



TOWN COUNCIL REGULAR MEETING MINUTES

February 18, 2025 at 1:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER
STEPHEN MAYER, PRINCIPAL PLANNER
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
BRYAN KELLY, TRAFFIC ENGINEER

AUDIENCE: 36

CALL TO ORDER – 1:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Callaghan gave unanimous consensus to move Item #9 before Item #3.

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

COMMENTS FROM THE PUBLIC

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

Public Comments Opened at 1:04pm.

Public Comments Closed at 1:08pm.

CONSENT AGENDA

1. Town Council Meeting Minutes for January 22, 2025

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

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

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

2. Discussion -Traffic Concerns

Council gave unanimous consensus to have a discussion on a second access option and/or all other options for Sea Oats as an agenda item; have individual members send their input to staff on the opposition letter and have staff bring it back for Council review before the next meeting; and have staff request a copy of Palm Beach County's most recent traffic study.

3. Appearance Review Board (ARB) Criteria

Council gave unanimous consensus to approve the proposed definitions for the terms "substantial damage" and "substantial improvement".

Vice Mayor Halpern provided a document for the record addressing residents Bosso's comments (see attached).

Mayor Wheeler, Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to have a workshop on this item; have staff poll the Council for dates; and have the Town Attorney conduct an analysis on whether the Town could continue to regulate architecture for single-family dwellings.

4. Chen Moore and Associates' detailed proposal (*See attached presentations*)

MOTION: *Davis/Halpern made a motion to approve the Town Manager or designee to execute a contract with CMA per the Town's purchasing policy.*

AMENDED: *Callaghan/Davis amended the motion to have the Town Manager issue/approve the start dates of no more than three (3) items at any given time.*

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

- ~~5. Revised Code of Conduct and Enforcement Options~~

- ~~6. Resolution No. 2025-01 (Amending the Town's Quasi-Judicial Procedures)~~

7. Approval of 2025 Town Council Meeting Dates

Council gave unanimous consensus to approve the proposed 2025 Town Council Meeting dates but to change the August meeting date to Tuesday, August 26, 2025.

8. Approval of Town Event Dates for 2025

Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to approve the event dates as proposed.

MOTION: *Callaghan/Davis made a motion to approve the 2025 Town Events dates except for Food Truck Night (May 23, 2025) and to discuss it separately at the next meeting.*

ACTION: *The motion passed unanimously.*

- ~~9. Discussion on Filling Vacant Seat on Audit Oversight Review Committee~~

10. Pelican Lake Sterile Grass Eating Carp Introduction

MOTION: *Davis/Halpern made a motion to approve adding sterile grass eating carp to Pelican Lake.*


ACTION: *The motion passed unanimously.*

COMMENTS FROM THE COUNCIL

Mayor Wheeler, Vice Mayor Halpern, Councilmember Callaghan gave consensus to have a discussion on the 10 p.m. Town Council adjournment ordinance at a future meeting.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 4:59pm.



Peggy Wheeler, Mayor



Caitlin E. Copeland-Rodriguez, Town Clerk

Item #5.

Property Detail

Location Address : 390 JUPITER LN
 Municipality : JUNO BEACH
 Parcel Control Number : 28-43-41-28-02-000-0880
 Subdivision : JUNO BEACH 1ST ADD IN
 Official Records Book/Page : 32630 / 508
 Sale Date : 06/28/2021
 Legal Description : JUNO BEACH 1ST ADD LTS 88 TO 90 INC

W's house

I sold house to Kim in 2020.

Owner Information

Owner(s)

390 JUPITER LLC

Mailing Address

300 W INDIANTOWN RD
JUPITER FL 33458 3534

I wasn't on call in 2020.

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/28/2021	\$10	32630 / 00508	QUIT CLAIM	390 JUPITER LLC
11/27/2020	\$745,000	32012 / 01385	WARRANTY DEED	RUSSO ANDREW &
<i>Sold</i> → 02/26/2020	\$690,000	31262 / 00795	WARRANTY DEED	BOEHM KIM
12/15/2011	\$10	24918 / 00233	QUIT CLAIM	HALPERN DD &
<i>Buy</i> → 07/06/2011	\$300,000	24655 / 01472	WARRANTY DEED	HALPERN DD &
07/06/2011	\$10	24655 / 01468	QUIT CLAIM	HALPERN DD &
05/17/2011	\$100	24531 / 00588	CERT OF TITLE	CICCOLINI FRANK EST
11/15/2010	\$10	24223 / 01833	REP DEED	CICCOLINI RONALD J &
10/01/2010	\$412,624	24176 / 01790	QUIT CLAIM	CICCOLINI RONALD J
08/10/2005	\$600,000	19138 / 00247	WARRANTY DEED	GREENE WILLIAM J

Kim sold to Russo for \$745k
I sold to Kim for \$690k

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
 *Total Square Feet : 0
 Acres : .19
 Property Use Code : 0000—VACANT
 Zoning : RS-2—SINGLE FAMILY (28-JUNO BEACH)

Bought - \$300 - 7/11
Sold - \$745 - 11/20
+148%

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1
 Code Description square Footage
 No data found

9 years
112 mo -

→ What difference does it make what I sold for?
\$148%

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS-2	0.1921

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$243,808	\$194,888	\$163,856	\$154,600
Land Value	\$929,640	\$929,640	\$737,000	\$536,000	\$436,000
Total Market Value	\$929,640	\$1,173,448	\$931,888	\$699,856	\$590,600

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$893,306	\$1,025,077	\$931,888	\$699,856	\$590,600
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$893,306	\$1,025,077	\$931,888	\$699,856	\$590,600

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$16,459	\$19,729	\$17,463	\$13,567	\$11,597
NON AD VALOREM	\$860	\$1,290	\$1,277	\$1,199	\$1,189
TOTAL TAX	\$17,319	\$21,019	\$18,740	\$14,766	\$12,785

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpsao.gov

	Yes/No	Day	Month
AquaGrille			
Captain Charlie's	NO		
Cathy's Beach Connection			
Countyline Pizzeria			
Garden City Café	YES	Tues/Wed	March/April
Hurricane Café			
Juno Beach Café	YES		
Juno Beach Fish House	YES	Tues/Wed	Any
Kati Asian Cuisine	Depends on Date		
Ke'e Grill			
Kirby's			
Matty's Gelato	YES		
Mystic Lobster	YES	Tues/Wed	Any
Nick & Johnny's Osteria			
Papa Kwans	Maybe		
New - Subs and Grub	Not open yet - check back		
Portofino Bistro	YES	Tues/Wed	Any - Not Feb 13
Sushi Jo			
Teapots & Treasures Café	YES	Tues/Wed	Any - Not Feb 13
The Vine Post	YES	Tues/Wed	Any
Thirsty Turtle			
Willie's Pizza	NO		
Juno Sweets			

Support of Code Improvements in seven areas identified and Support of Retaining Architectural Review

