed unanimously.

16. (Originally Item #12) Juno Beach Ecology Group Native Plant Donation

MOTION: Halpern/Callaghan made a motion to approve the donation.

ACTION: The motion passed 4-1 with Mayor Wheeler opposed.

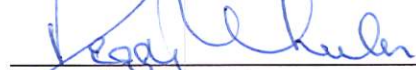
COMMENTS FROM THE COUNCIL

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to have the Town Manager facilitate the June 2nd Workshop.

Council gave unanimous consensus to proceed with a roundtable format for the June 2nd workshop, contingent upon microphone compatibility with the proposed layout.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:59pm.



Peggy Wheeler, Mayor



Caitlin E. Copeland-Rodriguez, Town Clerk

DISCUSSION – APPEARANCE REVIEW CRITERIA FOR SINGLE-FAMILY HOMES



Juno Beach Town Council Meeting

May 28th, 2025.

CONSENSUS FROM MAY 2ND WORKSHOP

1. **Discontinue performing architectural review for single-family homes** and amend the Code accordingly.
2. **Continue the status quo** in the methods used by staff in the application of harmony for single-family homes, pending staff review of best practices and associated recommendations.
3. For staff to conduct an **analysis of the proposed language** submitted by Vice Mayor Callaghan providing criteria for the assessment of Harmony (see attachment #1) and for **staff to return with additional options** that incorporate tools such as FAR, increased setbacks, and other mechanisms that could help clarify the code.

STAFF'S RESPONSE TO CONSENSUS

1. At the June P&Z Board Meeting, the Board will be reviewing a proposed code text amendment to remove the Architectural Review for Single-Family homes and Two-Family homes.
2. Staff continues to take in applications for Appearance Review as directed.
3. Staff reviewed the proposed language as submitted at the Workshop, benchmarked other controls used by other municipalities to regulate “super-sized” homes, and consulted with the Town Attorney on proposed controls (see next slides).

STAFF'S RESPONSE TO CONSENSUS

3. Town Attorney Comments:

The Town Attorney has indicated that adding metrics that result in restricting the size of new homes so that a property owner is limited to less square footage than existing homes in the immediate vicinity could potentially result in Bert Harris Act claims as this regulation could unfairly or unreasonably limit the existing use of property to an extent that the property owner is unable to attain his/her reasonable, investment-backed expectation.

STAFF'S RESPONSE TO CONSENSUS

3. Based on the Town Attorney's Comments, for the proposed language submitted by Vice Mayor Callaghan, +/- a percentage of the average size home within the study area. Staff's conclusion is:

- Most of the criteria for harmony is not quantifiable as terms such as landscape, site planning, materials, etc... are often used as visual and aesthetic elements.
- For mass and bulk, staff reviewed the proposed methodology and even at 50% above the average, certain properties could not build to the size of the largest house within the study area.
- This approach would contradict the guidance provided by the Town Attorney and is not recommended by staff.

STAFF'S RESPONSE TO CONSENSUS

3. Staff benchmarked other municipalities to find out what controls have been implemented to regulate “super-sized” houses, these include:

- Limit Building Height*
- Design Review
- Floor Area Ratio (FAR)*
- Make bulk and mass fit neighbors*
- Increased front, rear and/or side yard setbacks*
- Floor Area Limit (FAL)
- Privacy Protections
- Gross Floor Area (GFA)
- Daylight Plane Requirements
- Lot Coverage*
- Increased Parking*
- Open Space / Landscape*
- Overlay/Conservation District
- Zero Lot Lines

* Currently regulated by the Town.

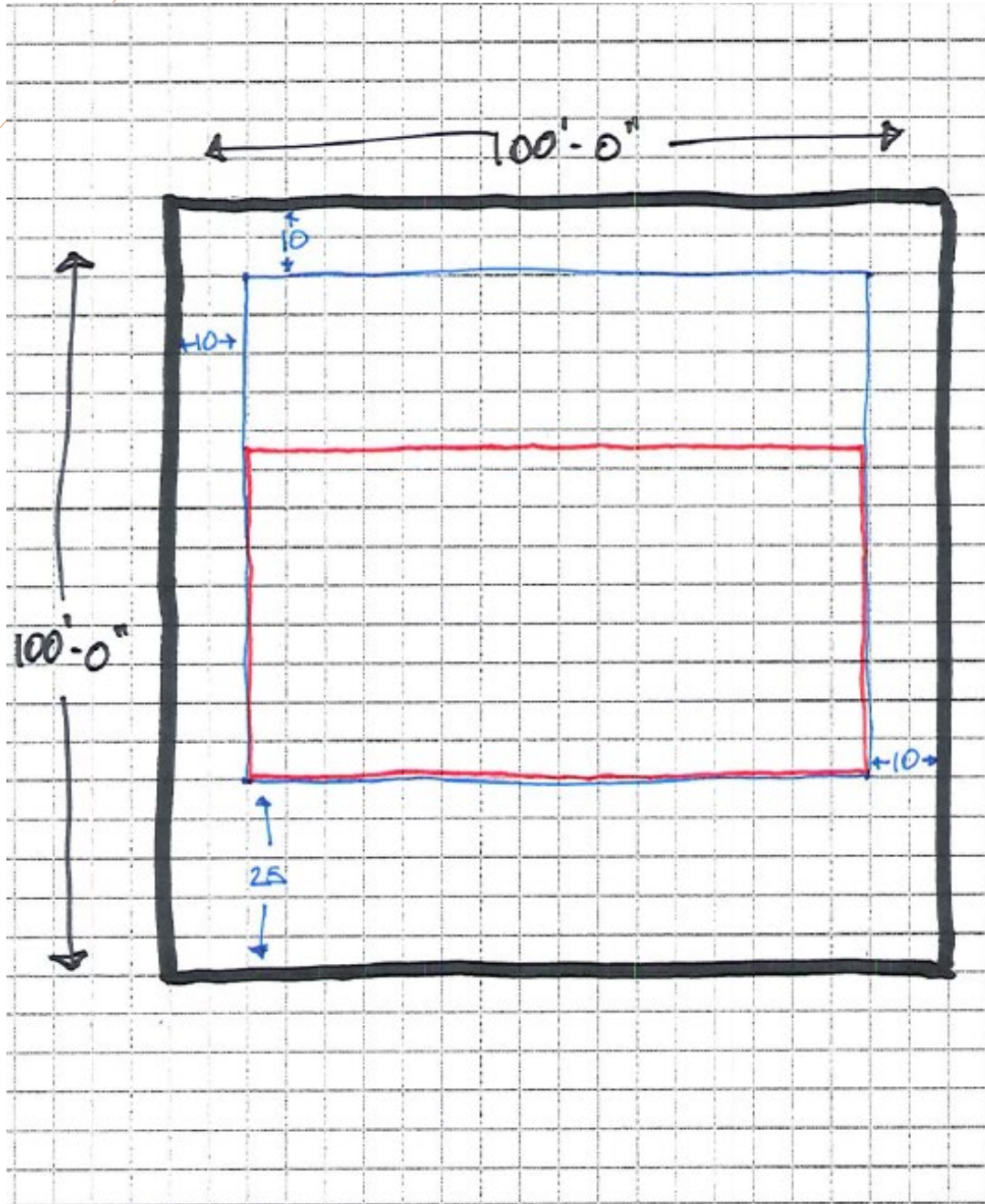
STAFF'S RESPONSE TO CONSENSUS

3. Based on the Town Attorney's Comments, staff recommends the following tools for Council to review and consider.

- a) Step-back / Setbacks for 2nd stories – the proposed language would require a **second story and above to provide an additional 5-foot to the minimum setback for all yards.**
- b) 2nd Story Floor Area Limit (FAL) – **The floor area of the second story Single-Family home shall not exceed 75% of the floor area of the first story.**
- c) Increase the minimum Landscape Open Space Percentage – for Single Family homes, the minimum requirement ranges between 20-25%. CMA is currently reviewing our landscape code and will provide recommendations to Council after their due diligence.
- d) Design review – Create a design / pattern book to highlight the Town's desired architectural styles as a recommendation for single family projects.

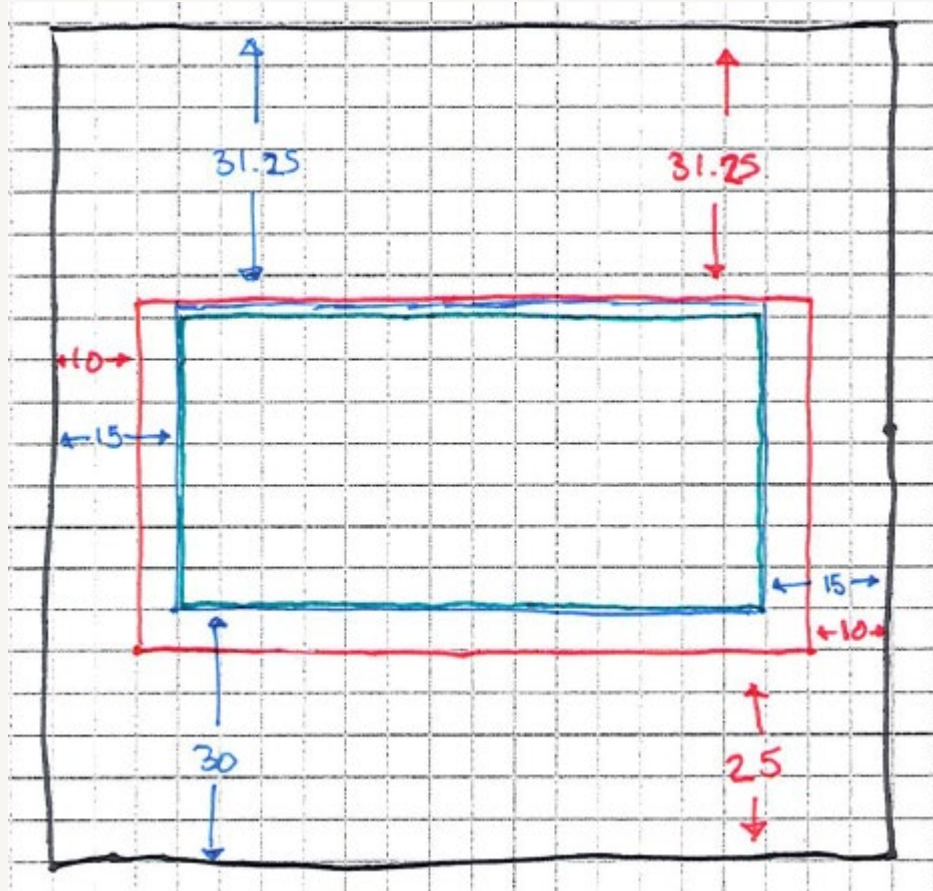
RS- 1 EXAMPLE LOT (BASE ZONING).

10,000 sq. ft. lot area



- Setbacks 1st floor
 - Front – 25 ft.
 - Side – 10 ft. (each)
 - Rear – 10 ft.
 - Buildable area is 5,200 sq. ft. (80x65)
- Lot Coverage 35% = 3,500 sq. ft.
- Building Height
 - 2-stories 30 ft.
- Parking
 - Minimum 2 spaces
- Open Space / Landscape
 - Minimum 25%
- Floor Area Ratio (FAR)(not codified as FAR)
 - 35% lot coverage x 2 stories = 7,000 sq. ft.
 - $7,000/10,000 = 0.7$ FAR

2ND STORY STEP-BACK AND FAL



- 1st floor footprint w/ 35% lot coverage maxed out is 3,500 sq. ft.
- Setbacks 1st floor
 - Front – 25 ft.
 - Side – 10 ft. (each)
 - Rear – 31.25 ft.

- Setbacks 2nd floor

Front – $25 + 5 = 30$ ft.

Side – $10 + 5 = 15$ ft. (each)

Rear – $10 + 5 = \text{min. } 15$ ft.

- 2nd Floor area with additional setbacks

$$70 \times 38.75 = 2,712.50$$

- 2nd floor area limit (FAL @ 75%)

$$3,500 \text{ sq. ft.} \times 75\% = 2,625 \text{ sq. ft.}$$

- Under base zoning, maximum area is **7,000 sq. ft.**
- With proposed setbacks, maximum area is **6,212.50 sq. ft.** ($3,500 + 2712.50$)
- With proposed FAL, maximum area is **6,125 sq. ft.** ($3,500 + 2625$)

PROPOSED COUNCIL DIRECTION

- Amend the code to **remove the architectural review (building design elements) of single-family and two-family homes** from the Appearance Review criteria as directed at the April 2nd, 2025, workshop.
- **Create a Zoning in Progress (ZIP)** to provide staff with ample time to update the code as necessary, this will prevent applications for substantially improved and new single-family homes from going through the current Appearance Review and Building Permit process.
- Amend the code to **remove Appearance Review from single-family homes**. Please note that the Appearance Review will still apply to other projects (two-family and above). With the addition of the proposed tools, harmony would continue to be enforced but through base zoning.
- Amend the code to **revert the review and the approval/denial of single-family dwellings from the Planning and Zoning Board to staff**. Please note that only staff review and approval would be required.
- Amend the code to **remove the comparison of harmony language** that reads “consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district” and replace it with “comparison of the buildings or structures within the same contiguous zoning district”.
- Amend the code to **implement additional regulations** (see options a through d above) to the Building Site Area Regulations (base zoning) for each zoning district with the “Single-family detached dwellings” use to promote harmony through base zoning.

QUESTIONS?



**Resident Survey – Preserve Value w/ Architectural Review
and Harmony (size of structures) review for single family new
structures**

- Q4 – (244) 97% - The best way to protect property values and preserve the character of Juno Beach is to adopt and maintain carefully crafted land development codes that give the P&Z staff & 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. [252 responses for this Q.]
- Q5 – (237) 93% - New development should be subject to architectural standards that ensure consistent quality and aesthetic appeal, contributing positively to the overall value of the community. [252]
- Q3 – (230) 90% - Maintain our existing "harmony" code provisions, which evaluate bulk, mass, scale and proportion of the new proposed structure compared to buildings within 300 feet of the same zoning district. [255]

Survey

Vice Mayor Pro Tem Diana Davis, Survey sent to residents on her Newsletter email list. Responses received April- May 2025. **Keep our Land Development Codes for Architectural Review and Size of New Structures? or allow new construction project developers to determine design and size of new structures?**

- 1. 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] 256 responses total for this question.**

243 -Size limitations are important for new buildings in Commercial Zoned Areas (95%)

245 -Size limitations are important for new buildings in Multifamily Zoned Areas (96%)

238 -Size limitations are important for new buildings in Residential Zoned Areas (93%)

3 -No size limitations are necessary in any of the above areas; developers should determine what to build based on their vision for the community (1%)

- 2.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] 256 responses total for this question**

209 - Do not repeal the "harmony" size code. I support maintaining regulations that guide incremental growth rather than allowing developers full discretion over structure size. (82%)

194 - 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. (76%)

194 - 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.
(76%)

9 - 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. (4%)

**3. 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] total responses 255**

230 - 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. 90%

175 - Use Floor Area Ratio (FAR) to regulated building volume based on lot size, including vertical dimensions. 69%

182 - Implement 3-D GIS Scene View technology to visually compare proposed structures to neighboring buildings in a contextual, spatial model. 71%

7 - None of the above. I do not support any size restrictions for new buildings and believe developers should determine the scale of their projects. 3%

4. In single-family residential areas, what approach do you believe best protects property values and preserves the character of Juno Beach? 252 responses

244 - 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. (97%)

8 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. (3%)

5. 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]
256 total responses

237 - 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. (93%)

239 - Yes, adequate setbacks should be required for excavations near property lines, and soil stabilization should be mandated prior to excavations to protect neighboring properties. (93%)

226 - Yes, visual screening such as berms, walls, fences, or vegetation should be required to minimize the impact of larger neighboring structures on existing homes. (88%)

232 - 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. (91%)

3 - No, protecting the property rights on existing residents imposes an unreasonable burden; developers should have full discretion over their building projects. (1%)

Resident Keep our Architectural codes
and Harmony codes 5/28/2025 10am

Laura Niedernhofer
Scott & Debbie Shaw
Mary Ann Atkinson
Judy Mathot
Susant E. Gaughan
Aldo Rovere
Pasha W.
Mary Skoning
Cyndie Wolf
Robert Fides
Bill Enross
Karen & Len Kolstad
Meg Deering
John Shogren
Cathie Murphy
Tedda King
Collen Mosier - Harmony codes only
Diane Papadokos
Don Shapiro
John Motzer
Jennifer Pierce
Bruce Smith
Kay McCarthy
Andrw Wilson
Carol Julich
Paul Harrington
Robert Reimers
Karen White
Charles Hapcock
Jack Bolnick
Linda Eicher
Terry Phillips
Camille Waser
Alan Loewenstern
Mary Skoning
Randy Gold
Ruth Green
Donna Fletcher
Edward Simpson
Beverly Gibel
Lori Sullivan

EXISTING CODES FOR ARCHITECTURAL REVIEW AND HARMONY

Appearance review criteria.

34-116(3) b. 1. Architectural Review – workshop voted for removal for Single Family Homes (note that a Town Council meeting vote is required)

Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town, and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light through large and expansive windows;

34-116(3) b. 2. Harmony Criteria – workshop voted to keep the language and make it more quantitative for ease of understanding.

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 setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, 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 of buildings or structures within 300 feet from the proposed site of the same zoning district; 3. Elevator and stairwell shaft

Memorandum

From the Town of Juno Beach Planning & Zoning Department

To: Town Council; Planning and Zoning Board and Joseph Lo Bello, Town Manager

From: Frank Davila, Director of Planning & Zoning

Date: December 18, 2020

Subject: Juno Beach Architectural Style of Old Florida

Background

At the November Planning and Zoning Board meeting, the Board discussed the Town's architectural styles and its "Old Florida" theme. The Board discussed how the Town currently defines the term "Old Florida" (see below). At the November Town Council meeting, Council directed staff to provide Council and the Board with a description of what the term "Old Florida" may refer to.

