

Preserving the Character and Charm of Juno Beach

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

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

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

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



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



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



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



Total responses 193

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

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



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



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



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



Total responses

193

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

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

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



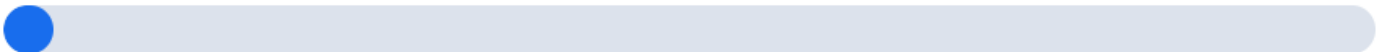
Use Floor Area Ratio (FAR) to regulated building volume based on lot size, including vertical dimensions. 134 (69.79%)



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



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



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

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

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

183 (96.32%)



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

7 (3.68%)



Total responses 190

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

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

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



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



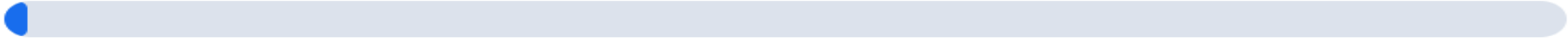
Yes, visual screening such as berms, walls, fences, or vegetation should be required to minimize the impact of larger neighboring structures on existing homes. 169 (87.56%)



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



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



Conclusion

Resident results are clear and consistent. They want:

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