1-2 Bob and Donna Root – Seaview Drive

3 Jody D. Block

Support of harmony and no to Supersizing – maintain character and charm of our Town

4 Jean Skinner

5 Kimberly Warth – Ocean One

6 Debbie Theirl, Board President Manor

7 Ronald Rotondo 800 Ocean PH

8 Thomas Kubot – Sea Oats Community

9 Michael Perfetto

10 Justine Walker

11 Robert Siegmund – Grand Bay Circle

12 Ann Marie Fay

13 Penny Auer – coral Cove Drive

14 Francine Hotaling – Ocean Trace

15 Elizabeth O'Reilly

16 Kathy Paleczny – The Homestead

17 Christine Schnur – 500 Ocean Drive

18 & 19 Charles and Debbie Hapcook

20 Scott Shaw

Email & other Comments opposed to 714-716 Ocean Drive

Stewart Brown Lee 1615 E Hemmingway Dr

Jennifer Pierce 900 Ocean Dr 707

Blake Niemann

Katheryn Flowers 200 Uno Largo Apt 103

John Flynn 50 Celestial Way 207

Paul and Karen Hugus 800 Ocean Dr. 802

Barbara Pranckun 41 Grand Bay Circle

Siobhan O'Donnell

Linda Stroesser 911 Ocean Dr

Michael Wade 600 ocean 9A

Patricia Pilla 811 Bay Colony

Douglas Elder 401 Sea Oats Dr

Karen Nebel 530 Ocean Drive 502

Susan Chalko 500 Ocean Dr

Ross Tadross 750 Ocean Royale

Ciro Tacinelle 113 Oak Harbor Dr.

Todd Brown 500 Ocean W 3D

Kathleen & Jim Lynch

Stuart Katz 900 Ocean Dr

Brian Cole 380 Sunset Dr

Nancy Stone

Marilyn & Gregory Byers

Andrew Spilos & Dimitra Kalivas

26
No to
Supersizing
and
maintain
harmony

The regulation of bulk, mass, proportion and scale are typical of land use planning and zoning for municipal governments.

Harmony – for Juno Beach, definitions at 34-4, include:

Bulk means the overall size and volume of a building or structure.

Mass means the relationship and sizes between different volumes of a building or structure.

Proportion means the visual effect of relationship of one portion to another, or of a portion to the whole, or of one thing to another.

Scale means the proportions of a building in relation to its surroundings, particular other buildings in the surrounding context.

Harmony, JB Municipal Code 34-116(3)(b)(2) 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.

Rank	Subject	Summary
1	Techniques for sound and slow growth TOWN COUNCIL INITIATED	Council requested for staff to research planning techniques to promote slow growth and sound development in Juno Beach. Staff's recommendations include parking, landscape setback/lot coverage, incentives for certain uses, elimination of combination of Architectural styles in our current code. <div data-bbox="2364 72 2484 125" style="border: 1px solid black; padding: 2px;">Item #5.</div>
2	Landscape Requirements TOWN COUNCIL INITIATED	Council requested for staff to benchmark the entirety of the Town's landscape requirements with Palm Beach Gardens, and other communities. (discussed at Oct. P&Z Board meeting).
3	Floor Area Ratio / Volume and Massing of Single-Family dwellings. TOWN COUNCIL INITIATED	Council requested for staff to have a consultant review and benchmark other communities for mass, size, scale, height, building area regulations, wall treatment, 2 nd floor area, floor area ration, cubic ratio, off-street parking for single family homes, and to specifically benchmark the city of Lake Worth Beach, North Palm Beach and Palm Beach.
4	Sign Regulations STAFF INITIATED	Staff initiated – The Town's sign code was last amended in 2006, with the changes in state legislature, some of our codes cannot be enforced effectively. Any amendments will require a legal review of the proposed language, this was planned to be addressed with a consultant.
5	Topographical Features TOWN COUNCIL INITIATED	Council requested for staff to work with a consultant to review the Town's Code regarding current topographical features, the installation of fill and excavations.
6	Wall and Fence TOWN COUNCIL INITIATED	Council requested for staff to have a consultant review this section of the code. Most recently, council directed staff to discuss this item again without the need of a Geotechnical Engineer.
7	Exterior Lighting Spillover P&Z BOARD INITIATED	Discussion – as part of the Planning and Zoning Board's 2024 Topics, they wish to discuss limiting intrusive, spillover lighting from family residences. Previously, in January 2024, Town Council directed staff to proceed with the addition of a code section to address exterior lighting on residential housing and to not include a reference chart with foot candle criteria. At the March 2024 P&Z meeting, the Board requested for staff to work with an Engineer on creating lighting criteria, this was planned to be addressed with a consultant. <div data-bbox="2405 1296 2484 1349" style="border: 1px solid black; padding: 2px;">150</div>

Rank	Subject	Summary
1	Limiting Density for Commercial/Residential projects COMPLETED	Discussion - as part of the Planning and Zoning Board’s 2024 Topics, they wish to discuss tools to limit density in commercial and residential development projects. Item #5.
2	Single-Family Site Plan Review IN PROGRESS	Council requested for staff to prepare a draft ordinance that includes both site plan criteria and appearance review criteria. (discussed at Oct. P&Z Board meeting).
3	Excavation Permit FEB. 26 TC MEETING	Staff initiated – following the recent adoption of Construction Site Standards and the Town’s current requirement on not allowing the regrading of a property without a building permit, staff would like additional information and impose requirements when projects are removing or adding fill to assure their methods are safe.
4	Tower Structure Height	Discussion – Clarify scope of work to only include RH, RM-1, RM-2 zoning districts. Previous direction was to include all applicable zoning districts.
5	Definitions	Staff initiated – review Section 34-4 to add/modify existing definitions, such as but not limited to, lot coverage, accessory apartments, dwelling units, accessory structures, recreational vehicle (RV’s), swales, Coastal High Hazard Area, North American Vertical Datum (NAVD 88), .
6	Subterranean Parking FEB. 26 TC MEETING	Discussion by Council at a future meeting
7	Discussion on Traffic Concerns on Donald Ross Road and US Hwy 1 Intersection IN PROGRESS	Council requested a temporary moratorium on all new mixed-used development(s) to study the impacts of mixed-use development in commercial zoning districts and determine the appropriate methods and regulatory controls to ensure that future development does not permanently alter the character of the Town and overwhelm existing infrastructure and roadways.
8	Zoning in-progress inspections	Discussion by Council at a future meeting
9	Vacation Rental Application Fees	Discussion by Council at a future meeting
10	Non-conforming mechanical equipment	Discussion by Council at a future meeting

CMA Proposal

Includes:

- Coordination with Town Staff
- Due diligence and research
- Writing text to amend Zoning Code
- Public workshops
- Attend Public Meetings with P&Z Board and Town Council
- Cost without public workshops totals \$62,950

TOTAL COST: \$74,550.