Section 34-116(3)(b)(1) of the Town's Code of Ordinance provides the Town's Appearance Review Criteria, please see below:

Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light though large and expansive windows.

Discussion

To better understand the Old Florida architectural style that the Town identifies, staff is providing a description for each of the three styles of Architecture mentioned above. In addition, Staff would like to emphasize that a combination of the architectural styles and features are permitted.

Late Victorian (Key West Cracker)

"Florida cracker" Architecture is a style of vernacular Architecture characterized by a wood-frame house. The term "Florida cracker" refers to colonial-era English pioneer settlers and their descendants. During the 19th century, there was no air conditioning, and the new immigrants to the Sunshine State had to depend on nature to get some relief from the heat. Houses of this style are characterized by **metal roofs, raised floors, and straight central hallways** from the front to the back of the home (sometimes called "dog trot" or "shotgun"). They built their homes **surrounded by wide verandas or porches**, often **wrapping around the entire home**, to provide shade for their windows and walls. Some houses had a clerestory that would improve the ventilation in the interior.



Color Palette



Spanish Revival (Mediterranean)

Mediterranean Revival is a design style introduced in the United States in the waning 19th century variously incorporating references from Spanish Renaissance, Spanish Colonial, Beaux-Arts, Italian Renaissance, Arabic Andalusian architecture, and Venetian Gothic

architecture. Peaking in popularity during the 1920s and 1930s, the movement drew heavily on the style of palaces and *seaside villas* and applied them to the rapidly expanding coastal resorts of California and *Florida*.

Structures are typically based on a *rectangular floor plan*, and feature *massive, symmetrical primary façades, stuccoed walls, red tiled roofs, windows in the shape of arches or circles, one or two stories, and wood or wrought iron balconies with window grilles*. Keystones were occasionally incorporated, ornamentation may be simple or dramatic; and lush gardens often appeared.



Color Palette



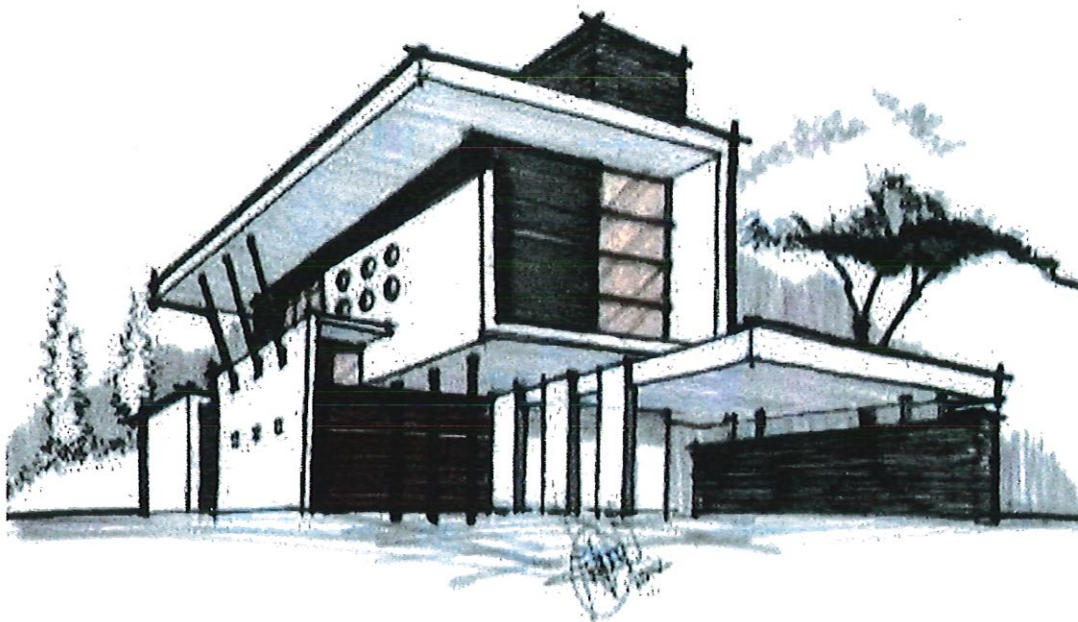
Modern (Early to mid-20th century)

Mid-Century Modern refers to a prolific period in the mid-20th century, from the late 1940s to the early 1970s that spawned everything from major works of Architecture to dinnerware.

Modernism in Southeast Florida came into its own in the 1940s. Similar to California, Florida's climate made a connection between inside and outside spaces not only possible but desirable, even more so since smaller houses could be made to feel much more spacious than they actually were by expanding their living areas outdoors.

Modernism sought liberation from historic, rigorously imposed styles, it becomes easy to see why all forms of Modern residential design have *clean lines, flat planes, large glass windows, clutter-free open and flexible spaces, the reduction of building elements to a specific function without ornamentation, the quest for elegant simplicity, and a connection between inside and outside spaces.*

During the mid-1940's, South Florida Architects took cues from International Style Modernism, but then injected it with a tropical style. The preeminent choice of architectural style during this period was Art Deco. Art Deco ornamentation was concentrated at the *parapet, and the shapes of windows, scored lines and curving wing walls* emphasized in the building's geometry.



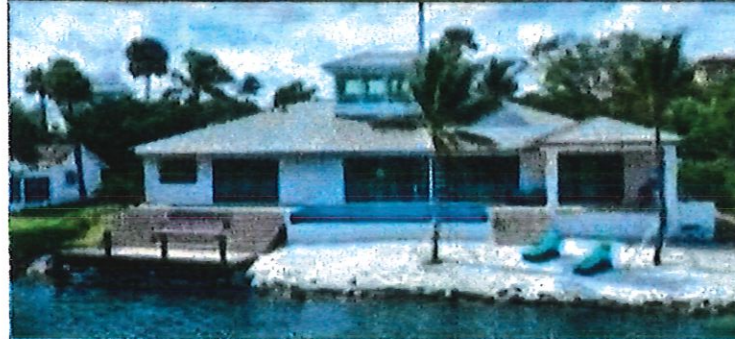
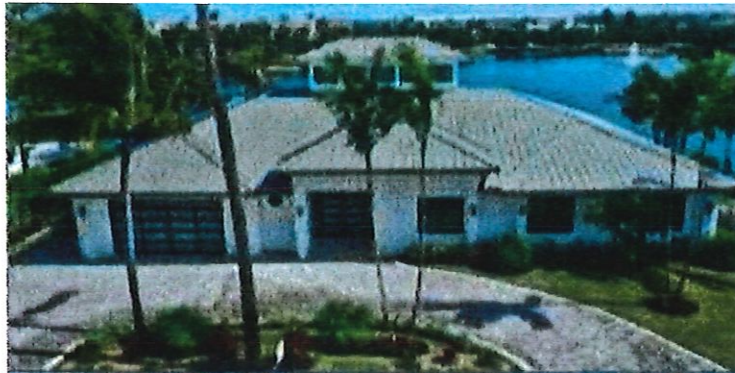
Color Palette



As previously mentioned, the Town's Architectural Style is Old Florida which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or *combination* thereof style of Architecture.

Therefore, staff has explained and provided samples of each architectural style within the Town throughout this memorandum. Recent projects have used innovative Architecture

and incorporated combinations of the three styles as follows:



140 Ocean Drive - Modern with a touch of Key West Cracker



1617 East Hemingway Way - Modern and Mediterranean

Recommendation

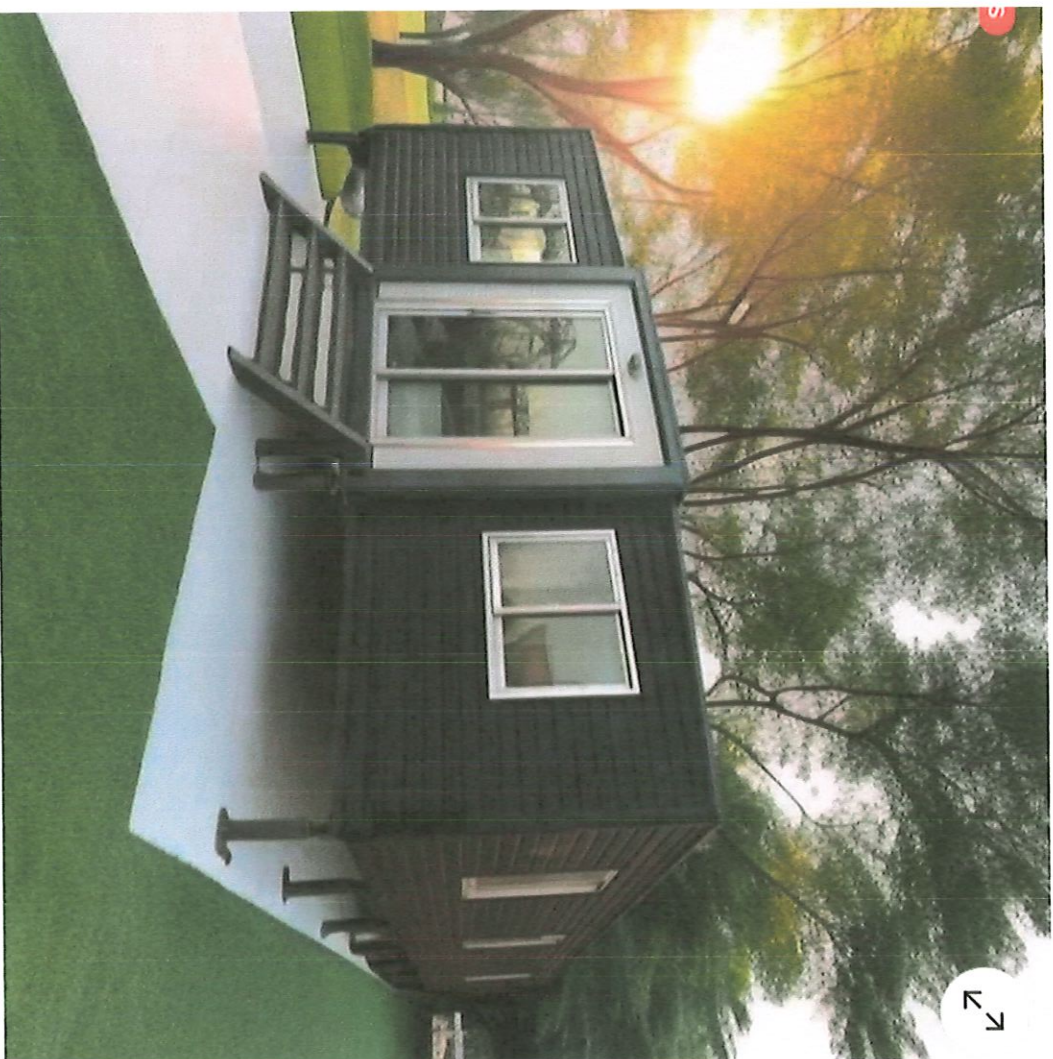
Staff recommends for the Board and Council to use the above information as an educational tool for future use.

No Architectural Review In Juno Beach & No Harmony

- No way to deny lot line to lot line vertical rectangles that maximize square footage.
- No way to deny more affordable do-it-yourself kit homes.
- No way to pass code requirements to implement the findings from our Master Plan TCRPC
- No review over materials, roof lines, balconies, window placement, or porches.
- What are the consequences to the character of our charming seaside community?
- The oversized homes could be inferior materials & designs – spec home vacation rentals more intensive use of our residential locations.

Modern more horizontal – container storage homes

- Stack three of these and add a tower for a roof top view to reach your 45' height max
- Perhaps you join together several to reach setback to setback lot coverage



Quonset Hut Home Designs – DYI kit homes

- More organic shaped style
- Do not lend themselves to stacking, perhaps a top layer of modular kit homes



Black Vertical Rectangle Stacked – Aluminum metal exterior

The maximum lot square footage is achieved by a rectangle box that is built set back to set back.

This residence if it were maximizing its square footage in Juno Beach would be flat walls and not the relief or articulation shown here.

Its roof would be flat and a rectangle tower to 45 feet in height would be on top to maximize square footage



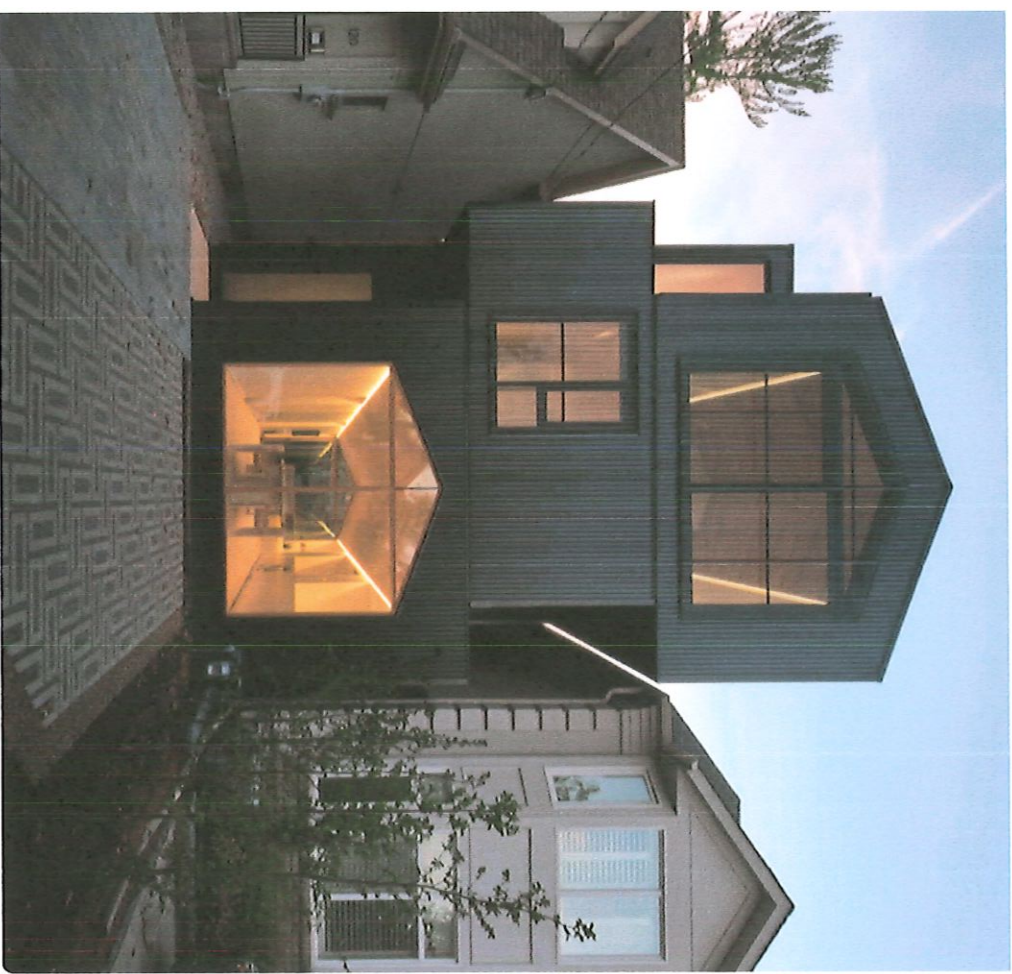
**Black metal
rectangle**

Max Sq Ft.

No cut outs

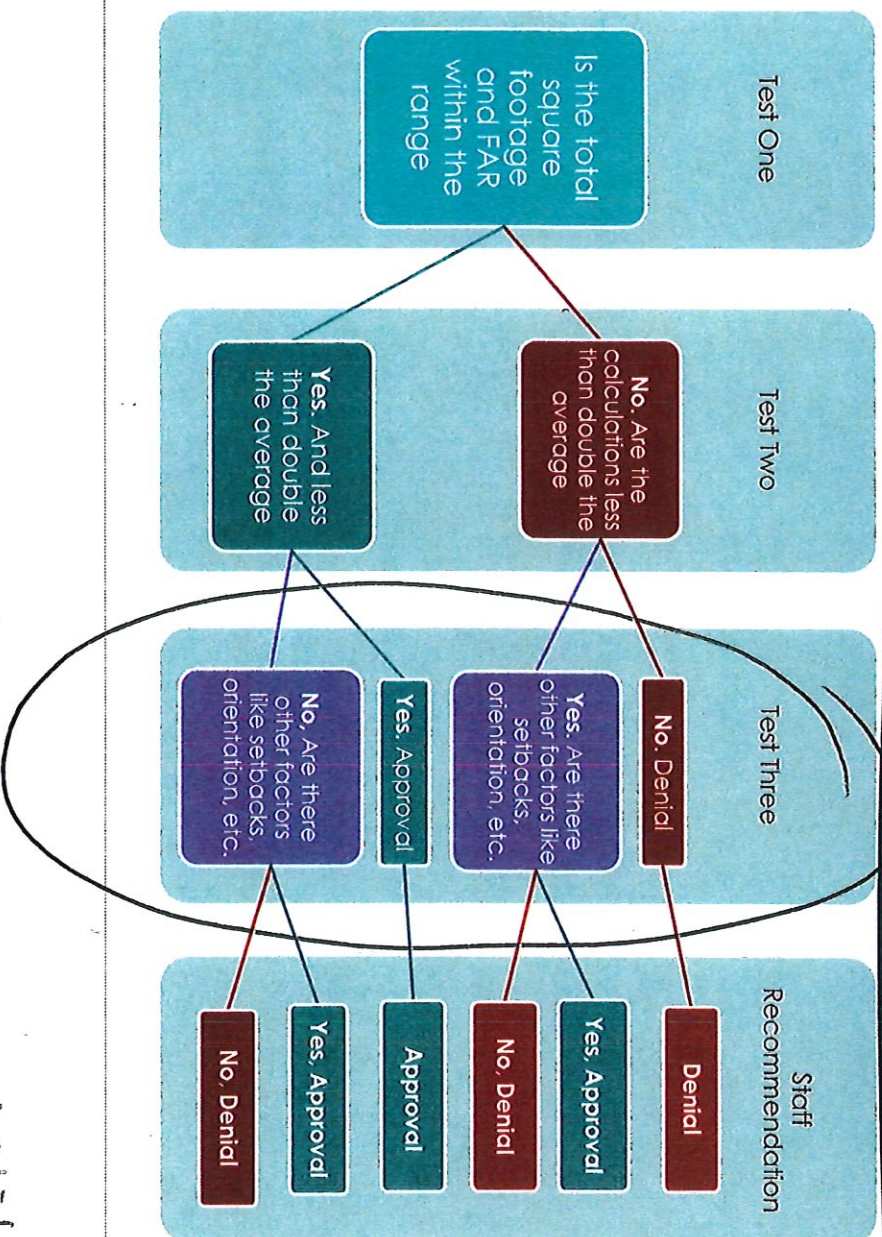
No roof peak

Flat walls



Harmony – Staff Tests for Bulk and Mass

7



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

Building Design

slope of

roof, porches, balconies, orientation of

walls, losing your ability to mitigate larger

projects

Town Attorney Len G. Rubin memorandum dated April 21, 2025, allowing permissive authority for the Town to retain its architectural review codes.

