

**Attachment #2**

Caitlin Copeland <ccopeland@juno-beach.fl.us>

Preserve Our Gem Juno Beach

1 message

'Natasha Duarte' via Council <town_council@juno-beach.fl.us>

Wed, Jul 16, 2025 at 2:59 PM

Reply-To: Natasha Duarte <ndducf@yahoo.com>

To: dlittle@tcrpc.org, fdavila@juno-beach.fl.us, town_council@juno-beach.fl.us

Good afternoon,

I will not be able to attend the meeting this evening, but would like to share my thoughts.

My husband and I have been residents of Juno Beach since 2013, we have 2 kids that were born and brought home to Juno Beach, needless to say Juno Beach is very special to us. We have our own paradise, the beach, sea turtles, Pelican Lake, Kagan park. We started in a townhouse and grew into our dream spot on S Lyra Circle.

The development in the last 2 years is shocking. Our little gem is turning into a concrete jungle with a new looming skyscraper Caretta. Other project approvals including rezoning of the 700 Ocean Dr neighborhood (from 10 homes, down to 9 homes- all to accommodate a double lot mansion on the ocean), rezoning of the commercial to residential lot to approve the newest Pulte townhome project, a proposed double lot mansion on Ocean Drive, and no architectural reviews for 2 years.

There needs to be a solid plan in place for the growth and future of our special spot, and I believe it needs to include slowing down. There are various projects underway, Caretta isn't even finished and it looks like they will start the new Pulte project soon. These projects are nearly across the street from each other. It feels we will be driving through construction for a long time.

Recently the Harmony and other codes were repealed. From what I understand there have been no architectural reviews for the last 2 years. This will/has opened the flood gates for anything and everything to come in and build, a true free for all. I wonder how many more white box modern homes we will see if some regulations are not put in place. I am currently living Nextdoor to a white box under construction, it is currently going on 2+ years of construction. I could not have fathomed the mess, destruction of my property, noise, and nightmare the last 2 years have been living next to this. Please see attached photos, the eye sore and future that could be increasing if plans are not put in place.

When Harmony was being questioned a few months ago, one of the arguments was that Harmony was hurting "our" property values. I feel repealing will now drop our "older" or existing homes property values to strictly land values. This didn't make "us" money, it will cost current owners in the future.

I encourage you to listen to the residents of Juno Beach, We have the best interests of our town, We live here, We love it here, We want it to stay the GEM that we know!

Thank you for your time,
Natasha Fraser 500 S Lyra Circle

Sent from my iPhone

Sent from my iPhone

2 attachments



image0.jpeg
881K



image1.jpeg
1255K



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Juno Beach Master Plan - input from a resident --

1 message

Anita Bloom <anita-bloom@sbcglobal.net>

Wed, Jul 16, 2025 at 1:00 PM

To: town_council@juno-beach.fl.us, Dana Little Master Plan Consultant <dlittle@tcrpc.org>

I will be unable to attend tonight's Master Planning meeting in person.

Here is my input on this important topic:

I would like to see Juno Beach follow the model of other towns in Florida that have successfully achieved a balance of vibrant, non-formulaic (non-chain) stores, restaurants and services which retain a unique sense of place, alongside walkable attractive and/or historically notable) neighborhoods — and pleasant outdoor vistas and gathering spaces.

Communities such as Delray Beach, Lake Worth Beach, Anna Maria Island have accomplished this balance. Juno Beach should be able to do the same.

Thank you kindly for your consideration .

Anita Bloom

900 Ocean Dr



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Fwd: Public Discussion on Master Plan Efforts - July 16th at 5:30PM

1 message

Mark Pisano <mmpisan18@gmail.com>

Tue, Jul 15, 2025 at 10:12 PM

To: dlittle@tcrc.org

Cc: town_council@juno-beach.fl.us, Frank Davila <fdavila@juno-beach.fl.us>, Robert Cole <rcole@juno-beach.fl.us>

Good evening Dana

Hope this email finds you well

I along with others are certainly looking forward to you and your team's latest updates on the Town's Master Plan efforts. In addition to my previous inquiry of coordination of the other Town's initiatives, I would respectfully like to add one additional thought for coordination consideration - Harmony.