Land Development Regulations

Town of Juno Beach
Town Council Meeting
February 18, 2025





Nilsa Zacarias, AICP
Director of Planning

Fulbright Scholar
Bachelor of Architecture
Masters of Community and Regional Planning (Iowa State University)
Certified Planner with American Institute of Certified Planners (AICP)
25+ Years of Experience



Lance Lilly
Senior Planner

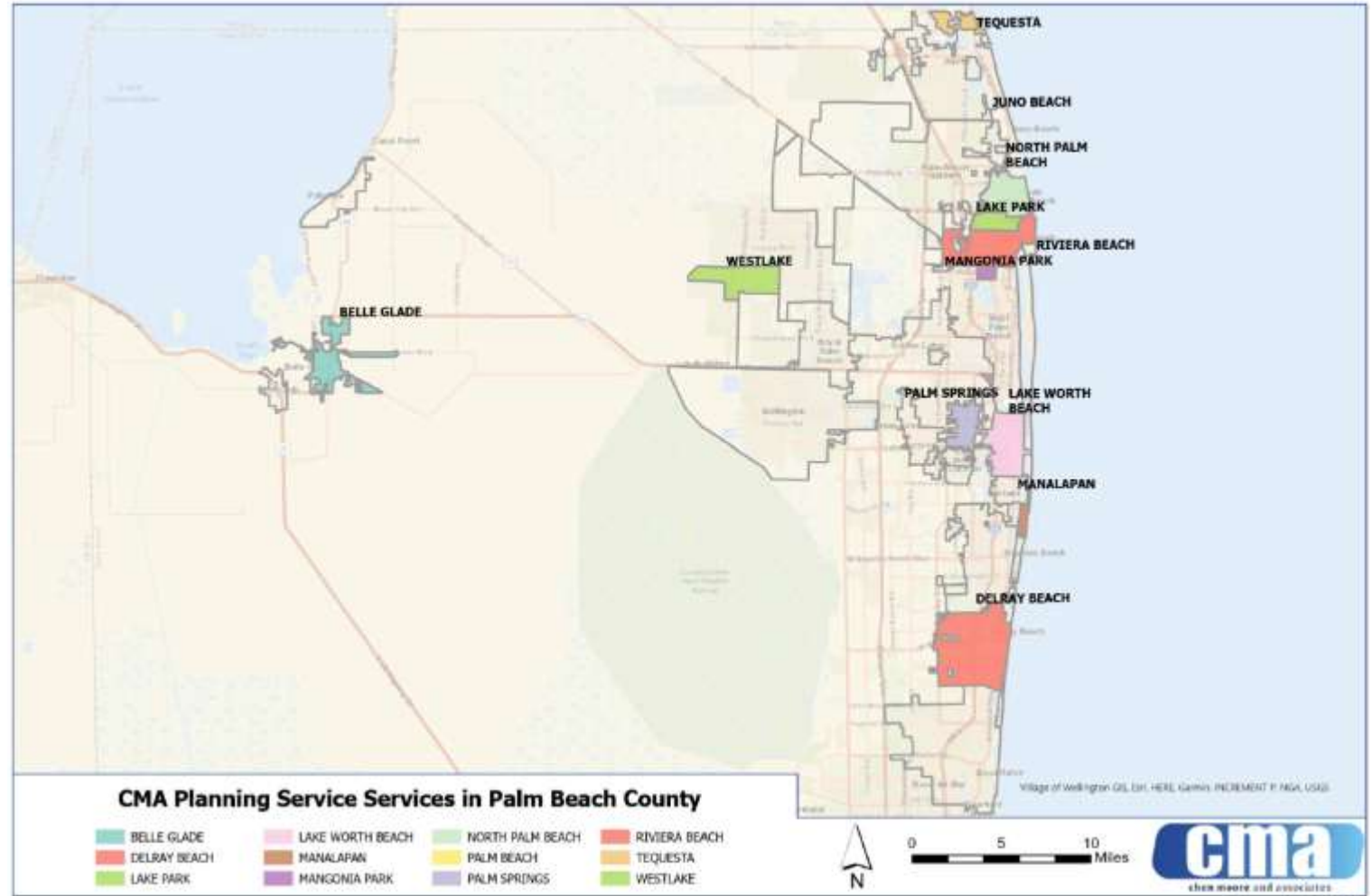
Bachelor and Masters Degree of Urban and Regional Planning (Florida Atlantic University)
8+ Years of Experience

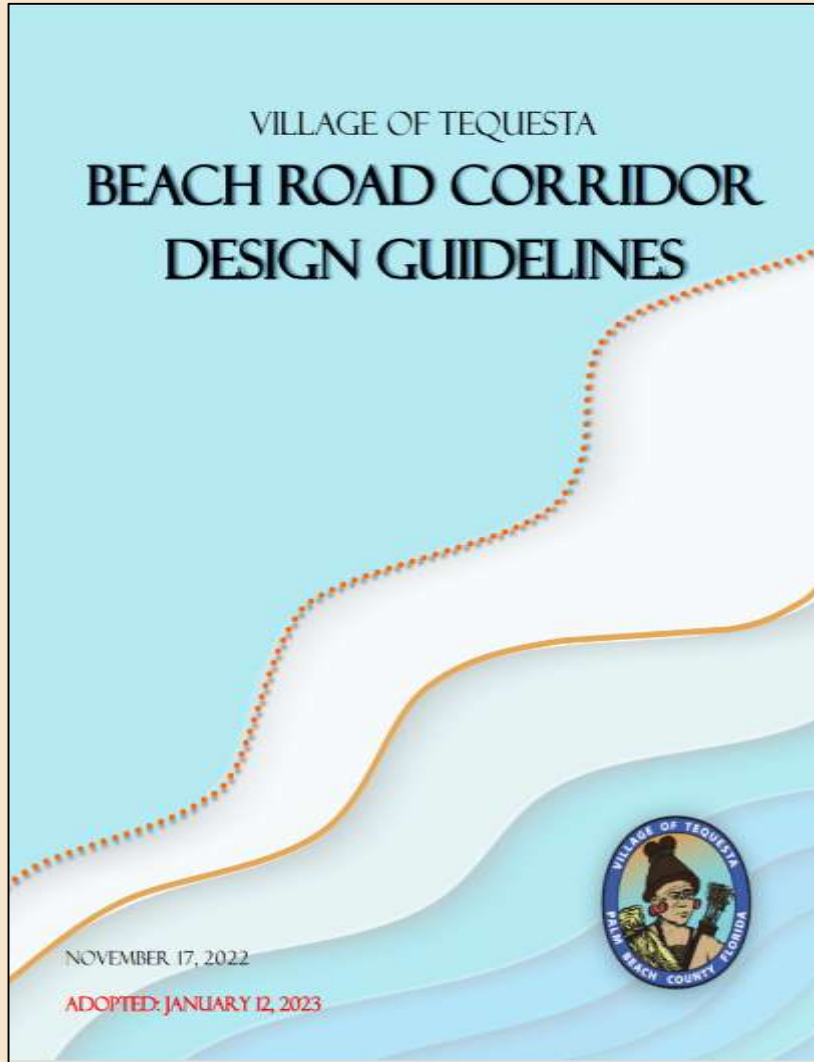
- Founded in Florida in 1986
- 150+ Employees
- Headquartered in Fort Lauderdale
- Services include:
 - ✓ **Planning and Urban Design (Jupiter, Florida)**
 - ✓ Landscape Architecture
 - ✓ Civil Engineering
 - ✓ Electrical Engineering
 - ✓ Roadway & Transportation
 - ✓ Environmental / Wetlands