Summary of memo: The litigation financial exposure risk is very small for the reversal of a board's appearance review decision by the court. The appeal of a board decision on architectural review presents the financial risk of having to defend the board decision in court and that's it. Even if the statutory provision on "design materials" is referenced in the law suit, there are no penalties or damages for reversal of a board decision by the court; no payment of the prevailing party attorney fees or costs; and no cause of action under Bert Harris for the architectural review portion of an appearance review decision.

EXCERPTS FROM LEN G. RUBIN TOWN ATTORNEY MEMORANDUM DATED APRIL 21, 2025 memorandum provided in workshop package where paragraphs referenced below are on page 20.

Option B – Reactivate regulation of architectural styles for detached single-family dwellings.

"... Reactivating the Town's regulation of building design elements or architectural styles for detached single family homes in the same manner that the Town conducted such review prior to July 1, 2023." [effective date of Section 162.3205(5)(a), Florida Statutes regarding regulation of "building design materials] (cite to paragraph 1, page 6 of 7)

"The potential risk associated with this approach is that applicants who are denied appearance review based on architectural style could raise the provisions of Section 162.3205(5)(a), Florida Statutes, as a basis for the reversal of the Boards decision and the Town would be required to defend such as action." (citation to paragraph 2, page 6 of 7)

... "while there are various statutes for recovery of attorney fees [prevalent party attorney fees],... would not apply to an appeal of the denial of a development order for application for appearance review. ... no cause of action would generally exist under the Bert J. Harris Private Property Rights Protection Act for enforcing mandated architectural styles. Section 70.001(12), Fla.Stat. (2024) (citation to paragraph 2, page 6 of 7)

MEMORANDUM

TO: Mayor Peggy Wheeler
Vice Mayor John Callaghan
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney *(LR)*

RE: Regulation of Architectural Styles for Single-Family Detached Dwellings

DATE: April 21, 2025

CC: Robert Cole, Town Manager
Frank Davila, Planning and Zoning Director
Caitlin Copeland-Rodriguez, Town Clerk

BACKGROUND:

For well over thirty years, the Town has regulated the architectural style of all buildings and structures erected within the Town as part of its site plan and appearance review procedures. Buildings were required to be of an architectural style representative of or reflecting the "Old Florida" style of architecture indigenous to the Town and commonly known and identified as late Victorian (Key West Cracker), Spanish revival (Mediterranean), or a combination thereof. In 2014, the list of architectural styles was expanded to include Modern (early to mid-20th century). All new commercial developments, mixed-use developments, and residential dwellings of two or more units were required to undergo site plan and appearance review, including architectural review. These applications were first considered by the Planning and Zoning Board and presented to the Town Council for final action with the Board's recommendation. However, single-family detached dwellings were subject to site plan and appearance review, including architectural review, only by the Town's Planning and Zoning Department.

During its 2021 session, the Florida Legislature amended Section 163.3202, Florida Statutes, to limit the ability of local governments to regulate "building design elements" for single-family and two-family dwelling units. The term building design elements refers only to the exterior appearance and layout of the structures, not the size or massing, and is defined by statute as follows:

[T]he external building color; the type or style of exterior cladding material; the style of material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms. **The term does not include the height, bulk, orientation, or location of a dwelling on a zoning lot; or**

the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors.

§163.3202(5)(b)1, Fla. Stat. (2024) (emphasis added). Section 163.3202(5)(a), Florida Statutes, did provide certain exceptions to this limitation on municipal regulation of single-family and two-family dwellings, including, but not limited to, dwellings located in planned unit developments or master planned communities or dwellings located within a jurisdiction of a local government that has a design review board or architectural review board.

As set forth above, prior to 2021, single-family detached dwellings were not considered by either the Planning and Zoning Board or the Town Council and were subject solely to site plan and appearance review and approval by the Planning and Zoning Department. To comply with the statutory amendment and to facilitate the Town's continued regulation of architectural styles for single-family detached dwellings, on October 27, 2021, the Town Council adopted Ordinance No. 745, amending the Town's Zoning Code to designate the Planning and Zoning Board as the Town's appearance review board for single-family detached dwellings. The Board was granted final decision-making authority on site plan and appearance review¹, specifically including architectural review, of detached single-family dwellings not located within an approved planned unit development, thereby invoking the statutory exception outlined above.

However, during its 2023 session, the Florida Legislature amended Section 163.3202 to only allow local governments to continue to regulate building design elements for single-family detached dwellings if the local government had a design review board or architectural review board created before January 1, 2020. As set forth above, the Town did not delegate appearance and architectural review of single-family dwellings to the Planning and Zoning Board until October 27, 2021. Consequently, effective July 1, 2023 (the effective date of the statutory change), the Town ceased regulating building design elements for single-family detached dwellings.

Recently, Councilmember Davis questioned whether the Town could continue to regulate building design elements because the Planning and Zoning Board has historically conducted appearance review, albeit on an advisory basis, of commercial developments, mixed use developments, and residential structures of two or more units. Councilmember Davis presented a letter from Nancy Stroud, a local land use attorney, opining that because the Planning and Zoning Board's duties included appearance review as of January 1, 2020 and because the terms "design review board" and "architectural review board" are not specifically defined by statute, the Town could continue apply its land development regulations relating to building design elements (or architectural styles) to single-family and two-family dwellings.

¹ Through the adoption of Ordinance No. 753 on September 28, 2022, the Town Council removed the site plan review component for single-family detached homes from the Planning and Zoning Board's purview and returned that function to the Planning and Zoning Department, thereby limiting the Board's authority solely to appearance review (including architectural review) only.

QUESTION PRESENTED:

Given the Planning and Zoning Board's historical appearance review duties as a recommending body for commercial developments, multi-family developments, and residential dwellings of two or more units, did the Town have an architectural review board or design review board in place prior to January 1, 2020 to enable the Town to continue to regulate building design elements (or architectural styles) for detached single-family dwellings and two-family dwellings not included within a planned unit development pursuant to Section 163.3203(5)(a), Florida Statutes?

SHORT ANSWER:

Neither the plain language of Section 163.3203(5)(a)7, Florida Statutes, nor the legislative history for the 2023 amendment gives any definitive indication of the Town's ability to continue to regulate architectural styles for detached single-family dwellings and two-family dwellings. Consequently, the Town Council may wish to seek an advisory opinion from the Attorney General. However, because Attorney General opinions are advisory and not legally binding, the Town must proceed to evaluate its options and determine the appropriate course of action based on the potential risks and benefits of each approach, taking into account the best interests of the Town and its residents.

ANALYSIS:

As set forth above, the Planning and Zoning Board has historically, and most certainly prior to January 1, 2020, acted as a recommending body for site plan and appearance review for commercial developments, mixed-use developments, and residential dwellings of two or more units. As set forth in Section 34-116(3)(b) of the Town Code, architectural style is a component of appearance review. The central question is whether given this appearance review function, the Town's Planning and Zoning Board satisfies the statutory requirement of an "architectural review board" or "design review board."

As pointed out in Ms. Stroud's letter, Section 163.3202(5)(a), Florida Statutes, does not define the terms "architectural review board" or "design review board." When attempting to discern the application of a statute, the first rule of statutory construction or interpretation is to give the statute its plain and ordinary meaning. *Weber v. Dobbins*, 616 So. 2d 956 (Fla. 1993). However, when a word or term is not defined and the statutory language is unclear or ambiguous, courts apply rules of statutory construction and explore legislative history to determine legislative intent. *Nicarry v. Eslinger*, 990 So. 2d 661 (Fla. 5th DCA 2008). See also *Longval v. State*, 914 So. 2d 1098 (Fla. 4th DCA 2005) (to discern legislative intent, courts must apply a "common-sense approach" which requires consideration of, among other things, legislative history). A statute is ambiguous when its language is subject to more than one reasonable interpretation and may permit more than one outcome. *Hess v. Walton*, 898 So. 2d 1046 (Fla. 2d DCA 2005).

Initially, it appeared that the Legislature's 2023 amendment to Section 163.3202(5)(a), Florida Statutes, preempted the Town's ability to review building design elements for detached single-family dwellings because prior to October 27, 2021, architectural review

was conducted solely by the Planning and Zoning Department and not by a board with design review or architectural review functions. However, upon closer examination, the statute does explicitly state that the Town was required to have a design review board or architectural review board actively reviewing such applications prior to January 1, 2020. The statute only requires that the "dwelling be located within a jurisdiction of a local government that has a design review board or an architectural review board created before January 1, 2020." §163.3202(5)(a)7, Fla. Stat. (2024). As fully set forth above, the Planning and Zoning Board has historically conducted appearance review and architectural review of development applications as a recommending body and was in place long before January 1, 2020. Because the statutory language is subject to more than one interpretation, the next step in the analysis would be to explore the legislative history of the 2023 revision to Section 163.3202(5)(a), Florida Statutes.

While the legislative history, like the statute itself, does not provide any specific definitions, the Florida Legislature's April 27, 2023 Bill Analysis and Fiscal Impact Statement for the 2023 revision to Section 163.3202(5)(a), Florida Statutes, does, in a footnote, give two examples of the types of local government architectural review boards or design review boards to which it was referring, namely, the Village of Wellington Architectural Review Board and the City of St. Petersburg Development Review Committee, which also functions as the City's Design Review Board. However, a deeper analysis of the roles of these two example boards or committees yields no additional clarity.

The stated duties of the Village of Wellington Architectural Review Board ("ARB") are to: (1) adopt by resolution various schedules of approved materials, designs, and charts of approved colors; (2) hear and decide appeals of administrative decisions of the planning, zoning and building department pertaining to approved materials, designs, and charts of approved colors; (3) hear and approve alternatives to the development and design criteria established by ordinance or resolution; and (4) review and approve plans for multifamily and non-residential development. Appointments to the Architectural Review Board are "based on experience or interest in the businesses and professions involved in building and development." The powers and duties of the Wellington ARB include adopting schedules of approved materials, designs, and colors and go far beyond mere recommendations regarding appearance review. The Wellington ARB conducts traditional architectural or design review in the same manner as many other local government boards that review the architectural elements of single-family homes, such as the Town of Bay Harbor Islands Design Review Board, the City of Miami Beach Design Review Board, and the City of Naples Design Review Board. Each of these municipalities has extensive design and/or architectural guidelines in place that are administered by a board whose members have specific expertise relating to architecture, engineering, and/or land use.

The City of St. Petersburg, on the other hand, has a Development Review Commission ("DRC") with duties very similar to a traditional planning board like the Town's Planning and Zoning Board. In appointing members to the DRC, Section 18.80.020.2(B) of the City Code requires that, where possible, the City Council should include members "qualified and experienced in the fields of architecture, planning, landscape architecture,

engineering, construction, and land use law and real estate." While the City has developed very detailed architectural guidelines for its traditional neighborhoods, the architectural review of single-family homes is conducted by members of City Staff, with the St. Petersburg DRC's role generally limited to reviewing architectural details and materials when a property owner is seeking a variance. In fact, a representative of the City Attorney's Office confirmed that the City of St. Petersburg specifically added design review to the Commission's duties after the 2021 amendment to Section 162.3202(5)(a), Florida Statutes, to ensure continued regulation of building design elements or architectural styles for detached single-family homes. The City's approach to the 2021 legislation was very similar to Town's approach; however, the City continued to regulate architecture after 2023 amendment, relying on the fact that the Development Review Commission was in existence prior to January 1, 2020.

Because the legislative history provides two divergent examples of the types of boards that would fall within the exception allowing local governments to continue to regulate building design elements, it provides no additional clarification of the Legislature's intent.

Neither the plain language of the statute nor the legislative history provides clear direction as to whether the Town can continue to conduct architectural review of detached single-family homes. While the Town will not have a definitive answer until a court of competent jurisdiction rules on this issue or the Florida Legislature further clarifies the statutory language, the Town could, as interim step, request an advisory opinion from the Florida Attorney General. Attorney General Opinions serve to provide legal advice on questions of statutory interpretation. Attorney General opinions are advisory only and not law; however, they are persuasive and could provide additional guidance to the Town.

Irrespective of whether the Town Council seeks an Attorney General Opinion, the Town Council's decision as to whether to continue to regulate architecture for single-family detached homes² ultimately hinges upon the Town Council's risk tolerance and an evaluation of the potential benefits and consequences of each approach.

Option A – No regulation of architectural styles for detached single-family dwellings.

The first approach is to take a more conservative, restrictive interpretation of the statute and continue along the current path of not regulating building design elements or architectural styles of single-family detached dwellings. While this approach prevents the Town from requiring specific architectural styles for single-family detached dwellings, the Town can continue to address neighborhood compatibility issues through the application of other components of the appearance review process, such as harmony, or through the adoption of additional regulatory criteria, such as maximum floor area ratios. As explained above, Section 163.3202(5)(b)1, Florida Statutes, does not address size or massing and specifically excludes "bulk" from the definition of building design elements.

Additionally, the Town Council delegated final authority for appearance review of single-family detached homes to the Planning and Zoning Board for the sole purpose of allowing

² Whatever course of action the Town Council takes for single-family detached dwellings would also apply to two-family dwellings.

continued architectural review for these types of dwellings in response to the statutory amendment. However, the Board is not comprised of persons with specific qualifications or experience in the fields of architecture, design, engineering, or land planning, and some of the Boardmembers have expressed reluctance in applying appearance review criteria, some of which are inherently subjective in nature, to pending appearance review applications. If the Town is no longer regulating architectural review for single-family detached dwellings, the Town Council could delegate the appearance review function back to the members of the Planning and Zoning Staff, who do have the requisite expertise in the fields of architecture and land planning. Under this approach, if an applicant disagreed with Town Staff's application of the architectural styles or appearance review criteria, including harmony, that decision could be appealed to the Town Council sitting as the Zoning Board of Adjustment and Appeals, thereby vesting the Town Council with final decision-making authority over certain applications.

Option B – Reactivate regulation of architectural styles for detached single-family dwellings.

The second approach is to follow the lead of the City of St. Petersburg and take a more liberal interpretation of the statute, thereby reactivating the Town's regulation of building design elements or architectural styles for detached single-family homes in the same manner as the Town conducted such review prior to July 1, 2023. This option would expand the Planning and Zoning Board's review to include all aspects of appearance review, including harmony and architectural styles. The Board would continue to have final decision-making authority, and any person seeking to challenge the Board's determination would be required to file a Petition for Writ of Certiorari in the circuit court, without any potential for Town Council involvement in the process.

The potential risk associated with this approach is that applicants who are denied appearance review based on architectural style could raise the provisions of Section 162.3202(5)(a), Florida Statutes, as a basis for reversal of the Board's decision and the Town would be required to defend such an action. While there are various statutory provisions that allow for the recovery of attorney's fees for violations of a statutory preemption, these provisions are only generally applicable to challenges to ordinances and would not apply to an appeal of the denial of a development order application for appearance review. Furthermore, because the Town adopted the architectural review requirement prior to May 11, 1995, no cause of action would generally exist under the Bert J. Harris Private Property Rights Protection Act for enforcing mandated architectural styles. §70.001(12), Fla. Stat. (2024).

The Town Council could also consider returning both appearance review and architectural review of detached single-family dwellings to Planning and Zoning Staff. However, because a review board or architectural committee would not be performing this function, this approach would be more difficult to defend in the event of a challenge to the Town's authority to regulate building design elements (or architectural styles) based on Section 163.3202(5)(a), Florida Statutes.

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.

