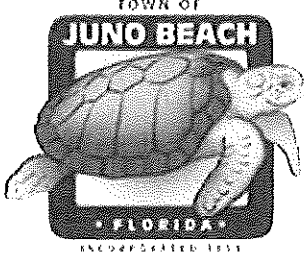


Stephen Mayer

From: Florida Skyline Management <info@floridaskylinemanagement.com> on behalf of Florida Skyline Management
Sent: Wednesday, October 23, 2024 10:39 AM
To: smayer@juno-beach.fl.us
Subject: CKH Captain's Key Future Land Use Amendment and Rezoning
Attachments: Zoning FLU Juno Oct 23 2024 Meeting.pptx

Stephen Mayer
Principal Planner, Planning and Zoning



Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408
PH: (561)656-0312
FX: (561)775-0812

October 23, 2024

Re: Zoning Meeting

Dear Stephen:

The Captain's Key Property Owners Association has recently updated the Protective Covenants regarding architectural and development standards. The community would like to suggest that Juno Beach's zoning designation align with these guidelines to reduce confusion and help maintain the beauty of our community. The Protective Covenants are in Palm Beach County Official Records Book/Page 34559/1666.

The community requests that the zoning designation remain Residential Single Family, and that the Future Land Use designation continue as Low Density Residential. Currently, the setbacks are defined as 25 feet for the front, 7.5 feet for the side, and 15 feet for the rear, with a maximum building height of 2.5 stories. The Protective Covenants also state that lots may not be subdivided.

With reference to the Captain's Key plat, the community plans to develop "Tract A" into a multi-purpose recreational court. The community kindly requests that the zoning be designated to accommodate this future development. Tract B, also part of Captain's Key, is designated for "beautification purposes" and is currently landscaped.

In the near future, the community would like to discuss the annexation of the artificially dug waterways that are part of our original plat.

The community would like to thank you for contacting them. They appreciate staying informed and would like to continue receiving updates. Please let me know if you need anything additional from the community.

Sincerely,

Sincerely,

Karla Ramirez

Property Manager

Captains Key POA Inc

On Behalf of the Board of Directors

Florida Skyline Management

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