Current Planning Clients

- Town of Palm Beach
- Village of North Palm Beach
- Village of Tequesta
- Town of Manalapan
- City of Lake Worth Beach
- City of Westlake
- Town of Mangonia Park
- City of Riviera Beach
- City of Belle Glade
- City of Delray Beach
- Village of Palm Springs





Design Guideline incorporating four (4) urban design principles:

- Building Design
- Site Planning
- Landscaping
- Public Streetscape



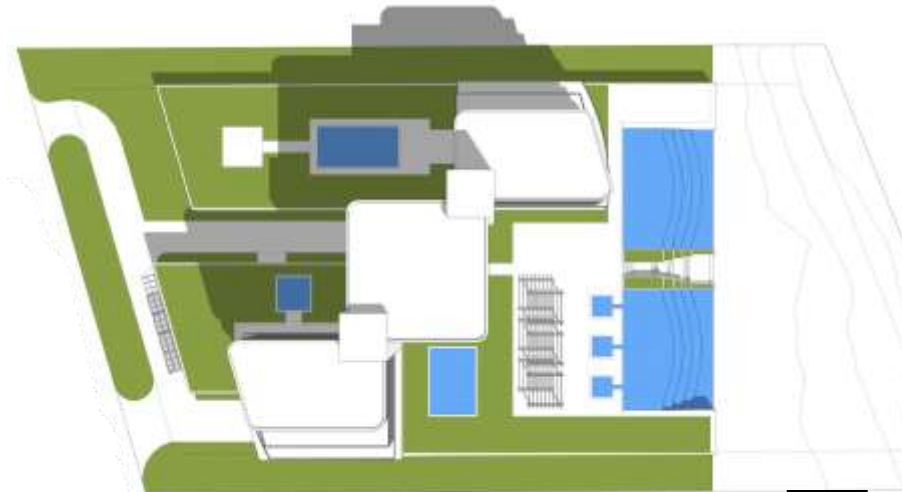
1. To **support** development that is consistent with Village's vision
2. To **encourage** site planning and architectural design that will enhance the character of the Beach Road Corridor
3. To **ensure compatibility** with the built and natural environment
4. To **provide flexibility and cohesiveness** in the design and planning of new development
5. To **communicate to developers** the Village's aesthetic goals clearly and early in the design phase

The following checklist is a tool to assist in the design and review of the proposed development. This checklist presents a summary of the design guidelines; however, it is not meant to be a substitute for the detailed descriptions of the design principles included in the subject document. The applicant will need to complete this checklist and provide an explanation of how each design element is accomplished in the development.

<i>The proposed development includes the following:</i>	EXPLANATION (How is this achieved?)
I. Building Design	
<u>Height and Massing</u>	
1 The building is NOT an urban form represented by only one rectangular block.	
2 Height variations create human scale.	
3 Massing is broken down into smaller volumes to minimize visual dominance.	
4 Facades articulate vertical and horizontal intervals and do <u>not</u> resemble simple box forms.	
5 Recessing and projecting design elements avoid flat and monotonous façades.	
6 Major wall offsets carve the building form to create opportunities for amenity spaces or pronounced entry ways.	
7 Building step-backs to add visual interest and human scale.	
<u>Articulations</u>	
8 Top articulations emphasize a distinctive profile (projecting parapets, upper-level step-backs, height variation, variety of roofline, etc.).	
9 Skyline is defined by a variation of roofline projection planes that break up long lines and add visual interest and design elements (trellis, green roof, etc.).	
10 Middle articulation (materials, color, balconies, windows, step-backs) to differentiate from top and ground articulations.	
11 Fenestrations (doors, windows, skylines) are cohesive and complement the building.	
12 Ground articulation (variety of materials, fenestrations, architectural elements, etc.).	
13 The façades include movement, diverse balconies, and architectural breaks along large expanses of walls.	
14 Windows and glazed areas provide a sense of balance and scale.	