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

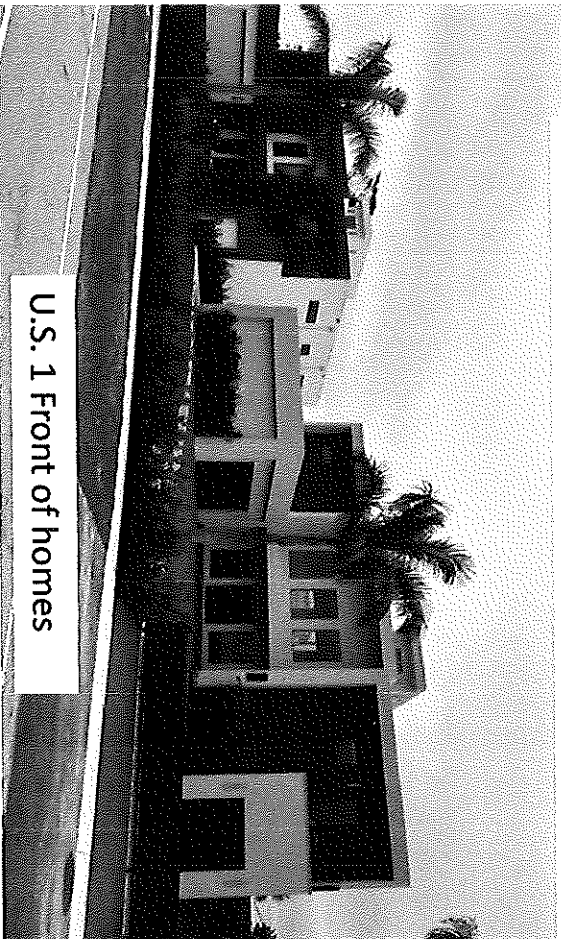
Presentation created by Diana Davis for the workshop on appearance
review 5/2/2025 with updated survey results through 5/21/2025

Resident Survey – Preserve Value w/ Architectural Review and Harmony (size of structures) review for single family new structures

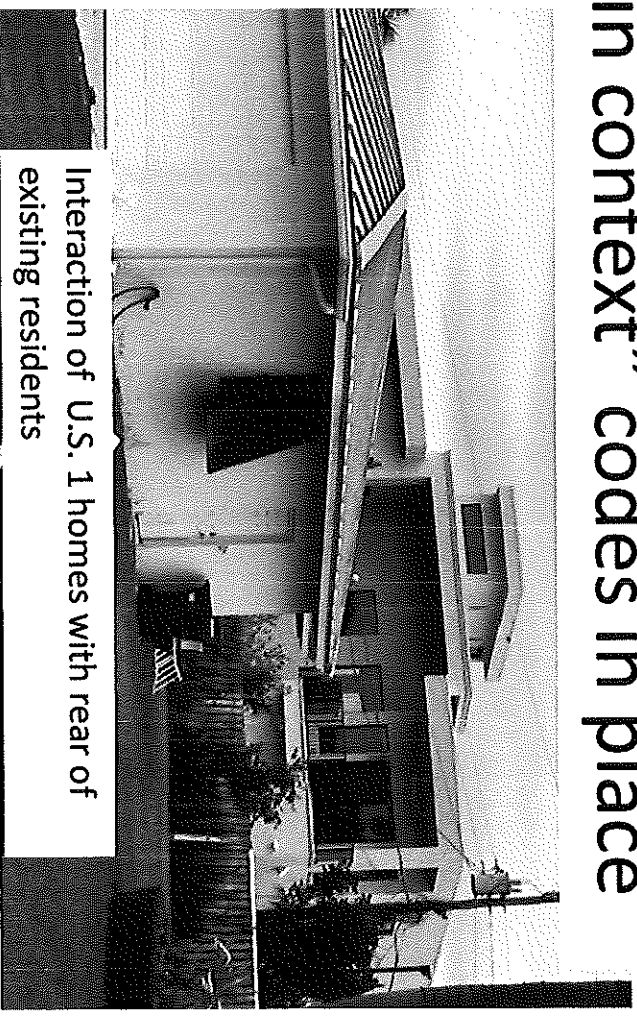
- Q4 – (244) 97% - The best way to protect property values and preserve the character of Juno Beach is to adopt and maintain carefully crafted land development codes that give the P&Z staff & board the tools to evaluate the size of structures in context. This helps preserve a sense of place, maintain a park-like setting, and protect the Town's character and quality of life for current residents. [252 responses for this Q.]
- Q5 – (237) 93% - New development should be subject to architectural standards that ensure consistent quality and aesthetic appeal, contributing positively to the overall value of the community. [252]
- Q3 – (230) 90% - Maintain our existing “harmony” code provisions, which evaluate bulk, mass, scale and proportion of the new proposed structure compared to buildings within 300 feet of the same zoning district. [255]

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



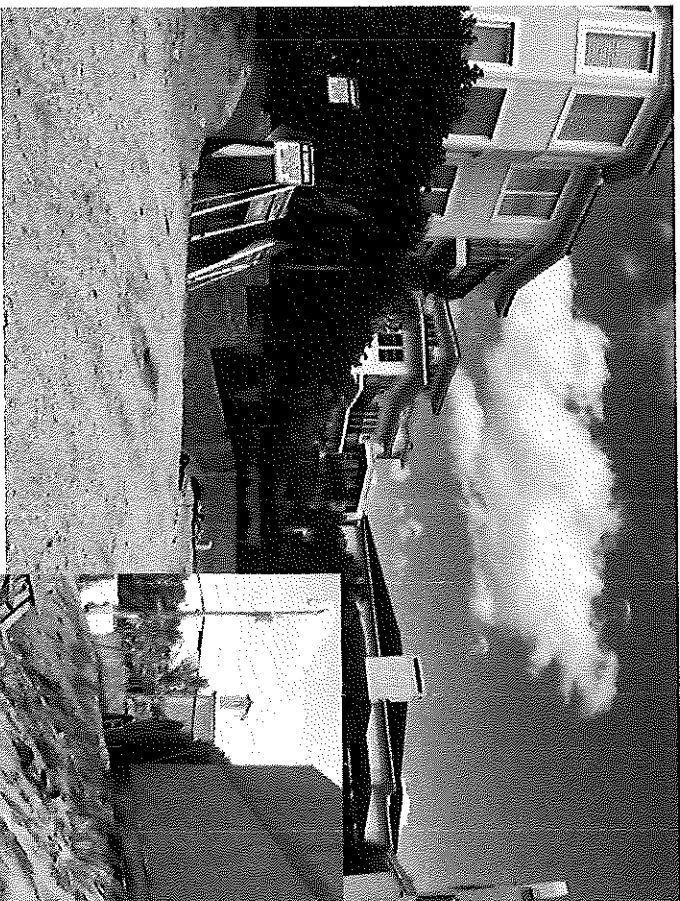
U.S. 1 Front of homes



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

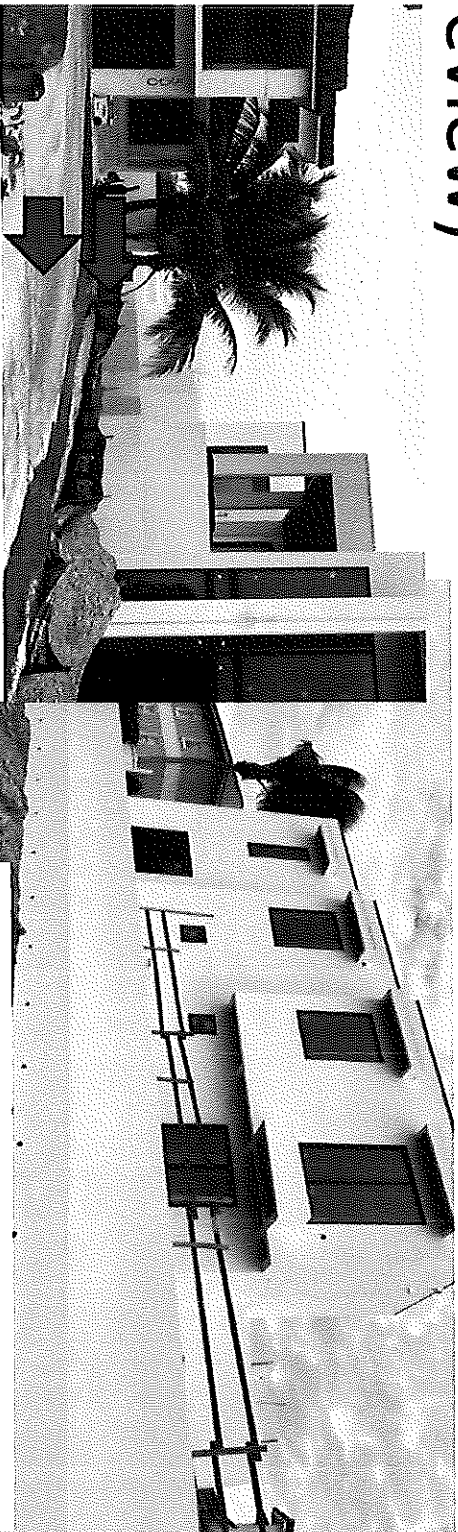
What tools are needed by Staff to better review project impacts on existing residents? Consider 3-D GIS Scene View to calculate scale in relation to surrounding structures & Floor Area Ratio. How can existing residents' property rights be protected? consider setback with scale in relation to other structures,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

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

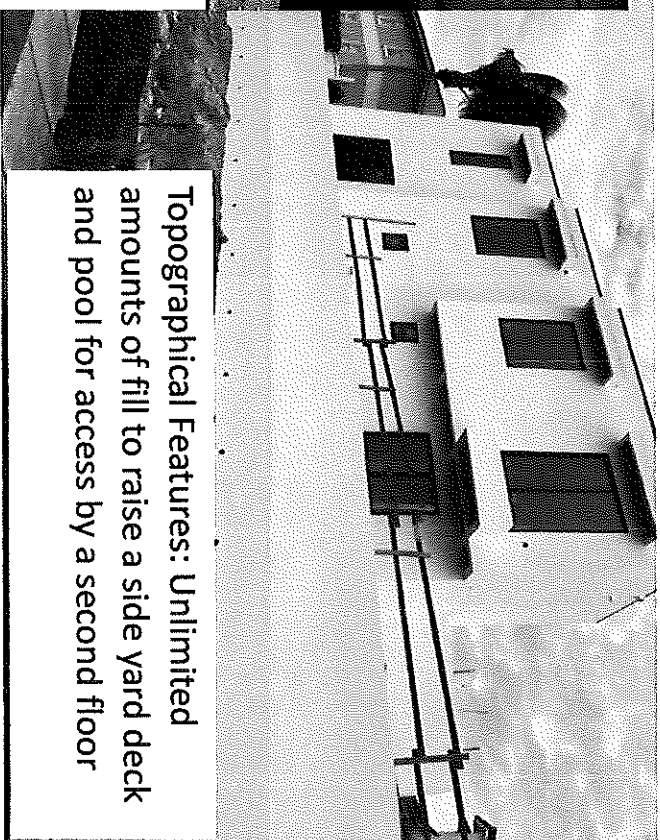


Topographical Features – benchmarking for requirements to stabilize soils of neighboring properties prior to excavation & any limits on excavations?

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

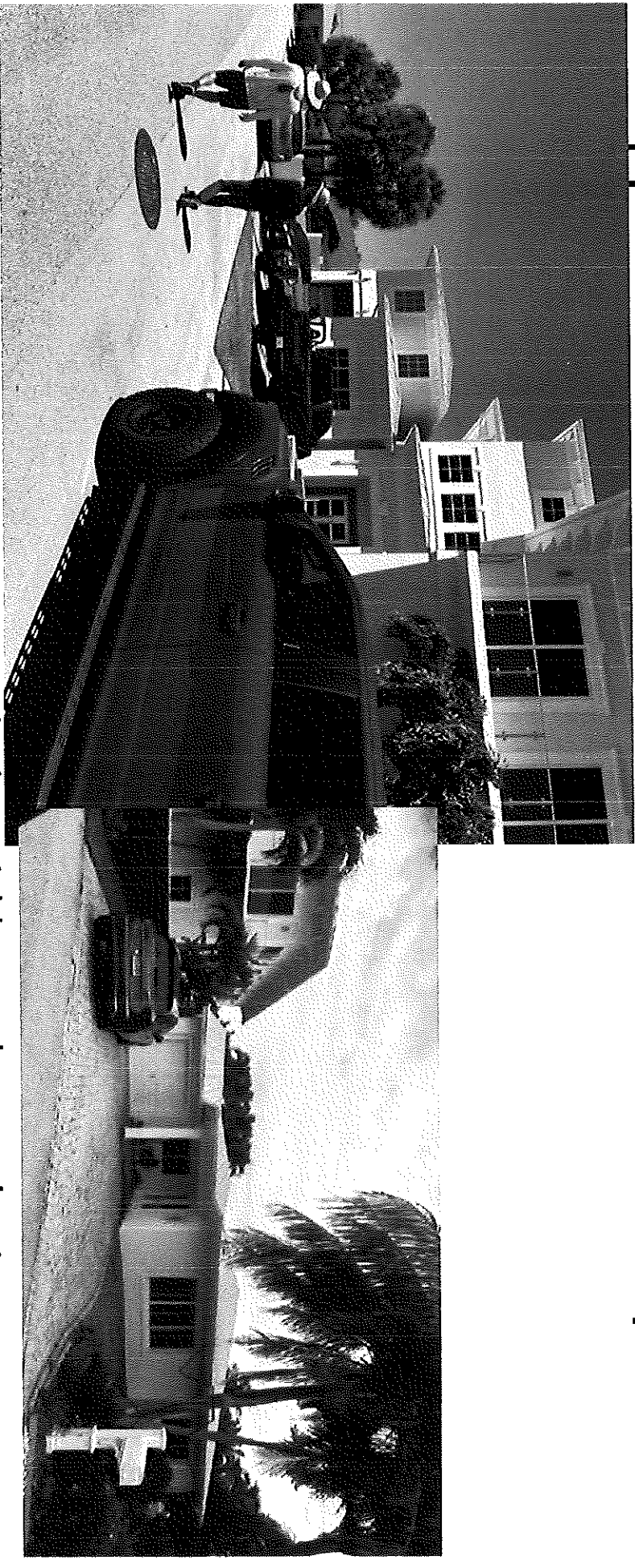
Unlimited Series of Walls not required to meet setback for structure. How much fill can be brought on site? How was its height calculated?

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

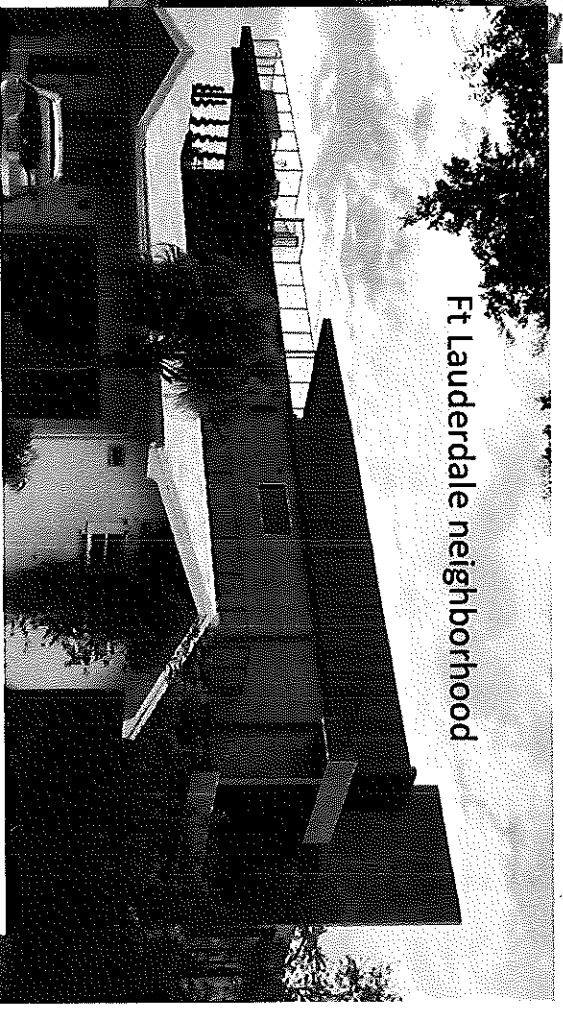
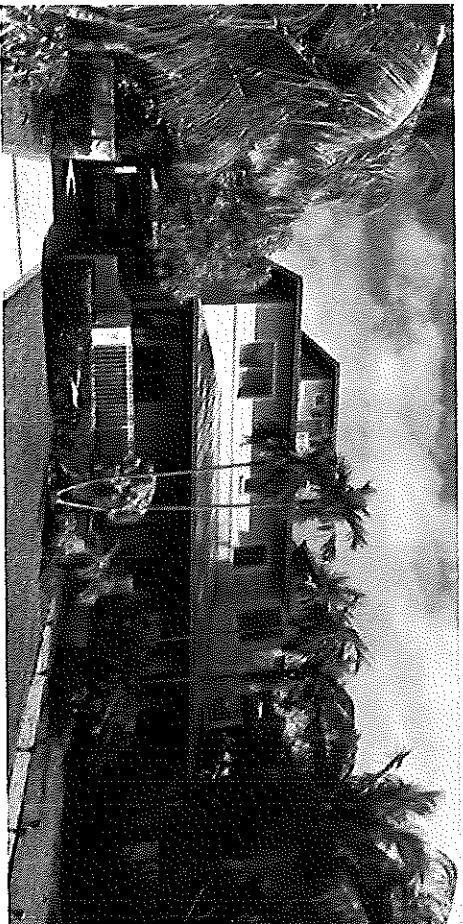


Calculation of height for the structure? The neighbor to the west is a two-story resident. Approx. .84 Floor Area Ratio (FAR) if gross sq.ft. used

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 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



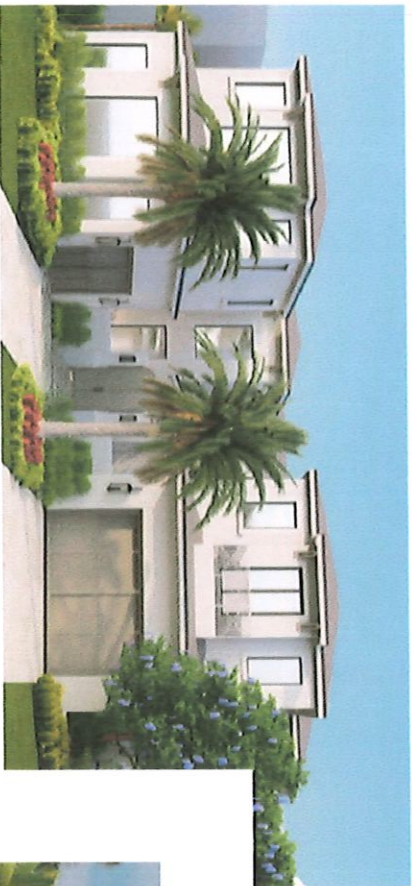
479 Ocean Ridge Way (January 17, 2024) 4,706 Sq. Ft., 3 stories with tower; it has two other homes within its same zoning district



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

Takings under 5th Amendment – nor shall private property be taken for public use without just compensation,

Generally, while property may be regulated to a certain extent, if regulation goes too far, it will be recognized as a “taking.”