We have been privileged at several of Juno Beach's Workshops, including the March 13th Master Plan Workshop, to listen to resident's voices on our community vision. How do we protect our seaside community, our quality of life, maintain our character, and 'the what', that brought us to Juno Beach in the first place? Yeah I know, how do we / the Master Plan ensure slow growth, oversight of new construction and its design, that maintains "our" Town, from overdevelopment? If it was that simple to solve, we would not have had many robust Workshops and Council meetings, in that tug-of-war of emotional tyranny.

Anticipating tomorrow evenings discussion and steps towards solving, our blessing and a curse!

Thanks again

Mark

RE: Community Vision & Master Plan Workshop - March 13th!

Juno Beach Town Council



Dana Little <dlittle@tcrc.org>

Mon, Mar 24, 1:55 PM

to Juno, me, Frank

Good afternoon Vice Mayor, sorry I am just getting back to you now.

We had out Council meeting Friday morning and I left town in the afternoon.

As far as the questions below, I will need to coordinate with Mr. Davila to see what level of coordination is possible/desired.

Thank you,

Dana

From: DD Halpern, Juno Beach Town Council <dhalpern@juno-beach.fl.us>

Sent: Thursday, March 20, 2025 11:13 PM

To: Dana Little <dlittle@tcrc.org>; Mark Pisano <mmpisan18@gmail.com>; Frank Davila <fdavila@juno-beach.fl.us>

Subject: Re: Community Vision & Master Plan Workshop - March 13th!

Hello Dana,

Regarding Mark's suggestions, to what extent will our Master Plan take into consideration each of the areas he noted?:

- 1) Coordination of our town's Vulnerability Assessment / Infrastructure Assessment
- 2) Coordination of our town's Strategic Plan
- 3) Our coastline corridor - Beach Management & Accessibility

Thank you,

DD Halpern

Vice Mayor, Town of Juno Beach

561-972-1644

On Fri, Mar 14, 2025 at 1:35 PM Dana Little <dlittle@tcrpc.org> wrote:

Thank you so much for your kind words and additional input Mark. I appreciate your participation and always feel free to reach out.

Have a great weekend,

Dana

From: Mark Pisano <mmpisan18@gmail.com>

Sent: Friday, March 14, 2025 12:10 PM

To: Dana Little <dlittle@tcrpc.org>

Cc: town_council@juno-beach.fl.us

Subject: Fwd: Community Vision & Master Plan Workshop - March 13th!

Good afternoon Dana

Thank you for facilitating last night's informational gathering / overview meeting and sharing where you and your team are, in several of the facets of the Master Plan. We are very fortunate to have this Town Council's foresight and courage to invest in this extremely important endeavor, for Juno Beach. I personally was impressed and even more thankful being a resident after your capsulated overview of what we have and the 'blessing and a curse' dilemma of a very challenging situation. I look forward to additional updates on the progress of the Master Plan. I enjoyed the resident's input, however I realized that we had a hard stop at 8:00pm and not enough time to continue discussion. If appropriate I would like to add a few additional comments via email for consideration, if already not in scope.

- Coordination of our town's Vulnerability Assessment / Infrastructure Assessment
- Coordination of our town's Strategic Plan
- Our coastline corridor - Beach Management & Accessibility

Thanks

Mark Pisano

----- Forwarded message -----

From: **Juno Beach** <nr@juno-beach.fl.us>

Date: Thu, Jul 10, 2025 at 8:29 AM

Subject: Public Discussion on Master Plan Efforts - July 16th at 5:30PM

To: <mmpisan18@gmail.com>





**PUBLIC
DISCUSSION
ON MASTER
PLAN
EFFORTS**

**WEDNESDAY,
JULY 16, 2025**

5:30PM-8:30PM





WANT TO LEARN MORE?

Join us for an important community engagement session to share your input and learn about the latest updates on the Town's Master Plan efforts.

