

January 5, 2026

**Dear Fellow Juno Beach Planning & Zoning Members, Town Council, and Staff,**

I respectfully request that the Juno Beach P&Z Board votes down this recent ordinance that effectively eliminates Juno Beach's long-standing ability—through both the Planning & Zoning Board and staff—to conduct meaningful Architectural and Harmony Review for new single-family homes.

Why would a Planning & Zoning Member NOT care about Architectural Review ? It is because you must be LOYAL to the person who appointed you which is very troubling to me if that is the case. Two of the council members will not be here in early Spring who wants to get rid of these logical controls – so I hope this is not the case here.

As a volunteer member of the Planning & Zoning Board for the past two years, I have seen firsthand how well the previous system worked. **The fact is 19 out of 20 residential applications were approved during that time.** In most cases, applicants welcomed reasonable design suggestions and projects were then resubmitted and improved as a result. The idea that homeowners were being blocked from renovating or expanding their homes was simply not supported by the record. This whole Property Rights mailer and statements is fear mongering at it's best.

At the October 2025 Council meeting, a motion was approved that dramatically reduced design oversight. By narrowing review primarily to setback compliance, the ordinance removed our ability to evaluate factors such as **scale, massing, bulk, proportion, and neighborhood compatibility**. These elements are fundamental to protecting community character.

The result is that homes of 5,000 to 8,000 square feet may now be constructed next to homes that are a fraction of that size—with no practical review of whether those projects fit their surroundings. This is not simply a procedural change; it represents a major shift in the physical future of Juno Beach.

What is being protected was Juno Beach's unique identity as a small-scale, coastal community.

Residents made that priority very clear this year. Large numbers attended meetings, wrote letters, and spoke out in favor of preserving neighborhood character and preventing over-scaled development. Yet the recent ordinance moves in the opposite direction, favoring a regulatory environment that encourages larger, more intensive construction with minimal community input.

We have already seen the consequences of that approach. The scale and massing of the Carretta development permanently altered the character of our primary entrance into town. Similar development pressures are now possible elsewhere, particularly on large parcels such as Plaza La Mer. Once these precedents are set, they cannot be undone.

As someone who has worked in high-end construction for more than 40 years, I can say with certainty that when design standards are weakened, the result is not better housing—it is simply bigger housing. And once a town begins down that path, it becomes increasingly difficult to preserve the qualities that made it special in the first place.

It totally puzzling to me that the two officials who are not going for reelection including the Mayor voted to approve gut out the Architectural Review / Harmony when so many of the residents want to keep it as spoken out at the last few meetings . It is totally irresponsible not to allow the new council elected by the residents to deal with this issue than get it passed on your way out of office

For these reasons, I respectfully have asked that a Council member introduce a motion to reconsider the elimination of full architectural and harmony review for single-family homes. Restoring that process would reaffirm Juno Beach's commitment to thoughtful planning, neighborhood compatibility, and resident-driven growth.

I remain committed to serving this community and to helping ensure that Juno Beach continues to reflect the character, scale, and livability that its residents value.

Thank you for your time and consideration.

Sincerely



Jim Ehret PE

Full Time Juno Beach Resident since 2019  
Planning & Zoning Member 2024-2026