For example, if government requires a landowner to permit a portion of their property for a public road, then the regulatory requirement is similar to eminent domain and it is a “taking” requiring compensation for the private property.

APA article on Takings- supreme court identified four clear rules

1. Landowner has been denied “all economically viable use” of the land
2. Where the regulation forced the landowner to allow someone else to enter onto the property
3. Where the regulation imposes burdens or costs on the landowner that do not bear a “reasonable relationship” to the impacts of the project on the community; and
4. Where government can equally accomplish a valid public purpose through regulation or through a requirement of dedicating property, government should use the less intrusive regulation, for example, prohibiting development in a floodplain property.

The Supreme Court has also said that where a regulation is intended merely to prevent a nuisance, it should not be considered a taking.

Inverse Condemnation is a claim made by a property owner that the effect of a government action on its property is so devastating that it is the equivalent of the exercise of eminent domain and requires just compensation as per 5th amendment.

Florida Bert “Harris Claims” Section 70.001 et seq Florida Statutes -

Bert Harris sought to limit governmental exercise of its police powers to trigger compensation for environmental regulations and land use regulations that create an “inordinate burden.” Requires 90-day notice of claim.

Requires appraisals to show inordinate burden on property. Local government can settle these claims with a development order that does not follow the requirements of its comprehensive plan. Conclusion: do not compromise generally applicable standards for “fear” of Harris Act liability, the option remains to grant a waiver in the rare instances where the application of those standards to a specific landowner causes an inordinate burden. (See, Richard Grosso, Esquire presentation 1000 Friends of Florida webinar)

THE BERT J. HARRIS ACT: THE LAW AND THE LORE

Richard Grosso, Esq.

Richard Grosso PA

Harris Act Settlements

- For example, in order to settle a valid *Harris Act claim*, a local government may issue a development order that is inconsistent with its Comprehensive Plan, which would otherwise be strictly prohibited. See §§163.3161(5), 163.3194(1) & (3), and 163.3215, Fla. Stat.
- Key takeaway is that local governments and other agencies should not compromise their generally – applicable standards for fear of *Harris Act* liability... the option always remains to grant a waiver from those standards in the relatively rare instances where the application of those standards to a specific landowner would cause an inordinate burden.



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 #: MISC

DATE:

5/28/25

NAME:

Cynthia Frasher

PHONE NO.:

431 603 8701

REPRESENTING (IF APPLICABLE):

ADDRESS:

1705 Floal 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 #:

13

DATE:

NAME:

Chelsey Lucas

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

400 Appollo Drive

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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

Please Add These Comments to the Record for Today's Council Meeting 5-28-25

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Wed, May 28, 2025 at 11:59 AM

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

Caitlin,

Please add the comments below to the record for today's meeting.

Florida Statute 112.501(3) authorizes removal of a municipal board or council member upon being found guilty of a crime, regardless of whether adjudication was withheld. I ask the Council, again, to take action to remove Marianne Hosta from the Council - or explain the reasons why you refuse to act.

At a Sept. 2024 Council Meeting, Peggy Wheeler shamefully trivialized Marianne Hosta's battery on a Juno resident calling it just 'something that happened between two private citizens' instead of referring to it for what it actually was. Ms. Hosta was accused twice of battery by two separate Juno Beach residents and one of them pressed charges and Hosta was found guilty of battery by a jury - and she was put on Probation and sentenced to Community Service, Anger Management Training and she was ordered to pay fines and several thousands of dollars for emergency room bills for the victim's injuries. The victim was the wife of Peggy Wheeler's then political opponent, Mayor Cooke.

It is deplorable that the Mayor censored citizens at the critically important September 2024 hearing on the Bills Family's Christmas Tree Lot and Pulte Application - and that the Police Chief threatened retribution against citizens who were critical of him or the government.

Juno Beach Government under Peggy Wheeler's influence has stained the reputation of the Town. Further, Town Attorney Leonard Rubin has never asked Ms. Wheeler to recuse herself from voting on the so-called "Juno beach police foundation" even though Ms. Wheeler publicly takes credit for initiating this foundation. Ms. Wheeler has an obvious conflict of interest with the police foundation. Look at the favors she received from the police foundation to get her elected as Mayor. The police foundation president, Tom Murphy, **who IS NOT a Juno Beach resident** (he lives in Palm Beach Gardens) orchestrated the Juno Beach ballot initiative to allow Juno Beach citizens to vote for the Juno Mayor -- instead of the Mayor being appointed by Council Members as was the practice at the time. As soon as the police foundation president's hard work on the ballot initiative succeeded, the Vice President and Treasurer of the police foundation, Jack Luther, sent letters to Town residents smearing and attacking Wheeler's political opponent, the former Juno Beach Mayor. Mr. Luther was helped with this smear attack by his buddy Larry Sorsby, who is a retired Hovnanian Homes developer. Next, town residents' mailboxes and phones were besieged with an avalanche of more smears and lies against our former mayor. Tens of thousands of dollars were spent on political PAC mailings, which Wheeler never reported as gifts. Without the political meddling of the tax-exempt, 501c3 police foundation Board Members Wheeler would never have been elected and Juno Beach's zoning, ordinances and codes would have continued to be protected, including the Harmony codes.



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

C

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Sat, May 24, 2025 at 8:51 AM

Submitted on Saturday, May 24, 2025 - 8:51am

Submitted by anonymous user: 73.124.46.252

Submitted values are:

First Name Jim
Last Name Ehret
Address 450 Ocean Dr Unit 802
Email Address jim@ehret-consulting.com
Agenda Item Number (Ex: 1, 2, 3) May 28th Council Meeting
Public Comment / Question Want to make an opening comment
Under 3 minutes
Thanks you

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19923>



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

Form submission from: PUBLIC COMMENTS

1 message

'Town of Juno Beach Florida' via Council <town_council@juno-beach.fl.us>

Wed, May 28, 2025 at 11:47 AM

Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>

To: town_council@juno-beach.fl.us

Submitted on Wednesday, May 28, 2025 - 11:46am

Submitted by anonymous user: 69.142.102.158

Submitted values are:

First Name Lori

Last Name Sullivan

Address 450 Ocean Drive

Email Address Lori@BDblueprint.com

Agenda Item Number (Ex: 1, 2, 3) 1

Public Comment / Question

Mayor, Council Members, Neighbors—thank you.

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

I've lived in historic, as well as seaside communities where a cycle triggered by unchecked bulk and scale that, once it started, became 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 and multiple garage doors to hide all the cars become our street views.
- Over time these homes 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 today in the seaside community of Avalon, New Jersey.

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 residential 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.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19929>



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

B

Please Share - Follow-up on our conversation- A space to reconnect

1 message

DD Halpern, Juno Beach Town Council <dhalpern@juno-beach.fl.us>

Tue, May 27, 2025 at 9:15 PM

To: Robert Cole <rcole@juno-beach.fl.us>, Caitlin Copeland <ccopeland@juno-beach.fl.us>

Rob -

Please share the email below with all Town Council.

Please also provide us with guidance on how acceptance of this invitation would work with regard to the Sunshine Laws.

Thank you,
DD

----- Forwarded Message -----

From: mark dubinrealty.com <mark@dubinrealty.com>

To: Halpern DD <ddhalpern2021@yahoo.com>

Sent: Tuesday, May 27, 2025 at 08:39:16 AM EDT

Subject: Follow-up on our conversation- A space to reconnect

Dear Dee Dee:

Thank you again for taking the time to speak with me recently. I appreciated the openness of our conversation and the chance to reflect more deeply on the current state of the council.

As a longtime resident and current business owner in Juno Beach, I share these thoughts with genuine respect for each council member's individual perspective and the right everyone has to their own view. That said, I couldn't help but notice the irony that one of the biggest sources of tension within the council—and confusion within the community—stems from the recent decision to define the word harmony within the town's building code. A word meant to evoke unity and alignment has, in practice, seemingly contributed to the opposite: a breakdown in cohesion, an increase in confusion, and a growing distance between those tasked with leading together.

At the May 3rd workshop, this dissonance became particularly clear. From my perspective, many members came into the meeting with predetermined positions, which made it difficult for true listening to occur. As a result, there was little progress toward a unified path forward. And while the issue at hand was the building code, it seemed that the deeper challenge was one of relationship and communication within the council itself.

As we discussed, real progress depends on the ability to hear and understand one another—not just as officials, but as people. Without that human connection, even the

most well-intended decisions can fall flat or lead to division.

To that end, I'd like to formally extend an invitation to host a private, non-business gathering at Dimension 56 / Dubin Realty, a space my wife and I have created here in Juno Beach rooted in reflection, connection, and unity. I would be honored to facilitate a meeting—not to discuss policy, but to simply offer a space where each council member can be heard and understood on a deeper level. A neutral setting where trust can be rebuilt, ego set aside, and the seeds of true collaboration planted.

Please feel free to share this message with the rest of the council. If there's interest, I would be happy to coordinate the gathering. I believe that when the leaders of Juno Beach are connected to one another, the entire town benefits—and the true meaning of harmony can be realized in both principle and practice.

Warm regards,

Mark and Diana Dubin

Dubin Realty | INI Unify | Dimension 56

561-310-5207

13884 uS Highway One
Juno Beach, FL 33408



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 #: 13 DATE: 5-28-25

NAME: MAX Fajsel PHONE NO.: 561-351-7416

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 506 S Lyra Circle, Juno Beach, FL 33408

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #: 13 DATE: 5/28/25

NAME: NINA HIRSCH PHONE NO.: 561-371-7617

REPRESENTING (IF APPLICABLE): _____

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 #:

13

DATE:

28 May

NAME:

Charles Collins

PHONE NO.:

561 308 9201

REPRESENTING (IF APPLICABLE):

ADDRESS:

421 N. JUNO LANE

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

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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 #:

Hermans 13?

DATE:

5/28/25

NAME:

Meg Deering

PHONE NO.:

561-222-9682

REPRESENTING (IF APPLICABLE):

ADDRESS:

401 Apollo Drive JB

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 #: 13 DATE: _____
NAME: Anne Bosso PHONE NO.: 561-252-8631

REPRESENTING (IF APPLICABLE): Ordinance
ADDRESS: 765 Hibiscus Ave

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

OPPOSE

☐

I WISH TO SPEAK



Anne Bosso <annebosso@bossorealty.com>

Illustration of Ordinance 780 & it's affect on property values

Anne Bosso <annebosso@bossorealty.com>

Wed, May 28, 2025 at 2:18 PM

To: juno_council@juno-beach.fl.us

Bcc: Larry Sorsby <lsorsby@khov.com>, Michael Carp <mtcarp@kenedycorporations.com>, Tom Kelley <tk@kelleyauto.com>, Marcia Wolf <walkerskey@aol.com>, Paul Kneeland <pjk4653gm@gmail.com>, Nina Carp <nmhirsch@gmail.com>, Andrew Russo <arusso@ipre.com>, Anne Bosso <annebosso@bossorealty.com>

I would like this presented tonight

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

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

Underlying Zoning	= 5,600 SF x \$1,000/SF	=	\$5,600,000	
Staff's Interpretation	= 4,900 SF x \$1,000/SF	=	\$4,900,000	(a loss of \$700,000)
Using an Average	= 2,900SF x \$1,000/SF	=	\$2,9000	(a loss of \$2,700,000)

Anne Bosso
765 Hibiscus Avenue



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 #: 13

DATE: 5-28-25

NAME: John Stella

PHONE NO.: 661 891-7378

REPRESENTING (IF APPLICABLE):

ADDRESS: 481 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 #: Ord. 780

DATE: 5-28-25

NAME: Larry Sornby

PHONE NO.: 732-996-9864

REPRESENTING (IF APPLICABLE):

ADDRESS: 495 Zephyr 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 #: 13 DATE: 5/28/25

NAME: MICHAEL CARP PHONE NO.: 561-307-1463

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 471 SUNSET WAY

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK

Voter_Name	Last_Name	First_Name	Voter File Match?	Middle_Name	Name_Style	Formatted_City_State
Alvarez, Jose M	Alvarez	Jose	YES	M		605 Univer Juno Beach
Anthon, Dean G	Anthon	Dean	YES	George		481 Surfsid Juno Beach
Anthon, Maria E	Anthon	Maria	YES	Eugenia		481 Surfsid Juno Beach
Barron, Larry B	Barron	Larry	YES	B		780 Hibisc Juno Beach
Brisben, William O	Brisben	William	YES	Omer		706 Ocean Juno Beach
Brown, Gerald K	Brown	Gerald	YES	Keith		911 Ocean Juno Beach
Del Forn, Ines R	Del Forn	Ines	YES	Rivero		450 N Lyra Juno Beach
Di Ramio, Victor A	Di Ramio	Victor	YES	Anthony		13854 Coc Juno Beach
Dodds, Bianca	Dodds	Bianca	YES			811 Hibisc Juno Beach
Dray, Allison T	Dray	Allison	YES	T		270 Mercur Juno Beach
Dunn, Mark J	Dunn	Mark	YES	James		480 Old To Juno Beach
Dunn, Richard W	Dunn	Richard	YES	Wolfe		470 Seasid Juno Beach
Durand, Guy	Durand	Guy	YES			401 Ocean Juno Beach
Earl, William T	Earl	William	YES	Todd		440 Sunris Juno Beach
Eitinge, Patricia	Eitinge	Patricia	YES			840 Ocean Juno Beach
Faria, Olivia DP	Faria	Olivia	YES	De Paula		460 Sunset Juno Beach
Faria, Wendy D	Faria	Wendy	YES	Dixon		460 Sunset Juno Beach
Fortier, Linda M	Fortier	Linda	YES	Marie		444 Zephyr Juno Beach
Frankel, Thomas	Frankel	Thomas	YES			3535 Milita Jupiter FL
Gantz, Caroline H	Gantz	Caroline	YES	Hooker		750 Ocean Juno Beach
Garofolo, Peter M	Garofolo	Peter	YES	Mario		220 Celesti Juno Beach
Garrity, Judith M	Garrity	Judith	YES	Marie		840 Ocean Juno Beach
Gelman, Gary F	Gelman	Gary	YES	Farber		530 Ocean Juno Beach
Giles III, Marvin M	Giles	Marvin	YES	M	III	104 Temps Richmond
Githens, Anna M	Githens	Anna	YES	M		421 Sunris Juno Beach
Gonzalez, Gonzalo	Gonzalez	Gonzalo	YES			504 Sea Oe Juno Beach
Gorry, Edward S	Gorry	Edward	YES	Steh		911 Ocean Juno Beach
Gorry, Sandra C	Gorry	Sandra	YES	C		911 Ocean Juno Beach
Greene, Donna M	Greene	Donna	YES	Michele		PO BOX 30 West Palm
Greene, William J	Greene	William	YES	James		PO BOX 30 Palm Beac
Guerra, James M	Guerra	James	YES	Martin		451 N Lyra Juno Beach

Generated by the system

Guerra, Virginia	Guerra	Virginia	YES		451 N Lyra Juno Beach
Hamzi, Naglaa	Hamzi	Naglaa	YES		220 Ocean Juno Beach
Hannah, John T	Hannah	John	YES	Thomas	341 Ocean Juno Beach
Hannah, Maria C	Hannah	Maria	YES	Clara	341 Ocean Juno Beach
Haselkorn, Catherine A	Haselkorn	Catherine	YES	Ann	11 Grand B Juno Beach
Howell, James H	Howell	James	YES	Harold	104 Sea Oe Juno Beach
Huffman, Christopher O	Huffman	Christopher	YES	O	840 Ocean Juno Beach
Huffman, Debra L	Huffman	Debra	YES	Lea	840 Ocean Juno Beach
Jurison, William J	Jurison	William	YES	Joseph	14661 U S I Juno Beach
Kelley, Patricia A	Kelley	Patricia	YES	Ann	430 N Lyra Juno Beach
Kelly, Robert E	Kelly	Robert	YES	Emmett	936 S. Lake Fontana WI
Kramer, Jacquelyn E	Kramer	Jacquelyn	YES	Ellen	240 Celesti Juno Beach
Kukie III, Michael E	Kukie	Michael	YES	E III	405 S Juno Juno Beach
Luther, Jon L	Luther	Jon	YES	Lyle	704 Ocean Juno Beach
Luther, Sharon L	Luther	Sharon	YES	Louise	704 Ocean Juno Beach
Lyons, James R	Lyons	James	YES	R	451 Apollo Juno Beach
Lyons, Lynn A	Lyons	Lynn	YES	Ann	451 Apollo Juno Beach
Marckisotto, Darlene B	Marckisotto	Darlene	YES	Bandik	700 Ocean Juno Beach
Miller, John D	Miller	John	YES	Daniel	480 Surfside Juno Beach
Miller, John W	Miller	John	YES	William	718 Ocean Juno Beach
Milton, Andrew A	Milton	Andrew	YES	Allen	1498 Villas Juno Beach
Molina, Jacqueline H	Molina	Jacqueline	YES	Hedges	64 Uno Lag Juno Beach
Mosolf, Diana L	Mosolf	Diana	YES	Lynn	241 Mercu Juno Beach
Murdock, Barbara	Murdock	Barbara	YES		500 Uno La Juno Beach
Naghshpour, Mojdeh	Naghshpour	Mojdeh	YES		500 Ocean Juno Beach
Nickel, Craig B	Nickel	Craig	YES	Bruce	27 Uno Lag Juno Beach
Noga, Michelle L	Noga	Michelle	YES	Lee	291 Mercu Juno Beach
O'Connor, Chiara M	O'Connor	Chiara	YES	M	120 Celesti Juno Beach
O'Connor, Frank S	O'Connor	Frank	YES	Stephen	420 Seaside Juno Beach
Oconnor, Toni	Oconnor	Toni	YES		420 Seaside Juno Beach
Parker, Charlotte A	Parker	Charlotte	YES	Ann	441 N Juno Juno Beach
Pollard, Nicholas C	Pollard	Nicholas	YES	Charles	451 Juno D Juno Beach