Created checklist for proposed new construction



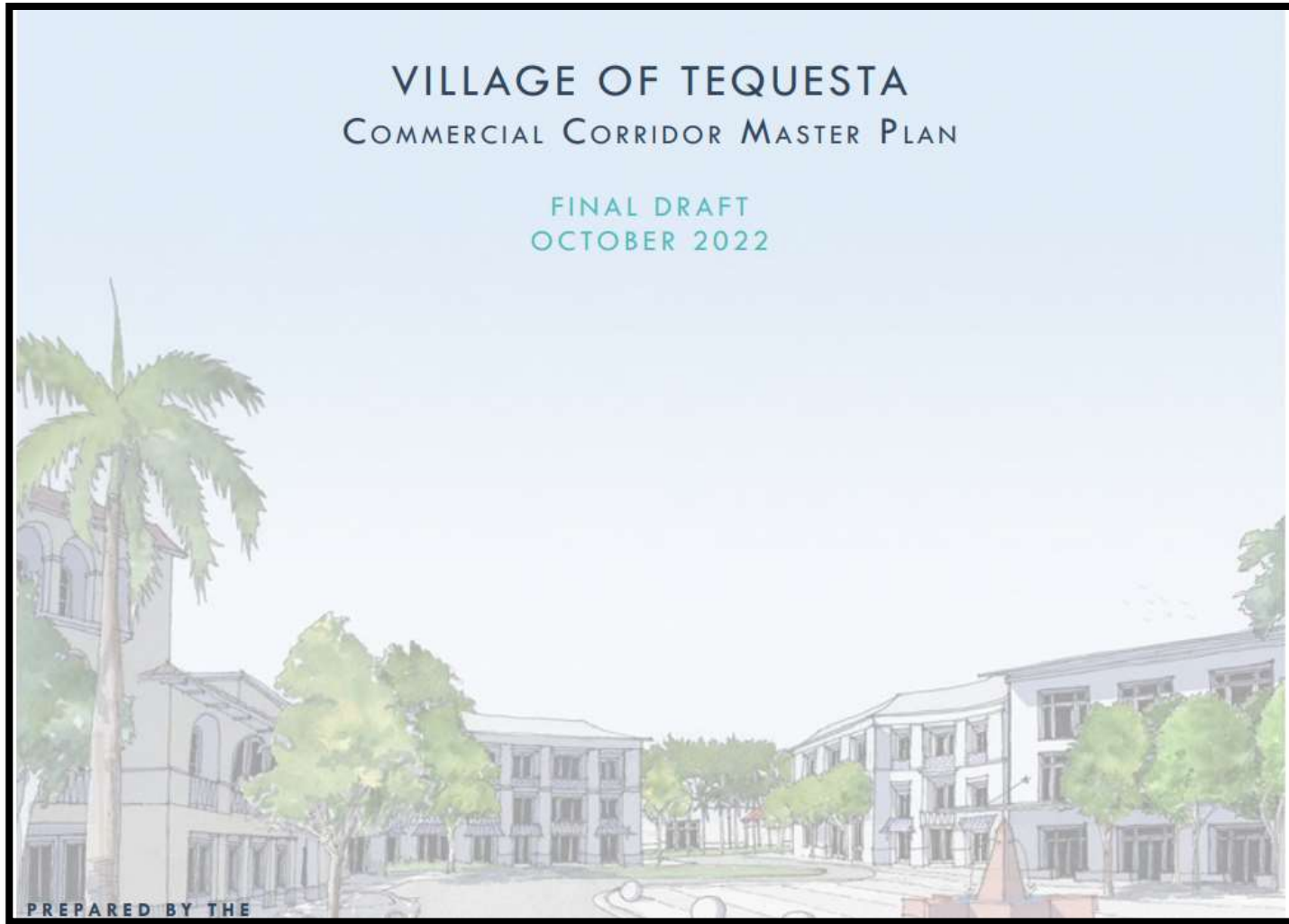


Adopted into Code in 2023

"Front Setback: 20 ft. for main structures or buildings up to 40 ft. in height; 35 ft. for any portion thereof exceeding 40 ft. in height; 45 ft. for any portion thereof exceeding 80 ft. in height.



Side Setback:
20 ft. for main structure or buildings up to 40 ft. in height; 25 ft. for any portion thereof exceeding 40 ft. in height but less than 80 feet in height; 32 ft. for any portion thereof exceeding 80 ft. in height. 10 ft. for any accessory one-story building or structure."

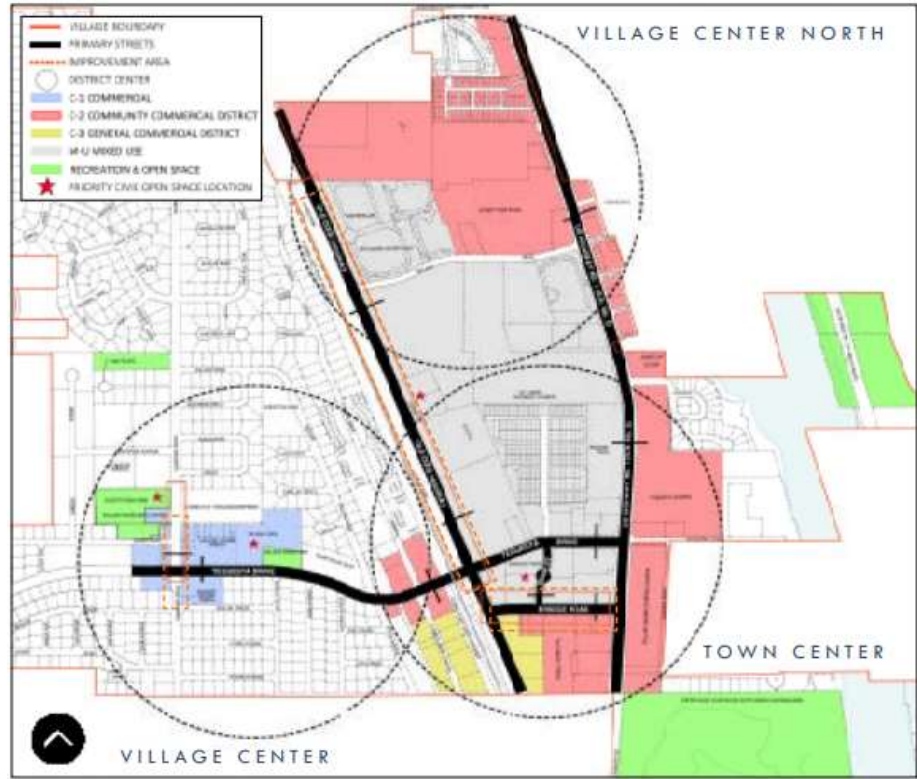


2024 Village Adopted LDR Amendments

Based on Commercial Corridor Master Plan from Treasure Coast Regional Planning Council (TCRPC)

TCRPC key recommendations:

- District Centers
- Frontage Standards
- Civic Open Space
- Measuring Height
- Drive-Through Buildings and Gas Stations
- Location of Parking
- Primary Streets

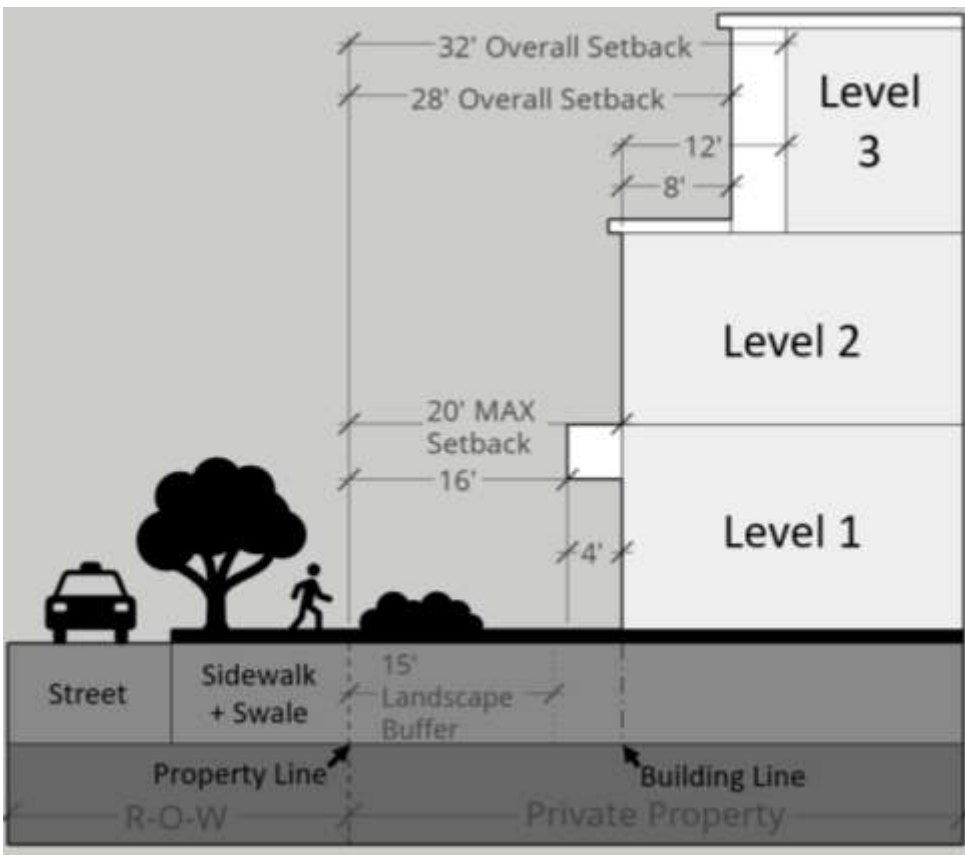


Create three (3) overlay districts with specific regulations for:

- Design
- Allowable uses

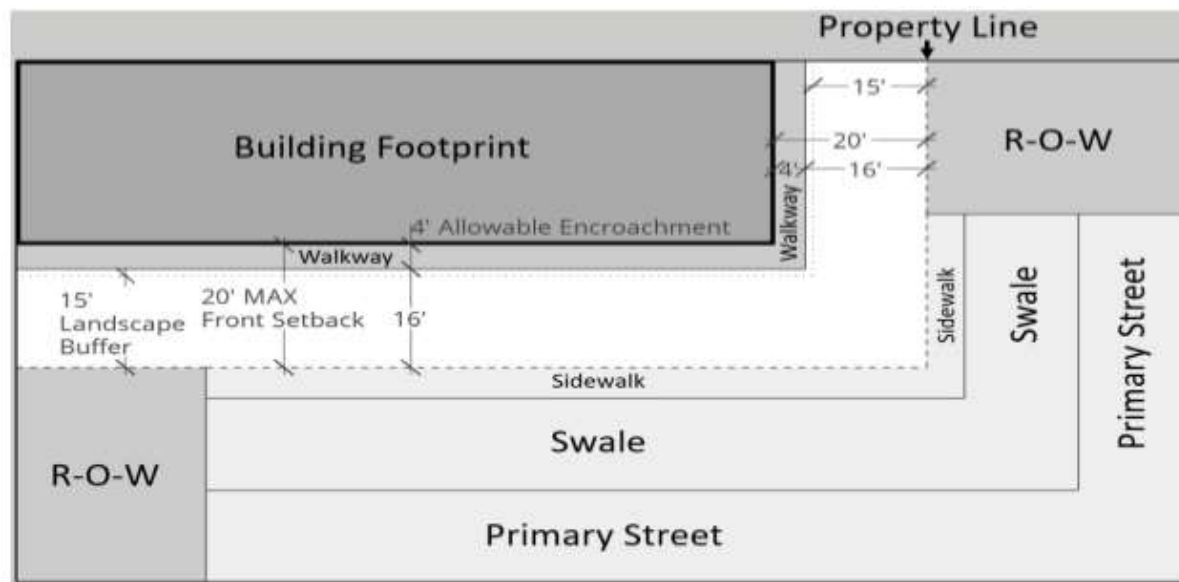


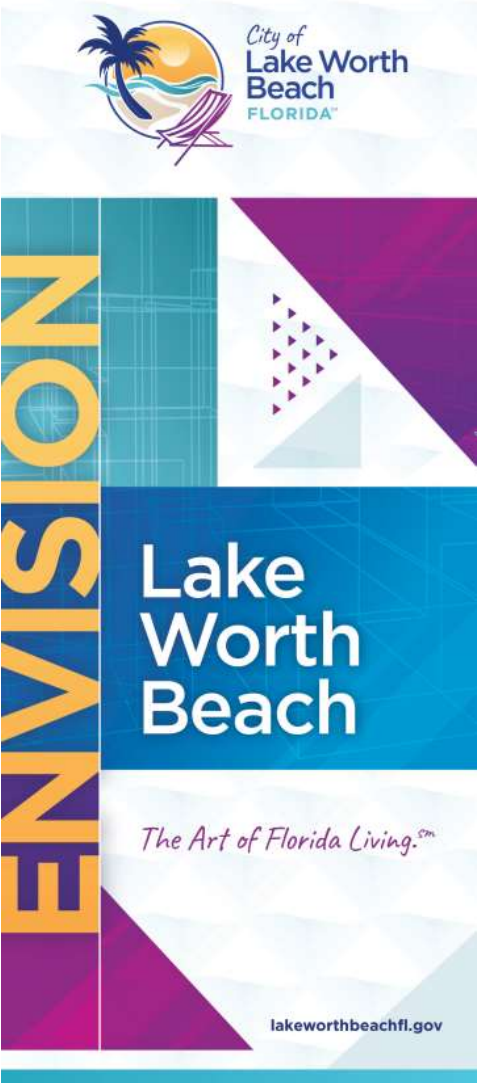
Graphics indicating site regulations and building interaction with the public realm



“Front Setbacks; encroachments. The maximum front setback is 20 feet and the minimum landscape buffer is 15 feet; however, the following frontage types as detailed in Appendix C of the Village of Tequesta Commercial Corridor Master Plan may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer as set forth in Table 1 and depicted in Figure 1 below:

Front façades on any third story and above must have front setback of eight (8) to twelve (12) feet in addition to the first-floor setback, as depicted in Figure 2 below:”





SITE B - LOW DENSITY



SITE B - MEDIUM DENSITY



SITE B - HIGH DENSITY



SITE B - SITE PLAN



Renderings based on Land Development Regulations including three (3) differing densities

- Low Density
- Medium Density
- High Density

SITE A - LOW DENSITY



Low Density Rendering:

Lot Coverage - 65%
 Building Cov. 50%
 Floor Area Ratio - Max 1.55 or 918,244 sq. ft.
 Density - 30 unit per acre or 408 units
 Height - 45 ft. not exceed four stories

SITE A - HIGH DENSITY



High Density Rendering:

Lot Coverage - 65%
 Building Cov. 50%
 Floor Area Ratio - Max 2.5575 or 1,515,104 sq. ft.
 Density - 55 unit per acre or 748 units
 Height - 82.50 ft. not exceed seven stories

SITE A - MEDIUM DENSITY



Medium Density Rendering:

Lot Coverage - 65%
 Building Cov. 50%
 Floor Area Ratio - Max 2.325 or 1,377,367 sq. ft.
 Density - 45 unit per acre or 612 units
 Height - 67.50 ft. not exceed six stories



COORDINATION
WITH TOWN STAFF



DUE
DILIGENCE
AND
RESEARCH



WRITING TEXT
TO AMEND
ZONING
CODE



PUBLIC
WORKSHOPS



APPROVAL
PROCESS

Nilsa Zacarias, AICP

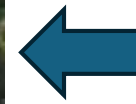
Director of Planning
nzacarias@chenmoore.com
(561) 758-2252

Lance Lilly

Senior Planner
llilly@chenmoore.com
(561) 348-4628



Techniques for Sound and Slow Growth



How do we **encourage** homes like: 461 Olympus Drive Juno Beach – Architect Rick Gonzalez and William Waters?

How do we **discourage** homes like: Contemporary modern home in Ft. Lauderdale neighborhood – towers over its neighbor in this waterfront older neighborhood on the intracoastal



Techniques for Sound and Slow Growth



U.S. 1 Front of
homes



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

What additional tools are needed by Staff to review a new building project impacts on existing residents? Consider 3-D GIS Scene View to calculate scale in relation to surrounding structures, consider setback with scale in relation to other structures, consider screening requirements, consider not allowing the same building to repeat, articulation, and

Techniques for Sound and Slow Growth

3-D GIS Scene View - example of a tool to aid Planning and Zoning decisions to depict 3-D scale of the proposed build in relation to 3-D scale of existing buildings

Item #5.