This discussion will help guide the direction of planning efforts leading up to the: **Work-in-Progress Special Town Council Meeting on Wednesday, August 6, 2025, at 5:30 PM**

**WE LOOK FORWARD TO
SEEING YOU THERE!**

LOCATION:

JUNO BEACH TOWN CENTER
340 OCEAN DRIVE
JUNO BEACH, FL 33408

For more information, please contact:

Dana P. Little
Urban Design Director,
Treasure Coast Regional Planning Council
(772)221-4060, dilittle@tcrpc.org; or

Frank M. Davila, CFM
Director of Planning & Zoning
Town of Juno Beach
(561)656-0306, fdavila@juno-beach.fl.us

Residents are welcome to attend the event either in person or virtually via Zoom.

The discussion will also be live streamed on [YouTube](#).

To join via Zoom, please click the link below:

Join Zoom Meeting <https://us06web.zoom.us/j/84285846182?pwd=GXk2ROG7jg0WebZUy3q6gJVa9LRDLv.1>

Meeting ID: 842 8584 6182

Passcode: 080809

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Caitlin Copeland <ccopeland@juno-beach.fl.us>

Master Plan

1 message

Don <donshap@gmail.com>
To: town_council@juno-beach.fl.us

Wed, Jul 16, 2025 at 4:20 PM

Dear Town Council:

We strongly support protecting Juno Beach's unique character and oppose removing existing codes to allow maximum-size new construction and architectural deregulation throughout our zoning districts. It is exceedingly consequential that we preserve the character, scale, and quality of life that make Juno Beach special and one of the remaining truly livable communities in Southeastern Florida.

Respectfully,
Don & Karlyn Shapiro
[570 Ocean Drive](#)
[Juno Beach](#)



Caitlin Copeland <ccopeland@juno-beach.fl.us>

RE: Juno Beach Master Plan - input from a resident --

1 message

Dana Little <dlittle@tcrpc.org>

Wed, Jul 16, 2025 at 1:45 PM

To: Anita Bloom <anita-bloom@sbcglobal.net>, "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Thank you for your input.

Dana

From: Anita Bloom <anita-bloom@sbcglobal.net>**Sent:** Wednesday, July 16, 2025 1:00 PM**To:** town_council@juno-beach.fl.us; Dana Little <dlittle@tcrpc.org>**Subject:** Juno Beach Master Plan - input from a resident --

I will be unable to attend tonights Master Planning meeting in person.

Here is my input on this important topic:

I would like to see Juno Beach follow the model of other towns in Florida that have successfully achieved a balance of vibrant, non-formulaic (non-chain) stores, restaurants and services which retain a unique sense of place, alongside walkable attractive and/or historically notable) neighborhoods — and pleasant outdoor vistas and gathering spaces.

Communities such as Delray Beach, Lake Worth Beach, Anna Maria Island have accomplished this balance. Juno Beach should be able to do the same.

Thank you kindly for your consideration .

Anita Bloom

900 Ocean Dr



Caitlin Copeland <ccopeland@juno-beach.fl.us>

comments for master plan workshop

1 message

'Laura Niedernhofer' via Council <town_council@juno-beach.fl.us>

Tue, Jul 15, 2025 at 1:47 PM

Reply-To: Laura Niedernhofer <lniedern@umn.edu>

To: town_council@juno-beach.fl.us

I am extremely disappointed that the concept of harmony in architectural planning was not passed by the town council. I live at 471 Apollo Drive and the houses developed to the west of us are wholly incongruous with neighboring homes. With the high density use of the lot, renting such homes is particularly disturbing.

Three residents on Apollo Dr were directly affected by the development on US Highway 1, which was supported by the current town council and poorly monitored by town staff.

Of those residents, one owner sold and left. We are strongly considering the same.

A fourth resident of Apollo Drive took legal action to prevent the development of an additional outscale home which lies directly east of our property.

Your current support of oversized development is extremely disruptive to the lives of long-term residents of Juno Beach, and frankly chasing them away.

Thank you for your consideration.

Sincerely,

Laura Niedernhofer

471 Apollo Drive

--

Note: I am in meetings during business hours and unable to monitor emails.

Laura Niedernhofer, MD, PhD

Director Masonic Institute on the Biology of Aging and Metabolism

Laurence O. Pilgeram Chair in the Molecular Biology of Aging

Professor Department of Biochemistry, Molecular Biology and Biophysics

University of Minnesota Medical School