Randell, Robert E	Randell	Robert	YES	E	4480 B Old Charleston
Rodgers, Timothy D	Rodgers	Timothy	YES	David	321 Zenith Juno Beach
Ronning, John D	Ronning	John	YES	David	155 Chicag Clarendon
Rothstein, Paul E	Rothstein	Paul	YES	Elliot	18 Bay Woc Hampton B
Rotondo, Pamela C	Rotondo	Pamela	YES	C	800 Ocean Juno Beach
Russo, Lawrence M	Russo	Lawrence	YES	Mark	333 Ocean Juno Beach
Schumacher, Gerald P	Schumacher	Gerald	YES	Paul	270 Mercur Juno Beach
Schwartz, Jane P	Schwartz	Jane	YES	P	29 Grand B Juno Beach
Schwartz, Jeffrey R	Schwartz	Jeffrey	YES	Roger	1733 W He Juno Beach
Seinfeld, Jason	Seinfeld	Jason	YES		5500 Milita Jupiter FL
Senderey, Efrain R	Senderey	Efrain	YES	Ruben	450 Ocean Juno Beach
Seruya, Marc	Seruya	Marc	YES		700 Ocean Juno Beach
Shields, Mary A	Shields	Mary	YES	Anne	500 Ocean Juno Beach
Shinn, Cynthia C	Shinn	Cynthia	YES	Christman	461 Seasid Juno Beach
Sorsby, James L	Sorsby	James	YES	Larry	495 Zephyr Juno Beach
Sossa Schwartz, Gladys C	Sossa Schwartz	Gladys	YES	Clemencia	1733 W He Juno Beach
Vestal, Fred A	Vestal	Fred	YES	Arnold	911 Ocean Juno Beach
Wagner, Debra G	Wagner	Debra	YES	G	491 Saturn Juno Beach
Walker, Justine A	Walker	Justine	YES	Ann	405 Sea Oe Juno Beach
Wiatr, Christopher M	Wiatr	Christopher	YES	Michael	64 Uno Lag Juno Beach
Witte, Kassie R	Witte	Kassie	YES	Randell	4480 B Old Charleston
Yuskas, Stacey A	Yuskas	Stacey	YES	Ann	530 Ocean Juno Beach
Zotovas, Andrea A	Zotovas	Andrea	YES	Audra	400 Starligl Juno Beach

Last_Name	First_Name
Carey	Christa
Chaprnka	Karen
Clevenger	Christopher
DeAngelis	Jefferson
Kehoe Palumbo	Elizabeth
Kramer	Jay
Leininger	Kathryn
Lorch	Lisa
Mann	Dean
Miller	John
Nepola	John
Stott	Patricia
Stott	Jonathan

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
CYNTHIA FRASHER	1705 FICOL Dr.	CynthiaFraser@gmail	C. Frasher
WILLIAM WEBER	13896 OLEANDER AVE	willweber@comcast.net	W. Weber
Cathleen Weber	13896 Oleander Ave	Kate96@comcast.net	Cathleen Weber
Cathy Shen	13874 Oleander Ave	mermaidcathy@gmail	Cathy Shen
VICTOR DiRAMO	13854 COCONUT AVE		Victor A. DiRamo
Marie J. DiRamo	13854 Coconut Ave		Marie J. DiRamo
John McGuire	1675 PARK ST		John McGuire
MARK JOHNSON	13893 Oleander Ave		Mark Johnson
JOHNNIE BUTLER	13839 COCONUT AVE, JUNO BEACH, FL 33408		Johnnie Butler
Khadija Zacharia	13883 Oleander Ave		Khadija Zacharia
Jesus Tejada	1679 Park street		Jesus Tejada
Vivian Tejada	1679 Park St		Vivian Tejada
Cynthia A Black	13896 Coconut Ave		Cynthia A Black

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NAME

ADDRESS

EMAIL

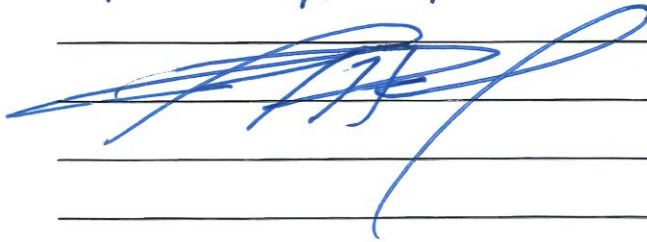
SIGNATURE

JOSEPH & KATHLEEN PAUL

844 OCEANVIEW DR.

JUNO BEACH FL 33408

Jpaul@cypresspartners.com



JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

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NAME	ADDRESS	EMAIL	SIGNATURE
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CARRIE WILLIAMS	450 Seaside Ln	CACHADWICK@GMAIL.COM	Carrie Williams
-----------------	----------------	----------------------	-----------------

Wendy Patterson	451 Seaside	wendy.haas.patterson@gmail.com	Wendy Patterson
-----------------	-------------	--------------------------------	-----------------

Gary Pata		GRPATTER522@GMAIL.COM	Gary Pata
-----------	--	-----------------------	-----------

PETE WILLIAMS	450 SEASIDE LN	JUNOPETE@GMAIL.COM	P.O. Williams
---------------	----------------	--------------------	---------------

Maria Scheiber	441 Seaside Lane	MARIAIDEA@aol.com	Maria Scheiber
----------------	------------------	-------------------	----------------

Dale Schreiber	441 SEASIDE LN	DSCHREIBER46@COMCAST.NET	Dale Schreiber
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Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature Mary V. Mason Name MARY V. MASON
Address 100 Udo Lago Dr Coach 204 JUNO BEACH
33408



E. Systems Home Consequences

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Signature DAVID TABORY Name DAVID TABORY
Address 445 Juno Dawn Way



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Signature Rose G. Carille Name Rose G. Carille
Address 500 Ocean Dr apt E-10D Juno Beach
FLA 33408



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Signature

704 OCEAN DRIVE

Address

Name

JON (JACK) LUTER
JUNO BEACH, FL 33408



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Signature

500 OCEAN DR / APT E11B

Address

Name

RONALD E. HOSTA
JUNO BEACH, FL 33408



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Signature

460 Sunset Way

Address

Name

Wendy Dixon Faria
Juno Beach, FL 33408



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Signature [Signature] Name Linda Fortner
Address 444 Zephyr Way Juno Bch 33408



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Signature [Signature] Name Diana Reed
Address 170 Celestial Way Apt 7-3



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Signature [Signature] Name Cynthia FRANKEL
Address 6705 FLORAL DR Juno Beach, FL 33408



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Signature

Address



Mr. John Pierce
402 Sea Oats Dr Apt D
Juno Beach, FL 33408

John Pierce



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Signature

Address

Name

PAUL KNEELAND
777 HIBISCUS AVE



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Signature

Address

Name

Jeri L. Glynn
410 S. Sun Lane, Juno Beach, FL 33408



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Chris Hageman
Signature

CHRIS HAGEMAN & DEBBIE HAGEMAN
Name

840 OCEANSIDE DRIVE JUNO BEACH
Address



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Jim & Lynn Lyons
Signature

Jim & Lynn Lyons
Name

451 Apollo Dr Juno Beach
Address



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JOHN GIOTALI
Signature

JOHN GIOTALI
Name

371 APOLLO DR JUNO BCH 33408
Address



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Francine Hotelling (201) Francine Hotelling
Signature Name
300 Uno Lago Drive Juno Beach 33408
Address



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Ernie J. Baugh Ernie J. Baugh
Signature Name
13 Coral Bay Cir Juno Beach FL 33408
Address



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Signature

Name

Address



Guy Durand GUY DURAND
401 OCEAN AVE JUNO BEACH FL 33408

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Annette Lee

ANNETTE LEE

Signature

Name

420 CELESTIAL WAY #102, JUNO BEACH FL 33408

Address



Michael Carp

From: Anne Bosso <annebosso@bossorealty.com>
Sent: Thursday, May 22, 2025 4:33 AM
To: Larry Pacheco; Michael Carp
Subject: Fwd: Against Harmony code

Sent from my iPhone

Begin forwarded message:

From: Mark Russo <markyrusso@gmail.com>
Date: May 21, 2025 at 8:15:44 PM AKDT
To: Office Bosso <annebosso@bossorealty.com>
Subject: Against Harmony code

Dear Ann,

Please add my name to any petition that may be organized that is against the harmony code. Unfortunately, I cannot be there in person because I am away for the summer in Italy. Please use this as a proxy for my vote against the harmony code.


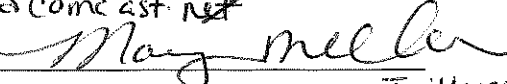

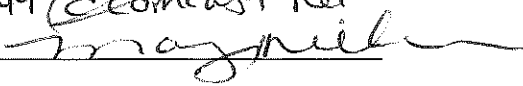
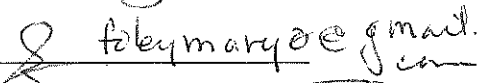
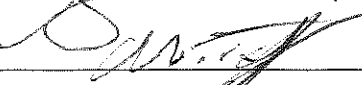
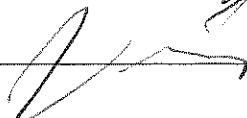
Thank you for your help and I hope to speak to you soon,
Mark Russo.

Address: 333 Ocean Dr

markyrusso@gmail.com

Petition to Repeal Town Ordinance 780

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
John Miller	790 Hibiscus Ave,	JMiller284@gmail.com mhill1249@comcast.net	
Mary Miller	790 Hibiscus Ave,	Mary Miller	
John Miller	480 Surfside Ln.	JMiller284@gmail.com mhill1249@comcast.net	
Mary Miller	480 Surfside Ln.	Mary Miller	
Mary Foley	470 Surfside Lane	foleymary@gmail.com	
William Steffens	470 Surfside Lane	W. Steffens	
John Miller	471 Surfside Ln		

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

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NAME	ADDRESS	EMAIL	SIGNATURE
Deborah Levulis	401 Sunset Way Juno Beach		Deborah Levulis
ROLAND GINCAVSKAS	400 SUNSET WAY		Rolando Gincavskas
Sylvia B. D. DRS	411 Sunset Way		Sylvia B. D. DRS
Candace Spivey	140 Ocean Dr Juno Beach		Candace Spivey
LUIS CASTRO	480 SUNRISE WAY	luiscastrodm@gmail.com	Luis Castro
HANZI	220 OCEAN DRIVE	ramihanzi78@gmail.com	Hanzi
Manonita	510 Sunrise Way	amr380@comcast.net	Manonita
William E. W.	440 SARTIS WAY	todew17@aol.com	William E. W.
Brenda Rogers	461 SUNSET WAY	PETER @ AOL.COM	Brenda Rogers
Peter M. Garofolo	220 (CESTIA) WAY	33408	Peter M. Garofolo
	420 Sunset Way	7990710@comcast.net	



UNDECIDED RED

GREEN - signe Pelican Lake

6/9/93
6/9/93
6/9/93

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:03 PM
To: Michael Carp
Subject: Fw: Repeal Harmony

Larry Sorsby:

From: Thom Foster <fosterthom41@gmail.com>
Date: April 30, 2025 at 2:58:41 PM CDT
To: town_council@juno-beach.fl.us
Subject: Repeal Harmony

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.

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:07 PM
To: Michael Carp
Subject: Fw: No on Harmony

Larry Sorsby

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Sent: Tuesday, May 20, 2025 11:58:05 AM
To: Sorsby, Larry <LSorsby@KHOV.COM>; Anne Bosso <annebosso@bossorealty.com>
Subject: Fwd: No on Harmony

Sent from my iPhone

Begin forwarded message:

From: Caitlin Copeland <ccopeland@juno-beach.fl.us>
Date: May 2, 2025 at 7:35:30 AM CDT
To: Town Council <town_council@juno-beach.fl.us>, Jim Ehret <jim@ehret-consulting.com>, Fabinne Azemar <fazemar@juno-beach.fl.us>, Brian Cole <bcoolski@yahoo.com>, Michael Stern <mstern100@gmail.com>, Jonathan Butler <jonathan@jbutlerlawgroup.com>, Jim Ferguson <jimferguson001@gmail.com>, Stephen Mayer <smayer@juno-beach.fl.us>, Carol Rudolph <pbgsoccer@aol.com>, Frank Davila <fdavila@juno-beach.fl.us>
Subject: Fwd: No on Harmony

Good Morning:

Please see the comment below from Chad Van Boven.

Do Not Reply to All.

Caitlin E. Copeland-Rodriguez, MMC
Town Clerk
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
ccopeland@juno-beach.fl.us

Phone: (561)656-0316

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.

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

From: **Chad Van Boven** <cdvb@comcast.net>

Date: Fri, May 2, 2025 at 8:28 AM

Subject: No on Harmony

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

Good morning Caitlin,

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

Best,

Chad Van Boven

Sent from my iPhone

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:06 PM
To: Michael Carp
Subject: Fw: Repeal Harmony

Larry Sorsby

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Sent: Tuesday, May 20, 2025 1:53:53 PM
To: Sorsby, Larry <LSorsby@KHOV.COM>; Anne Bosso <annebosso@bossorealty.com>
Subject: Fwd: Repeal Harmony

Sent from my iPhone

Begin forwarded message:

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Date: May 2, 2025 at 9:32:56 AM CDT
To: Carrie Williams <cachadwick@msn.com>
Subject: Fwd: Repeal Harmony

Sent from my iPhone

Begin forwarded message:

From: Catherine <catherine9068373@gmail.com>
Date: May 1, 2025 at 7:45:39 PM EDT
To: town_council@juno-beach.fl.us
Subject: Repeal Harmony

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

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:04 PM
To: Michael Carp
Subject: Fw: Repeal Harmony

Larry Sorsby

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Sent: Tuesday, May 20, 2025 1:55:22 PM
To: Sorsby, Larry <LSorsby@KHOV.COM>; Anne Bosso <annebosso@bossorealty.com>
Subject: Fwd: Repeal Harmony

Sent from my iPhone

Begin forwarded message:

From: N Hirsch <nmhirsch@gmail.com>
Date: April 30, 2025 at 4:32:57 PM CDT
To: town_council@juno-beach.fl.us
Subject: Repeal Harmony

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

Petition to Repeal Town Ordinance 780

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

Pl. M. L.

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

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Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

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<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>SIGNATURE</u>
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Roland Gincauskas	400 Sunset	deerpt1@mchsi.com	<i>Roland Gincauskas</i>
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351 Zenith Ln

441 N Juno Ln

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[illegible]

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[illegible]

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NAME	ADDRESS	EMAIL	SIGNATURE
Walter Ruczynski	530 Lyra	ruczynski@gmail.com	Walter Ruczynski

David Kazel 431 Sunset david.kazel@centricconsulting.com *David Kazel*

(The page contains faint horizontal lines, suggesting it was part of a lined notebook or document.)