A local view shows buildings within an area of interest in a neighborhood

Topographical Features - what do other Town's require to stabilize soils of neighboring properties prior to excavation & are there limits on excavations?

Item #5.



Wall height of 4 ft front and 6 ft side and rear lot - meaningless because of a **Series of Walls** are not required to meet height limits of code, nor are they required to meet setbacks for structure



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



Unlimited fill, unlimited walls, unlimited heights and minimal or no setbacks for a swimming pool and deck on second floor

be limits on the amount of fill brought in to elevate an existing grade in relation to neighboring properties? What about elevating a deck or swimming pool to a second floor

Item #5.





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

Fw: Your Propety Rights

1 message

PUBLIC COMMENT

Chris Huffman <cohuffman@aol.com>

Mon, Feb 17, 2025 at 5:30 PM

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

Cc: Debbie Huffman <dlhnfla@aol.com>, Anne Bosso <junobeachpoa@gmail.com>

general

Caitlin,

Please find my comments for the Town Council meeting being held on Tuesday February 18, 2025.

My wife and I, Chris and Debbie Huffman fully support the stance as detailed regarding property rights in the Juno Beach POA memorandum "Eyes wide open" as attached to this email.

Chris and Debbie Huffman

840 Oceanside Drive

Juno Beach FL 33408

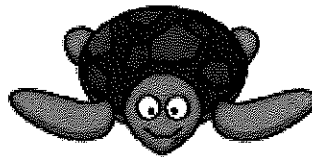
----- Forwarded Message -----

From: Juno Beach POA <anne@bossorealty.ccsend.com>

To: "cohuffman@aol.com" <cohuffman@aol.com>

Sent: Monday, February 17, 2025, 04:19:48 PM EST

Subject: Your Propety Rights



Eyes wide open !

This Mission of the POA is to inform and advocate for our Town's residents on issues which affect property values, taxation, zoning and the quality of residential life in Juno Beach

Juno Beach Residents – Stand up for your Property Rights

Diana Davis and DD Halpern are pushing a zoning code change called “Harmony” as well as other new code restrictions that adversely affect single family property rights.

They couch their proposals under the guise of “Outlawing Mega Mansions (who knows how they define that term), and a desire to adopt new codes to further slow growth in Juno Beach. To some that may sound like a nice sound bite, however to the residents of Juno Beach it is **proposal to take existing single family property owners rights away which will result in your home values declining.**

Juno Beach already has sufficient side set back and height restrictions to limit the size of homes that can be built in town, we do not need further restrictions. Only a handful of lots in town are large enough to even build a Mega Mansion.

Harmony is a very subjective issue that is being misapplied in Juno Beach. We have single family homes next door or across the street to existing high rise and midrise construction. Diana and DD now want to apply “harmony” subdivision by subdivision which in certain cases means street by street.

[click button for full PDF](#)

POA of Juno Beach | 13955 US Highway 1 | Juno Beach, FL 33408 US

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TOWN OF JUNO BEACH

Item #5.

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 #: 2 Traffic DATE: 2/18/25

NAME: Susan Van Lindt PHONE NO.: 561-512-2138

REPRESENTING (IF APPLICABLE): Sea Oats POA

ADDRESS: 504-3 Sea Oats Dr., Juno Beach, FL

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



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

Form submission from: PUBLIC COMMENTS

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

Tue, Feb 18 at 11:54 AM

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

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

Submitted on Tuesday, February 18, 2025 - 11:54am

Submitted by anonymous user: 104.28.32.212

Submitted values are:

First Name Kimberly

Last Name Warth

Address 408 Ocean One Lane

Email Address warthka@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 3, 9

Public Comment / Question

Agenda Item #3 - Fully support having Chen Moore & Associates facilitate the town in achieving solutions for land use. It is critical for existing residents to know that their structure is not being disrupted, and in danger of future deterioration due to a new home or building being built near their home. This type of evaluation and study should be required for all existing structures when a new build whether residential or commercial is proposed near an existing structure. In addition, this evaluation should be done by a third party and filed with the town. To provide security and protection to the residents of Juno Beach, any damage to the land or a residents home structurally be protected for approximately 18-24 months from the time the excavation equipment shows up. Should any damage occur, the resident has the right to pursue legal action. We must hold these developers and builders accountable.

Agenda item #9 - I strongly support keeping the harmony code language as a requirement for all future builds. New builds must compliment surrounding existing dwellings. I propose the following:

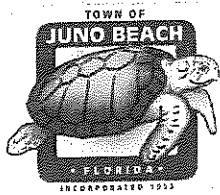
1. The town maintain an architectural review board. This is critical to maintaining the Juno Beach ALL residents love.
2. The P&Z & town council consider that any single family home which is purchased for a rebuild must maintain the existing foundational footprint AND NOT exceed the existing building type. For example, a one story home, that is purchased for a rebuild, must be built on the existing footprint, and MUST remain a single story. This will eliminate builders coming in to Juno, buying up the big lots and building these massive 2-3 story homes which totally disrupt the harmony and charm of our residential streets. Financially it is not worth it to them to only build a single story home. There is little money to be made as an investment. Therefore, people who do buy older homes, and rebuild, it is because they want it for their use, NOT as an investment to flip. We want new residents to value and enjoy the style that Juno Beach built in its history. We do NOT want new residents, investors or builders coming in building these massive supersized homes, next to one story dwellings, towering over them. It is not right, nor is it fair or respectful to our existing residents. Besides looking ugly having these massive homes looking out of place in this seaside beach town that Juno is. IT is totally not fair to the residents of Juno Beach.

By requiring a new build with the same type of ~~doweling~~ ^{land - ing}, will maintain the charm, harmony AND the value of all of our homes which we are looking to maintain. We need to put strict guidelines in place. I strongly suggest that the P&Z committee evaluate ALL empty lots in our town, and determine based on surrounding dwellings, slope and height of land if a 1, 2 or 3 story fits in with the existing dwellings, and landscape. We do NOT want land that perhaps has a high elevation, and the P&Z approve a 3 story home, so it looks like a mini office building on a residential street. This should be a work plan item initiated, assessed & determined by the P&Z committee and presented to town council..

I respectfully volunteer my participation in any work planning committee, and am available for further discussion regarding these topics. Respectfully submitted,
Kimberly Warth

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19885>



TOWN OF JUNO BEACH

Item #5.

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.

