

## HARMONY COMMUNITY SURVEY RESULTS

*Presented by Vice Mayor Pro Tem | Export Date: April 23, 2025*

### **COMMUNITY PRIORITIES ON SIZE LIMITATIONS**

*To what extent are size limitations important in preserving Juno Beach's character?*

- 95% — Size limitations are important in **Multifamily Zoned Areas** (185 responses)
  - 94% — Size limitations are important in **Commercial Zoned Areas** (183 responses)
  - 93% — Size limitations are important in **Residential Zoned Areas** (180 responses)
  - 1% — No limitations necessary; developers should decide (3 responses)
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### **"HARMONY" CODE: SHOULD IT BE MAINTAINED?**

*Regulates size relative to surrounding buildings within 300 feet.*

- 79% — Do **not** repeal the harmony code; support incremental, regulated growth (154 responses)
  - 77% — Keep the harmony code and await consultant recommendations (149 responses)
  - 76% — Keep the harmony code and provide staff guidance for consistent application (148 responses)
  - 4% — Repeal the code; developers should have full discretion (8 responses)
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### **TOOLS FOR SIZE EVALUATION**

*What should the Planning and Zoning Staff/Board use during its review of new structures?*

- 89% — Maintain **existing harmony provisions** for evaluating bulk, mass, scale, and proportion (171 responses)
- 75% — Use **3-D GIS Scene View** technology for visual comparison (144 responses)
- 69% — Use **Floor Area Ratio (FAR)** to regulate building volume based on lot size (134 responses)
- 3% — None of the above; developers should decide scale (7 responses)

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## RESIDENTIAL CHARACTER & PROPERTY VALUES

*What approach best protects property values and character in single-family areas?*

- 96% — Use land development codes to guide appropriate context-sensitive development (183 responses)
  - 3% — Eliminate codes; give developers full discretion (7 responses)
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## PROTECTION OF EXISTING RESIDENT PROPERTY RIGHTS

*Support for protective code provisions during site plan reviews:*

- 94% — Require setbacks and soil stabilization for excavation near property lines (182 responses)
  - 90% — Require architectural standards for quality and aesthetic appeal (175 responses)
  - 90% — Limit fill to prevent drastic elevation differences (175 responses)
  - 87% — Use visual screening (berms, fences, vegetation) to reduce neighbor impacts (169 responses)
  - 1% — Developers should have full discretion (3 responses)
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## SUMMARY

- Residents overwhelmingly support maintaining and strengthening regulations on building size across all zoning categories.
- The “harmony” provision is strongly supported, along with enhancements for clarity and consistency.
- There is clear interest in modern tools (like 3-D modeling and FAR) for evaluating proposals.
- Property owners favor context-sensitive development to protect values, maintain aesthetics, and uphold Juno Beach’s character.
- Strong support exists for protecting existing residents’ rights through clear, enforceable building standards.