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NAME	ADDRESS	EMAIL	SIGNATURE
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John Kern	770 Hibiscus Ave.	jbkern51@gmail.com	John Kern
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Patricia Kern	770 Hibiscus Ave	tishkern@bellsouth.net	Patricia Kern
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[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

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NAME	ADDRESS	EMAIL	SIGNATURE
------	---------	-------	-----------

Craig Dell 401 Diana Ln c@craigdell.com *Craig Dell*

Electronically Signed using eSignOnline™ | Session ID : da326b74-2225-4d36-b16c-afe1119a3ccc

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[illegible]

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[illegible]

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<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>SIGNATURE</u>
Mona Bischak	470 Sunrise Way	accounting@hohokusinc.com	<i>Mona Bischak, Trustee</i>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

JUNO BEACH PROPERTY RIGHTS ASSOCIATION


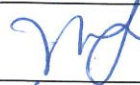
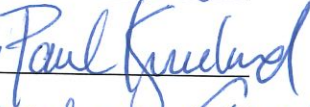



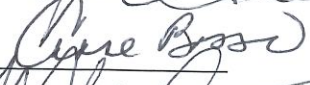
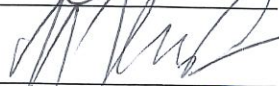


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NAME	ADDRESS	EMAIL	SIGNATURE
Michael Kaufman	490 N. Main	Kaufman.m1071@gmail.com	
Michelle Noga	391 Mercury Cir #1	michelle.noga@comcast.net	
Paul Kneeland	777 Hibiscus Ave	PKNEELAN@CHANNELBUILDING.COM	
Amanda Kneeland	777 Hibiscus Ave	AKneeland22@yahoo.com	
Maria Solano	420 N. Juno Ln	maria.solano@yahoo.com	
Gino Solano	420 N. Juno Ln	mariasolano@yahoo.com	
Anne Bossi	13955 US 1, 7511th Ave 765 Hibiscus	annebossi@bossirealty.com	
Robert Bossi	13955 US 1, 7511th Ave 765 Hibiscus	annebossi@bossirealty.com	
SUY DURANT	401 OCEAN DRIVE	gd272@msn.com	
John Stellyto	401 SUNSET WAY	johnstellyto42@icloud.com	

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NAME	ADDRESS	EMAIL	SIGNATURE
Michael Kaufman	490 Mars	Kaufman.m1071@gmail.com	MK
Michelle Noga	391 Mercury Cir #1	michelle.noga@comcast.net	MN
Paul Kneeland	777 Hibiscus Ave	CHANNEL BUILDING PKNEELAND@comcast.net	Paul Kneeland
Amanda Kneeland	777 Hibiscus Ave	AKneeland22@yahoo.com	Amanda Kneeland
Maria Sodano	420 N. Juno Ln	maria.sodano@yahoo.com	Maria Sodano
Gino Sodano	420 N. Juno Ln	mariasodano@yahoo.com	Gino Sodano
Anne Bossi	13955 US 1, 751 Hibiscus 765 Hibiscus	annebossi@bbsorealty.com	Anne Bossi
Robert Bossi	13955 US 1, 751 Hibiscus 765 Hibiscus	annebossi@bbsorealty.com	Robert Bossi
GUY DURANT	401 OCEAN DRIVE	gd272@msn.com	Guy Durant
John Stellyto	401 SUNSET WAY	johnstellyto42@icloud.com	John Stellyto
Pete Williams	450 SEASIDE LN.	JUNOPETE@GMAIL.COM	Pete Williams
CARRIE WILLIAMS	450 Seaside Ln.	JUNO1CACHAWICK@msn.com	Carrie Williams
Cynthia Frasher	1705 Floral Dr. Juno	CynthiaFrasher@gmail.com	Cynthia Frasher
Ellen Andel	471 N. Juno Ln.	ellen.andel@gmail.com	Ellen Andel
Andrew Russo	391 Neptune / 390 Juniper	ARUSSO@ipre.com	Andrew Russo
Michael Camp	471 SUNSET	MCAMP@MILSON-HOANGS.COM	Michael Camp

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

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NAME	ADDRESS	EMAIL	SIGNATURE
MICHAEL GRAY	471 SUNSET	MTGRAY@MMSUN-BOCAING.COM	
Anne BOSSO	765 Hibiscus	annebosso@bossorealty.com	
GUY DURAND	907 OCEAN DRIVE JUNO		
John Stelluto	401 SUNSET Way		
PAUL KNEKLAND	777 HIBISCUS AVE		
PETE WILLIAMS	450 SEASIDE LN.	JUNOPETE@GMAIL.COM	P.D.W.
CARRIE WILLIAMS	450 Seaside Ln	cachadwick@msn.com	Carrie Williams
CYNTHIA FRASHER	1705 FLORAL Dr.	Cynthiafrasher@gmail.com	
Ellen Andel	471 W. Juno Ln		
MARCIA WOLF	410 Sunrise Way	walkerske@aol.com	
Andrew Bossso			



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 #: 13

DATE: 5.28.25

NAME: Marcio Wolf PHONE NO.:

REPRESENTING (IF APPLICABLE): Self

ADDRESS: 410 Sunrise 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 #: 13

DATE: 5/28/25

NAME: Cynthia Frasier 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

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AGENDA ITEM #: 13

DATE:

NAME: Bob Bossio

PHONE NO.: 561-844-5500

REPRESENTING (IF APPLICABLE):

ADDRESS: 765 Hibiscus Ave

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

780
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 #: 13

DATE: 5/28/2025

NAME: ALDO ROVERE

PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 UNO LAGO DRIVE

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #: 13 DATE: 5/28

NAME: Reel Dunn PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 440 Sunset way

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK

Do not
SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #: 13 DATE: 5/28/25

NAME: Charlotte Parker PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): Boss Lady Hddings

ADDRESS: 351 Zenith

CHECK WHAT MAY APPLY:

☐

SUPPORT

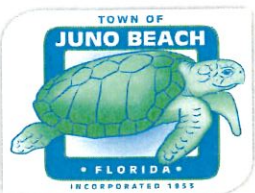
☒

OPPOSE

to 780

☐

I WISH TO SPEAK



TOWN OF JUNO BEACH

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AGENDA ITEM #: 13

DATE: 5/28/25

NAME: Charlotte Parker

PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): RSG Ventures

ADDRESS: 400 Sunset Way

CHECK WHAT MAY APPLY:

☐ SUPPORT

☒ OPPOSE
to 780

☐ I WISH TO SPEAK

DO NOT
SPEAK



TOWN OF JUNO BEACH

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AGENDA ITEM #: 13

DATE: 5/28/25

NAME: Charlotte Parker

PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): Boss Lady Holdings

ADDRESS: 441 N Juno Ln

CHECK WHAT MAY APPLY:

☐ SUPPORT

☒ OPPOSE
to 780

☐ I WISH TO SPEAK

DO NOT
SPEAK



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

5

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Tue, May 27, 2025 at 4:55 PM

Submitted on Tuesday, May 27, 2025 - 4:55pm

Submitted by anonymous user: 174.61.89.196

Submitted values are:

First Name Cyndie
Last Name Wolf
Address 440 STARLIGHT LN
Email Address clwolf@rocketmail.com
Agenda Item Number (Ex: 1, 2, 3) Public Comment
Public Comment / Question
Council Meeting 05/28/25
Cyndie Wolf, 440 Starlight Lane

At its core, this discussion is about whether we, as a town, choose to maintain control over development in Juno Beach—or relinquish that control to developers whose primary goal is maximizing profit, often at the expense of our community's character.

Eliminating the Harmony Code and the architectural review process for single-family homes opens the door to oversized, out-of-scale development with little regard for the long-term impacts on our town's charm, cohesion, and livability. Those advocating for the removal of these safeguards are, intentionally or not, paving the way for development that prioritizes profit over preservation.

Concerns have been raised about the potential for litigation. While it's true that legal action can be costly, it is also something the town has faced in the past. We can and should examine past legal expenditures derived from residents who sought a larger home or sought a smaller home for a neighbor. This will help you to better understand the financial risk. Informed decisions require real data, not speculation.

Rather than eliminating protections, we should focus on reducing legal risk by refining our existing regulations. A key part of that is the effort to clearly define the four core concepts of Harmony in a way that is practical, measurable, and legally defensible. This will strengthen—not weaken—our town's position while maintaining local oversight.

So, why rush now? Over \$200,000 has been allocated for professional consulting to guide these decisions. It is premature and fiscally irresponsible to act before those findings are presented. The Council has acknowledged the need for clearer definitions of Harmony yet appears ready to dismantle the very review process meant to support it—before completing that work.

There is no turning back if architectural review is removed. The community is clearly divided, and such a significant, permanent change should not be made without broad consensus and all relevant information in hand.

Let's slow down, follow through on the Council's own commitments, and allow the consulting process to conclude before making irreversible decisions. Preserving Harmony and architectural review is not about stopping progress—it's about guiding it in a way that respects the unique character of Juno Beach.

Additionally, I regret that I am unable to attend this week's meeting. I want to respectfully express my concern that my input, along with that of others who are unable to attend in person, does not appear to be acknowledged or meaningfully considered. When written comments are not read into the record or referenced during discussion, it creates the impression that our voices are being overlooked.

This lack of engagement is discouraging and, I believe, not in the best interest of an inclusive and transparent community

process. Every resident should feel heard, whether present or not. I urge the Council to ensure that all submitted input is given appropriate attention and consideration as part of the public dialogue.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19925>



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

S

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, May 28, 2025 at 10:02 AM

Submitted on Wednesday, May 28, 2025 - 10:02am

Submitted by anonymous user: 134.84.0.1

Submitted values are:

First Name Laura

Last Name Niedernhofer

Address [471 Apollo Drive Juno Beach FL 33408](#)Email Address lniedern@umn.edu

Agenda Item Number (Ex: 1, 2, 3) #13 Harmony of single-family homes

Public Comment / Question

As a longstanding citizen of Juno Beach, who owns a 12 yo 3200+ sq ft home on Juno Ridge, I strongly support the notion of harmony of architectural design of new homes in our town. We recently experienced development of 3 new homes on US 1 behind our house that were identified as incongruous with neighboring structures by town council and staff (see slide 81). I initiated countless engagements with town staff, town council, and the P&Z throughout the site plan approval process and construction period, spanning over ~2 years. My experience is that the town is under staffed and under powered to cope with and enforce code violations of large developers. The pat response to my concerns regarding the development were that "that is a civil matter" and that town inspection occurs only when construction is completed, neither of which are supportive of harmony between existing citizens, developers, and future home owners. Often my queries were not resolved or even responded to. I strongly encourage you to consider expanding the town staff and their expertise to properly manage the acceleration of development currently occurring in Juno Beach. Thank you for your consideration.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19928>



TOWN OF JUNO BEACH

Item postponed

PUBLIC COMMENT CARD

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AGENDA ITEM #: 14

DATE: 5/28/2025

NAME: ALDO ROVERE

PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 VNO LAGO Dr.

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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

KEEP OUR HARMONY CODES IN PLACE!

1 message

Ruth Green <ragreen2003@gmail.com>

Fri, May 23, 2025 at 11:11 AM

To: town_council@juno-beach.fl.us

For the sake of our beautiful Juno Beach, KEEP THE HARMONY CODES!
Ruth OBrien
JUNO BEACH RESIDENT



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

Against code changes.

1 message

'BEVERLY GIBEL' via Council <town_council@juno-beach.fl.us>

Wed, May 28, 2025 at 1:50 PM

Reply-To: BEVERLY GIBEL <bevgib@aol.com>

To: town_council@juno-beach.fl.us

Unnecessary. Don't open the door to unbridled destruction.

Bad enough you passed Mega Mansion, Ocean One, Caretta. Do the right thing for once!

Sent from my iPhone

Board Certified Psychotherapist

Trained Psychoanalyst

Wellness Coach

Holistic Approach



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

Keep our codes

1 message

randy.gold1@gmail.com <randy.gold1@gmail.com>

Fri, May 23, 2025 at 11:16 AM

To: town_council@juno-beach.fl.us

And thank you for your service.

Randy Gold



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

Current Building Codes

1 message

Camille Waser <cmwas43@gmail.com>

Fri, May 23, 2025 at 11:29 AM

To: town_council@juno-beach.fl.us

Hello Council,

Please keep our current building codes in Juno Beach.

Camille & Eric Waser
911 Ocean Drive #803
The Manor



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

Harmony Codes

1 message

'JOHN D SHOGREN' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 11:56 AM

Reply-To: JOHN D SHOGREN <bear688@aol.com>

To: town_council@juno-beach.fl.us

Dear Town Council keep the same Harmony Codes.Don't destroy a beautiful and quality community.

John Shogren

Sent from my iPhone



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

building codes in Juno Beach

1 message

Terry Phillips <nowhopetravels@gmail.com>

Fri, May 23, 2025 at 11:58 AM

To: town_council@juno-beach.fl.us

I support keeping the current codes in place and strengthening requirements to maintain the ability of the town to control what is built in our jurisdiction.

Terry Phillips
561.346.5704

-- 'Nevertheless, She Persisted'



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

(no subject)

1 message

'Linda Young' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 12:13 PM

Reply-To: Linda Young <lindayoung@aol.com>

To: town_council@juno-beach.fl.us

Keep our codes!

Linda Young Eicher
The Waterford, Apt T1013



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

Code

1 message

jack bolnick <jackisdiego@gmail.com>
To: Town_Council@juno-beach.fl.us
Cc: Susan Bolnick <dancinpep@aol.com>

Fri, May 23, 2025 at 12:27 PM

Please keep the code for archeological review to maintain appropriate building guidelines. Our beautiful Juno Beach is turning into Boca & Delray which we don't want.

Jack & Susan Bolnick
450 Ocean Drive Apt 1006
Juno Beach
Sent from my iPhone



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

Harmony codes

1 message

'chapcooklaptop@aol.com' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 12:33 PM

Reply-To: "chapcooklaptop@aol.com" <chapcooklaptop@aol.com>

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

Please keep the existing codes in place to protect the nature of Juno Beach and its residents. We do not need to be less restrictive or to have more development. Anyone who votes that way should be voted out. Charles Hapcook, [900 Ocean Dr.](#)

[Sent from the all new AOL app for iOS](#)



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

architectural review

1 message

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

Fri, May 23, 2025 at 12:41 PM

Reply-To: Carol <carolju@aol.com>

To: Town_Council@juno-beach.fl.us

Hello,

Please keep the architectural review and codes

Thanks,
Carol Julich
Carolju@aol.com
973 985 7568

Sent from my Verizon, Samsung Galaxy smartphone



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

Housing Review Opinion

1 message

Colleen Mosier <ccmcourt@gmail.com>

Fri, May 23, 2025 at 12:59 PM

To: Town_Council@juno-beach.fl.us

I fully support the Town maintaining size review restrictions in the neighborhood context

I fully support codes guiding new construction

I do not support architectural review

Colleen Mosier



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

Support for Preserving the Harmony Code and Juno Beach's Character

1 message

Jennifer Pierce <jenniferpierce1020@gmail.com>

Fri, May 23, 2025 at 3:19 PM

To: Town_Council@juno-beach.fl.us

Cc: Jennifer Pierce <jenniferpierce1020@gmail.com>

Dear Town Council Members,

While I live in a condo and am not directly affected by the Harmony Code, I feel strongly that the ordinance passed unanimously just last year reflects the kind of thoughtful discretion we need to 'keep Juno Beach, Juno Beach'.

I support maintaining the Harmony Code as-is. I don't want to see a wave of oversized homes and mega-mansions replacing our town's charm and balance. Beyond aesthetics, I'm concerned that large-scale tear-downs and massive new builds could drive up property values and taxes, pushing out retirees, pension-reliant residents, and longtime locals who give this town its character.

I understand there's nothing wrong with wealth (after all, diversity includes income diversity too!). But I, for one, prefer a neighborhood where not everyone belongs to a country club. I value living among a mix of backgrounds and life experiences, not just the ultra-wealthy. If we normalize the kind of development seen in the approval of that 15,000-square-foot estate, we risk losing the very qualities that make Juno Beach special.

Please don't roll back a policy that was carefully considered and **unanimously** supported just a year ago. Let's honor the town's intent and preserve what makes this community unique.

Sincerely,

Jennifer Pierce, 900 Ocean Drive, Unit 707



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

In favor of maintaining architectural review

1 message

Don <donshap@gmail.com>

Fri, May 23, 2025 at 4:15 PM

To: Town_Council@juno-beach.fl.us

Dear Council Members:

I would like to express my support to maintain architectural review and to preserve size review based on neighborhood context (mass, bulk, scale, and proportion), our "harmony codes." To a large extent these codes are what make Juno Beach such a wonderful town to live in

Sincerely,

Donald P. Shapiro

570 Ocean Drive



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

Keep our codes please!

1 message

Diane Papadakos <dgpapadakos@gmail.com>

Fri, May 23, 2025 at 4:57 PM

To: Town_Council@juno-beach.fl.us



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

(no subject)

1 message

'Tedda King' via Council <town_council@juno-beach.fl.us>

Sat, May 24, 2025 at 7:15 AM

Reply-To: Tedda King <teddaking@aol.com>

To: town_council@juno-beach.fl.us

I am writing to advise the town council that I support keeping the current codes regarding the size of new structures in context of their surroundings. I support the Harmony Code. I support the Architecture Review Codes.

Tedda King



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

Architectural Review

1 message

'cathie murphy' via Council <town_council@juno-beach.fl.us>

Sat, May 24, 2025 at 8:11 AM

Reply-To: cathie murphy <cathieanie@yahoo.com>

To: Town_Council@juno-beach.fl.us

Please keep our codes for architectural review.

Catherine Murphy
Sent from my iPad



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

Codes

1 message

'cathie murphy' via Council <town_council@juno-beach.fl.us>

Sat, May 24, 2025 at 8:12 AM

Reply-To: cathie murphy <cathieanie@yahoo.com>

To: Town_Council@juno-beach.fl.us

KEEP OUR CODES for architectural review and to preserve size review based on neighborhood context (mass, bulk, scale, and proportion), our harmony codes.

Sent from my iPad



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

Juno Beach Architectural codes

1 message

'Karen Kolstad' via Council <town_council@juno-beach.fl.us>

Tue, May 27, 2025 at 10:10 AM

Reply-To: Karen Kolstad <evalen90@yahoo.com>

To: town_council@juno-beach.fl.us

Dear Juno Beach Town Council,

We would like to express our staunch opposition to removing or changing our town codes in any aspect.

These codes protect the quality of our architecture and Juno Beach living.

We need to maintain architectural review in Juno Beach. Present codes are not overly restrictive to prudent development and should remain unaltered.

Sincerely,
Karen and Leonard Kolstad

[Sent from Yahoo Mail for iPad](#)



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

Construction Codes for Juno Beach

1 message

'fildes@aol.com' via Council <town_council@juno-beach.fl.us>

Tue, May 27, 2025 at 10:14 AM

Reply-To: "fildes@aol.com" <fildes@aol.com>

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

Dear esteemed members of our Town Council,

I am a long-time owner-resident of Juno, (2007). I have always enjoyed the relatively understated appearance of the residences and commercial enterprises that define our community as tasteful and unpretentious. While I respect and support the importance of individual freedoms, I also detest and oppose the potential for unbridled egotistical arrogance of some who appear to have lost their humility and respect for others. Recently, we have seen the creation of house monstrosities in the heart of Juno which have damaged the appearance of our little Pelican Pond... there are many developers constantly attempting to curry favor and buy influence with our town leadership to further destroy our enviable tranquility and quality of life. For these reasons and others, I urge you to vote to retain a robust program of architectural review to define all construction and development, including a careful review of proposed size based on the neighborhood context (mass, bulk, scale, and proportion), along the lines of our current harmony codes.