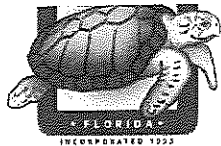
AGENDA ITEM #: 3 DATE: _____

NAME: Anne Bossio PHONE NO.: _____

REPRESENTING (IF APPLICABLE): Chen Moor

ADDRESS: _____

CHECK WHAT MAY APPLY:
 SUPPORT OPPOSE I WISH TO SPEAK
 I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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 #: 3 DATE: _____

NAME: MARCIA WOLF PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:
 SUPPORT OPPOSE I WISH TO SPEAK
 I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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

Tue, Feb 18, 2025 at 8:39 AM

Submitted on Tuesday, February 18, 2025 - 8:39am

Submitted by anonymous user: 208.104.158.52

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) Agenda item 9, comments in regards to harmony

Public Comment / Question

I'll comment on the 172-page agenda packet for the February 18 Council Meeting. But first, two more comments on the project at 401 Diana which came up last month.

Myself and Debbie reside at 400 Apollo, directly behind 401 Diana, and commented that the rebuild plan for 401 Diana is out of harmony according to our reading of Juno Beach rules. Our opinion agrees with the Staff recommendation that 5900 sq. feet is out of bounds.

I would say we need to pay more attention to realtors, builders, and brokers. As we were looking over the Appearance Review packet for 401 Diana, we noticed it is a 5 br, 4 bath, 5900 square foot house. Its a big place. On the lower left corner of page A-1 there is the summation of areas that totals 7000 square feet, not 5900 square feet. For all of the discussion about 401, I had heard "5900 sq. feet". That figure is shown on page 44 of the Appearance review in a box titled "Building Area". I guess if you are faced with Staff opposition to a 5900 sq ft building, it is better to say "5900", instead of "7000". Or, you can quibble over whether garage space is part of "Building Area". Regardless, it is not in harmony with nearby homes.

It appears that Council is in contact with Chen Moore and Associates and desires "techniques to promote slow growth" (page 110). This suggests to me that we have ample time and patience to fully consider plans for growth. Realtors, builders, and brokers should expect to wait until all the issues are reviewed, and not choose to expedite.

I was pleased to find the concept of harmony "Will be kept" (page 17, Feb 18 packet). The idea is repeated on page 161.

We are not opposed to growth. Most times, your property value increases when a big new house goes in next door. In our letter dated January 10, we used the phrase "rational forward motion of new home construction". Although we are a bit worried that a monstrosity next door will negatively impact our home value, our bigger worry is that Council may consider scrapping rules that require harmony.

We are requesting that the harmony concept remains as part of Juno Beach's rules, consistent with State of Florida rules. My look-see at rules for harmony reveals days or weeks of reading. I will continue to read the rules for "harmony."

Scott and Debbie Shaw

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19882>



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

Form submission from: PUBLIC COMMENTS

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, Feb 18 at 10:10 AM

Submitted on Tuesday, February 18, 2025 - 10:10am

Submitted by anonymous user: 73.84.149.11

Submitted values are:

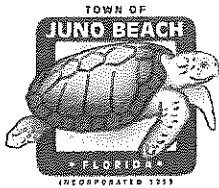
First Name Paul
 Last Name Scherrer
 Address 730 Seaview Drive
 Email Address paulscherrer@protonmail.com
 Agenda Item Number (Ex: 1, 2, 3) Item 9
 Public Comment / Question

9

34-28JB is a subjective opinion. "Appearance Review" can't be defined. I was told my project had to "Look like other homes in the area". That is totally subjective. Old homeowners can't even define what this means. And new homeowners have even more difficulty with the "look like" test. Lets take Diana Lane for example. Diana which transitions into Apollo are not the same streets technically. So how is "Appearance" used for approving projects? Just on Diana with the three homes remaining, two homes were built in the 1970 period and one was built in the 2000 period. These homes do not look alike. So how does a person on Diana know what "appearance" to build. Does he build 1970 or 2000? It gets more complicated when you add in Apollo and Ocean. In one area you have a home with an Apollo address next to a home with an Ocean address which is next to a home with a Diana address. I am using this example because some residents are trying to limit what gets built around them by the stree they live on. Apollo homes were built from 1950 to 2000. Nobody wants a new home to look like a home built in 1960. I don't care how much you remodel, a home built in 1960 looks like a home built in 1960. People want new homes with modern amenities, including more storage. Yes they want three car garages in some instances. They have additional cars, surf boards and paddle boards. Lets not forget that people moving here bought their property. They should not have to fight with the board to become taxpayers to the town of Juno. "Appearance Review" does not benefit the town of Juno Beach. It sounds like a good old boy or good old girl network to cherry pick the projects they favor. You have to define your codes in detail to make all residents of Juno Beach satisfied. If you do not then you have to worry about things like the state code.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19883>



TOWN OF JUNO BEACH

Item #5.

PUBLIC COMMENT CARD

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general & - Appearance Review

AGENDA ITEM #: 9 DATE: _____

NAME: Anne Basso PHONE NO.: _____

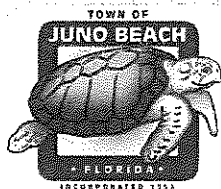
REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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 #: 9 DATE: _____

NAME: Shari Katz PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

Item #5.

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AGENDA ITEM #: 9 DATE: 2-18-2025

NAME: Tom Kelley PHONE NO.: 260-450-0500

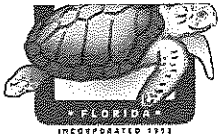
REPRESENTING (IF APPLICABLE): myself and my wife

ADDRESS: 430 N. LYRA CIRCLE

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



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 #: 9 DATE: 2-18-25

NAME: Craig Dell PHONE NO.: 954-699-5811

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 401 Daigne Lane

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



TOWN OF JUNO BEACH

Item #5.

PUBLIC COMMENT CARD

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AGENDA ITEM #: General 9 DATE: _____

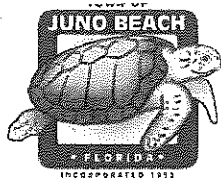
NAME: Harry Sorby PHONE NO.: 732-996-9864

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 495 Zephyr Way

CHECK WHAT MAY APPLY:
 SUPPORT OPPOSE Harmony I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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 #: 9 DATE: 2/18/25

NAME: Susan Van Lindt PHONE NO.: 561-512-2138

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 504-3 Sea Oats Dr., Juno Beach, FL

CHECK WHAT MAY APPLY:
 SUPPORT Harmony OPPOSE I WISH TO SPEAK

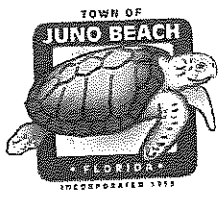
I WOULD LIKE MY COMMENT READ INTO THE RECORD: if you want to

Keep Juno Beach Juno Beach you cannot allow homeowners to demolish multiple homes and build mega mansions
demolish multiple homes and build mega mansion

part of the charm of Juno Beach is the smaller homes.

Item #5.

If you want to keep Juno Beach Juno Beach, you cannot allow homeowners to demolish multiple homes and build mega mansions. Part of the charm of Juno Beach is the smaller homes



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 #: 9 DATE: _____

NAME: Paul Kneeland PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____

