



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

**Fw: Your Property Rights**

1 message

*PUBLIC COMMENT***Chris Huffman** <cohuffman@aol.com>

Mon, Feb 17, 2025 at 5:30 PM

To: Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

Cc: Debbie Huffman &lt;dlhnfla@aol.com&gt;, Anne Bosso &lt;junobeachpoa@gmail.com&gt;

*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 Property 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.

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

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## 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 dowering, 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>

319



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

**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>

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## Form submission from: PUBLIC COMMENTS

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**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:

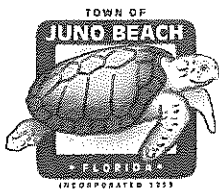
First Name Paul  
Last Name Scherrer  
Address 730 Seaview Drive  
Email Address paulscherrer@protonmail.com  
Agenda Item Number (Ex: 1, 2, 3) Item 9  
Public Comment / Question

34-28JB is a subjective opinion. "Appearnace 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>

9



# 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.

general & - Appearance Review

AGENDA ITEM #:

9

DATE:

NAME:

Anne Bossa

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

## 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:

2-18-2025

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

## 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 #: General 9 DATE: \_\_\_\_\_

NAME: Harry Sorsby 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

☒

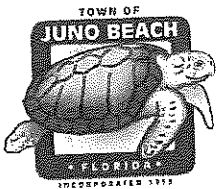
I WOULD LIKE MY COMMENT READ INTO THE RECORD:

*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.

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: \_\_\_\_\_