Thank you for your difficult work of our behalf.

Sincerely,

Robert D. Fildes, MD

500 Ocean Drive

Juno Beach, FL 33408



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

keep our codes!

1 message

Bill Enross <bill.enross@gmail.com>
To: Town_Council@juno-beach.fl.us

Tue, May 27, 2025 at 11:35 AM

William Enross
[450 Ocean Drive, Apt 203](#)
[Juno Beach, FL 33408](#)

--

Bill Enross
(508) 801-0593



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

Public Comment Submission for May 28, 2025 Council Meeting – Ordinance 7801 message

Jennifer Pierce <jenniferpierce1020@gmail.com>

Tue, May 27, 2025 at 6:20 PM

To: ccopeland@juno-beach.fl.us

Dear Town Clerk Copeland,

Please include the below correspondence in the official public record for the May 28, 2025 Town Council Meeting regarding Ordinance 780.

As a Juno Beach resident, I am writing to express concern about recent communications from Mayor Wheeler and to clarify that many residents, including myself, do not support the proposed repeal of Ordinance 780. The attached message, which I also shared directly with Council Members DD and Diana, outlines my specific concerns.

Thank you for your service and for ensuring that a diversity of resident voices are documented and considered.

Sincerely,
Jennifer Pierce
[900 Ocean Dr, #707](#)
[Juno Beach, FL 33408](#)

ATTACHED MESSAGE:

Dear Council Members Halpern & Davis,

Given the significance of the upcoming discussion on Ordinance 780, I wanted to share my reaction to several misleading and concerning statements from Mayor Wheeler's May 27th newsletter.

Mayor Wheeler repeatedly makes broad, unqualified claims such as:

- *"Residents are advocating for the reinstatement of the Harmony Code..."*
- *"Citizens are urging a return to the original codes..."*
- *"Residents have expressed strong opposition to replacing Ordinance 780..."*
- *"Council Members, including myself, have since acknowledged..."*

These blanket statements suggest unanimous support for repealing Ordinance 780 and opposition to any related measures, which is simply not true. A significant portion of residents, including myself, do *not* support the repeal. Many of us are concerned about the implications for neighborhood aesthetics, scale, and the overall character of Juno Beach.

Ironically, the Mayor closes her message by accusing other Council Members' newsletters of being misleading, even as she fails to acknowledge the diversity of opinion in town. Her tone implies that only one group of citizens deserves representation. That is not reflective of balanced leadership.

Whether or not one lives in a single-family home, many of us care deeply about preserving the beach-town harmony and thoughtful scale that drew us to Juno Beach in the first place. Ordinance 780 was passed unanimously last year, including by Mayor Wheeler and Planning & Zoning after public deliberation. To now suggest it was rushed or uninformed is a revisionist narrative.

I appreciate your willingness to continue representing *all* residents, not just the loudest voices. Thank you for your continued service and for standing by principles of transparency, accuracy, and inclusive governance.

Sincerely,
Jennifer Pierce



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

Harmony codes

1 message

Adam Sorrenti <adam.sorrenti@dspca.com>

Tue, May 27, 2025 at 9:50 PM

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

Yes!!!

ADAM SORRENTI
840 ocean drive
Apartments 806 and 903
JUNO beach Florida 33408
Sent from my iPhone



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

Save Juno Beach

1 message

'Judy Mathot' via Council <town_council@juno-beach.fl.us>

Wed, May 28, 2025 at 8:38 AM

Reply-To: Judy Mathot <imjudeed@yahoo.com>

To: town_council@juno-beach.fl.us

Sent from my iPad

Dear Town Council members,

Please do all that you can to save our beautiful and special little beach town. Do not let us be taken over by people that have no respect for what our town means to us. The reason people live here is because of how quiet and quaint our town is. Why would anyone want to ruin such a perfect place to live? We do not need to be taken over by developers and real estate investors that will use us and destroy what we have.

Please support our town by keeping the Harmony Codes in tact. Do not let it be changed for the worse by people who do not care and just want to plow us over for their own good.

Stand together to keep Juno Beach the way it has been and should be!

Thank you,

Judy Conn-Mathot



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

Yes

1 message

Edward Simpson <edwardfsimpson@gmail.com>

Tue, May 27, 2025 at 8:06 PM

To: town_council@juno-beach.fl.us

Sent from my iPhone



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

Harmony

1 message

Aldo Rovere <aldoforjuno@gmail.com>
To: town_council@juno-beach.fl.us

Tue, May 27, 2025 at 9:48 PM

May 25, 2025**Dear Mayor and Councilors,**

What the Town needs is a Workshop!!! Oh, wait, we had one. Some acknowledged that we called it a workshop, but the public, like at Council meetings, was limited to initial comments from a few residents and no engagement from the citizens after hearing from the Councilors, P&Z and Staff. That has led to newsletters, emails, by named and unnamed individuals, seeking to gather favor for their particular point of view.

The discussion centers around the word “*harmony*” in the architectural review guidelines of Ordinance 780. This is more than a policy, it boils down to a matter of semantics and interpretation. The word *harmony* means different things to different people, and how we define and apply it, shapes both property rights and the future of our town’s appearance.

Some argue that *harmony* is too subjective—difficult to define, easy to misapply, and therefore, problematic. Florida has evolving legal standards, which emphasize clarity, consistency, and historical precedent. From that view, decisions based on undefined aesthetics can seem arbitrary, and open the door to legal disputes or homeowner frustration.

Others see *harmony* as essential—a word that captures the character and charm of our town. It reflects how homes relate to each other and to the streetscape, how architectural elements work together, and how we preserve the small-town atmosphere we all value. Removing the word could weaken our ability to maintain this visual identity. To eliminate it could be seen as an outright rejection of the concept by our town.

In truth, both sides are right in some ways.

We’re really facing a language and planning challenge—how to respect individual property rights while guiding the kind of development that keeps our town cohesive and appealing.

And while we’d all like a solution that’s “certain for all time,” that’s rarely realistic. In just the past few years, we’ve seen dramatic changes in home

design and scale—what was once harmonious has shifted, reflecting broader trends and evolving preferences.

That's why we should consider bringing modern tools into the process. One approach would be to create a template envelope for each existing property—defining its development limits in terms of volume, massing, and scale, based on both the building code and architectural review criteria. This is on the table.

A plan for analyzing Floor Area Ratio, Volume, and Massing for single-family dwellings. Someone who has the tools to create clear, visual parameters for each lot, using objective data and the latest technology. Chen Moore comes to mind. This could be funded either directly or through the reallocation of funds from existing services already paid for.

Establishing parameters through an independent third party, would reduce subjectivity, help preserve aesthetic values, and create a consistent, transparent standard for all applicants.

In short, we don't need to abandon *harmony*—we need to clarify it, define it, and support it with modern tools and historical context. That way, we protect both the town's visual identity and the rights of the people who live here.

Thank you for your attention to this matter and for your service to the community.

Aldo Rovere – Audit Oversight Committee in hiatus

400 Uno Lago Drive



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

STOP - THE OVER DEVELOPMENT - STOP

1 message

Mary Ann Atkinson <maryann619@gmail.com>

Wed, May 28, 2025 at 3:58 AM

To: town_council@juno-beach.fl.us

We are already aware in Juno Beach that some of the developers wish to totally take over our beautiful area. Right now, everywhere you turn, there are more buildings being erected or planned to take over the peacefulness of our town with no thought to the infrastructure to support needed for the increase in population with roads and other system conveyances. It's time to STOP the unnecessary development in Juno Beach.

As members of the Juno Beach Council, you are supposed to be here to protect our town, its citizens and adhere to the existing rules for development. Why are you NOT doing your job? Money is not the answer to everything and please let your conscience do what is right for Juno Beach.

Thank you for your understanding and doing what is best for your constituents.

[Mary Ann Atkinson, 536 Oak Harbour Dr, Juno Beach, FL 33408](#)



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

Vote

1 message

Barbara Murdock <bdhm926@gmail.com>

Wed, May 28, 2025 at 5:30 AM

To: town_council@juno-beach.fl.us

YES

Barbara Murdock
bdhm926@gmail.com
203-216-2448



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

Codes

1 message

Bruce E Smith <phl213@gmail.com>

Fri, May 23, 2025 at 2:21 PM

To: town_council@juno-beach.fl.us

Keep our codes



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

Keep the Juno Beach codes

1 message

Meg Deering <mdeering100@gmail.com>

Mon, May 26, 2025 at 6:32 AM

To: town_council@juno-beach.fl.us

Dear Council,

It is upsetting to me as a member of this community for over 30 years that you do not see the difference between the homes we have and outlandish ones being proposed.

Perhaps it is not just the type of home but also the type of families that we are attracting that should be considered. If a new family in Juno Beach thinks they need more than 2500 sq feet of living space and need to loom over their neighbors, leaving no green space on their property, not only their home but they themselves will not fit in well with their neighbors.

We need to remain a green town with space around our homes to breathe and give privacy. We want to attract people who want to be outside more than inside.

We do not need pretentious, empty dwellings that put concrete from corner to corner on a lot.

Thank you for your consideration of my view on this issue.

--

Meg Deering

educate, communicate, understand, and love

561-222-9682

mdeering100@gmail.com

www.linkedin.com/in/megdeering



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

Harmony Codes

1 message

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

Tue, May 27, 2025 at 7:40 PM

As a Juno Beach concerned and voting Resident I would like to see the Building Codes remain as they are.

Thanks
Jack Haynes





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

Harmony Codes

1 message

pasha-wipers-6t via Council <town_council@juno-beach.fl.us>

Tue, May 27, 2025 at 8:21 PM

Reply-To: pasha-wipers-6t@icloud.com

To: town_council@juno-beach.fl.us

As a 20-year Juno Beach resident , I insist that the Harmony Codes remain in use and effective in all situations.

Juno Beach is a beautiful place. Please don't sell us out. After all, you live here too.

Pasha W.



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

YES

1 message

Donna M Fletcher <ontherocks281@hotmail.com>

Wed, May 28, 2025 at 12:07 AM

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

Sent from my iPad



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

Keep the current building codes!

1 message

Mary Skoning <maryskoning@gmail.com>

Fri, May 23, 2025 at 11:07 AM

To: town_council@juno-beach.fl.us

Mary Skoning
240 Celestial Wayne
Juno Beach, FL
Sent from my iPad



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

Keep our codes

1 message

'Alan Loewenstein' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 11:27 AM

Reply-To: Alan Loewenstein <alafa1@aol.com>

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

We can not start building larger buildings or any type of structure in the Preserves!

Alan Loewenstein

[103B Sea Oats dr](#)



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

Codes

1 message

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

Fri, May 23, 2025 at 12:35 PM

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

To: town_council@juno-beach.fl.us

Keep our codes. The survey results speak for them selves. Keep our codes!

Bob Reimers
973-879-2886



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

Keep our codes

1 message

'paul harrington' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 12:39 PM

Reply-To: paul harrington <harrington1558@yahoo.com>

To: town_council@juno-beach.fl.us

Thanks, Paul



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

Keep Our Codes

1 message

Andrew Wilson <awilson@jgwgroup.com>

Fri, May 23, 2025 at 1:00 PM

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

Dear Town Council:

I moved here 14 years ago to a small beach town called Juno Beach, now it seems some would like to make like Miami Beach. Do not change any of the permitting or architectural codes for this great community. Not sure what is driving some on the Town Council to want to do this, are you associated with builders, architects, or developers because if you are you are not looking out for the members of this community.

We do not want mansions on zero lot lines anywhere in our community. Enough is enough keep our town what it should be.

Respectfully,

Andrew M. Wilson

Vice President MAC

President Court Yard Cay/Director Marina Association

606 Oak Harbour Drive,

Juno Beach, Florida. 33408

Cell 703 623 2392



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

Keep our codes

1 message

Kay McCarthy <kaymccarthy316@gmail.com>

Fri, May 23, 2025 at 1:03 PM

To: Town_Council@juno-beach.fl.us

We vote to keep our codes and protect Juno Beach.
Kay and Emmett McCarthy in Beachbound. [240 Celestial way #2](#).



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

Codes

1 message

John Motzer <johnhmotzer@gmail.com>
To: Town_Council@juno-beach.fl.us

Fri, May 23, 2025 at 3:25 PM

Keep our existing codes! We like the way things currently are.

John and Linda Motzer
Juno Beach, FL



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

Harmony Codes and Architectural Review Codes

1 message

Nancy Stone <nancy.stone1@att.net>

Mon, May 26, 2025 at 5:16 PM

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

Dear Town Council,

I support keeping the Harmony and Architectural Review Codes. I believe them necessary to preserve the character of Juno Beach, particularly what makes Juno Beach special, unique, and valuable. Without them, our special Town will disappear.

Respectfully,
Nancy Stone
710 Ocean Drive
Juno Beach, FL. 33408
Sent from my iPad



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

Harmony codes

1 message

Mary Skoning <maryskoning@gmail.com>

Tue, May 27, 2025 at 7:56 PM

To: town_council@juno-beach.fl.us

I would like the codes to stay intact.

Mary Skoning

240 Celestial Way

Juno Beach, FL

Sent from my iPad



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

(no subject)

1 message

Susan E Gaughan <segaughan2@gmail.com>

Wed, May 28, 2025 at 7:02 AM

To: town_council@juno-beach.fl.us

Please constrain development. Protect Juno. I'm against changing regulations to alter the charm of Juno. Thank you.
Susan Gaughan. 390 N Juno Lane.

Submitted on Wednesday, May 28, 2025 - 9:27am

Submitted by anonymous user: 208.104.54.253

Submitted values are:

First Name Scott

Last Name Shaw

Address 400 Apollo Dr

Email Address shaw4098@bellsouth.net

Agenda Item Number (Ex: 1, 2, 3) 13

Public Comment / Question

My name is Scott Shaw and we reside at 400 Apollo Dr. Thank you for hearing me out.

Why do we constantly hear that harmony is "subjective"? Harmony is defined in 34-4. Does our Council and Staff desire to defeat the concept of harmony? If you read and understand the definition, aren't you just doing your job? Webster's definition starts with musical notes, but also includes "a pleasing arrangement of parts", or "congruence".

When we first heard about 401 Diana in January 2025, we concluded that half of Council and Staff must lack comprehension. We quickly learned about the Pulte project and the 15000 ft mansion on the beach that appears to infringe the CCCL. We realized 401 Diana is not an "incident", and it is not a lack of comprehension. It is intentional. The Town is habitually "neglecting duty" by failing to observe Code, which invites the State of FL to exercise its option to dismiss a local official.

We attended a Council Hour and watched Council member's jaws drop open when told that the plan for 401 Diana, adjacent to our place, has 9 bathrooms, 6 bedrooms, a study, and a club room. Diana Lane is a great opportunity to build a beautiful upscale home that has approval of Staff.

Unfortunately, there is no curiosity on Council or Board to examine the need for a monstrosity with 9 bathrooms. We have not heard any questions from most of the Council, and none of the Board regarding our concern over the plan, nor have we had any feedback regarding loss of property value which Scott raised in his very first written and spoken comment. My Google searches suggest Town officials are required to respond to citizens. I guess I need to be more formal and make public records requests.

On page 133 of the May 28 Council meeting packet, Attorney Rubin is credited with mentioning the Bert Harris Act. The Act, passed 30 years ago in 1995, raises the terrible devastating threat that "restricting the size" of new homes "could potentially result" or "could unfairly" limit use of property. Uh oh. Now we are in trouble.

I've been asking around and nobody knows of a case against Juno where the Bert Harris Act is cited. I'll continue to investigate. I have learned that if a Town controls growth, their property values tend to be higher. That's according to a report by the Cato institute.

My proposal is that we encourage John Callaghan to further analyze the harmony provisions, make suggestions, and table any decision for now.

Scott Shaw

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19926>



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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, May 28, 2025 at 9:40 AM

Submitted on Wednesday, May 28, 2025 - 9:40am

Submitted by anonymous user: 208.104.54.253

Submitted values are:

First Name Debbie

Last Name Shaw

Address 400 Apollo Dr.

Email Address debbiedoda124@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 13

Public Comment / Question

My name is Debbie Shaw and we live at 400 Apollo Dr. I am here to oppose eliminating "harmony" rules in the Code of Ordinances.

Harmony is defined at 34-4 in the Code which is mathematical measures that is supposed to regulate new house builds to be compatible with houses within 300 ft radius.

Our Council and Staff have decided not to follow the harmony rule in regards to the investor/builder owned home at 401 Diana Lane, a property that adjoins our property at 400 Apollo on the back border . The plans for that 7000 sq ft property has 9 bathrooms, 6 bedrooms, a "study", and a "club room". This house will be jammed up against our fence, invading our privacy because of the third story, pool lights shining into our back bedroom and family room, resulting in a potential loss of value of our home. Who wants to buy a 2500 sq ft home within short walking distance to the beach with a mega mansion towering over? Maybe this is what investors/realtors want.

I hear comments about people's property rights being taken away. What about my property rights and my enjoyment of living in Juno Beach.

We continue to hear that the value is in the land. If that were true then the mega mansions would not be built. This time it is my back yard. Next time it may be yours. Its like the old saying about a good steak. Everybody wants one but they don't want the slaughterhouse nearby.

Thank you. Please keep the harmony rule in effect to protect existing homeowners.

Debbie Shaw

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19927>