

**Property Detail**

**Location Address :** 791 OCEAN DR  
**Municipality :** JUNO BEACH  
**Parcel Control Number :** 28-43-41-28-10-003-0050  
**Subdivision :** NEW PALM BEACH HGTS  
**Official Records Book/Page :** 25494 / 1285  
**Sale Date :** SEP-2012  
**Legal Description :** NEW PALM BEACH HEIGHTS LT 5 BLK 3, PT OF ABND OCEAN DR LYG E OF & ADJ TO & SURFSIDE PARK NO 3 PB23P40 PT OF LT 7 LYG E OF & ADJ TO IN OR10197P966

**Owner Information****Owner(s)**

WOODS GAYLE A

**Mailing Address**

771 OCEAN DR  
 JUNO BEACH FL 33408 1914

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2013	\$10	25907 / 01771	WARRANTY DEED	WOODS GAYLE A
SEP-2012	\$196,000	25494 / 01285	WARRANTY DEED	WOODS GAYLE A
DEC-1997	\$100	10197 / 00966	QUIT CLAIM	BURNS CHARLES H &
JAN-1997	\$235,000	09665 / 00687	WARRANTY DEED	
JUN-1991	\$100	06854 / 00359	WARRANTY DEED	
JAN-1973	\$40,000	02202 / 01736		

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 1283  
**Acres :** 0.2410  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** RMT—MULTI-FAM' & TRANSIENT MODERATE (28-JUNO BEACH)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$71,807	\$58,611	\$49,236	\$45,777	\$45,630
Land Value	\$1,418,700	\$1,289,750	\$938,000	\$763,000	\$728,000
Total Market Value	\$1,200,000	\$1,348,361	\$987,236	\$808,777	\$773,630

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$1,200,000	\$1,348,361	\$514,648	\$507,542	\$496,131
Exemption Amount	\$0	\$0	\$75,000	\$75,000	\$75,000
Taxable Value	\$1,200,000	\$1,348,361	\$439,648	\$432,542	\$421,131

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$21,974	\$25,267	\$8,958	\$8,938	\$8,818



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

**Fwd: 791 Ocean Variance Question**

1 message

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

Wed, Jul 10, 2024 at 1:45 PM

To: Michael Stern <mstern100@gmail.com>, Jim Ferguson <jimferguson001@gmail.com>, Laure Shearer <laureshearer@gmail.com>, Carol Rudolph <pbgsoccer@aol.com>, Jim Ehret <jim@ehret-consulting.com>, Jonathan Butler <jonathan@butlerlawgroup.com>  
Cc: Frank Davila <fdavila@juno-beach.fl.us>, Len Rubin <len@torcivialaw.com>, Isabel Hickey <ihickey@juno-beach.fl.us>, Fabinne Azemar <fazemar@juno-beach.fl.us>

Good Afternoon Planning &amp; Zoning Board Members:

For your information, please see the email comment below regarding Item #2 - Variance Request that is on the agenda. I will have hard copies available on the dais.

**Do Not Reply to All.****Caitlin E. Copeland-Rodriguez, MMC****Town Clerk**

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

ccopeland@juno-beach.fl.us

Phone: (561)656-0316

**Please note:** Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

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

From: **Frank Davila** <fdavila@juno-beach.fl.us>

Date: Wed, Jul 10, 2024 at 1:41 PM

Subject: Re: 791 Ocean Variance Question

To: ALAN AND ANGELA FRESSLE &lt;afressle@verizon.net&gt;

Cc: &lt;alanfrez81@gmail.com&gt;, Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

Hello Alan and Angela,

Thank you for the email, I will forward it to our Town Clerk.

Respectfully,

Frank Davila, CFM

Director of Planning and Zoning

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408

PH: (561)656-0306

FX: (561)775-0812

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On Wed, Jul 10, 2024 at 12:14 PM ALAN AND ANGELA FRESSLE <afressle@verizon.net> wrote:

Hi Frank

Thank you for your time in explaining the variance issue at question. As noted, we have lived at 450 Surfside Lane for the past nine years and truly love Juno Beach and our block.

Unfortunately, we will be unable to attend the public hearing on July 15th in Juno Beach. The 791 Ocean Drive property is adjacent to our house more specifically our backyard and pool area. The current 3 foot "grandfathered" side setback is certainly not ideal given it is so close to our property line. Having said that, we purchased our home knowing the adjacent property was a one story bungalow and we decided we could live with the small three foot set back.

We are strongly opposed to allowing a side variance of five feet rather than the required ten foot setback. With a five foot setback, the owner could build a house that includes a second or possibly third floor that stands directly above my backyard and pool area. This would not only be a tremendous privacy issue for my family but also block our light and the air flow on our property. Providing the new owner with a "clean slate" to built a much larger house without meeting the required ten foot set back would have a direct and materially negative impact on my family's quality of life and property value. The code is there for a reason and should be adhered to especially in the case of new construction.

The applicant knew what they were purchasing and any perceived hardship is self created on their part. Any benefit to the applicant to set aside the side yard setback and provide only 50% of what is required would only be to the detriment of my family as well as adjoining neighbors adversely affected.

In an effort to be a good neighbor, we would be open to considering a five foot setback variance if the new home remained one story.

I trust the Juno Beach Planning and Zoning Board and the city council will seriously consider these points and weigh them accordingly when evaluating this variance question.

Sincerely

Alan and Angela Fressle  
450 Surfside Lane  
Juno Beach

Gmail

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

## 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

Sun, Jul 14, 2024 at 1:18 PM

Submitted on Sunday, July 14, 2024 - 1:18pm

Submitted by anonymous user: 172.58.130.23

Submitted values are:

First Name Larry  
Last Name Barron  
Address 780 Hibiscus Ave  
Email Address dyylbb4@icloud.com  
Agenda Item Number (Ex: 1, 2, 3) 2  
Public Comment / Question

In 2012 we approached the town for a variance on the setback for the RMT as our parcel was 150' by 46.5'. Our architect told us to design a home in compliance with the RMT was not impossible but challenging. We were denied both a 5' setback and an 8' setback. The Town approved a design with a structure that was a nominal 26' wide and 100' long. I estimate the 10' setback versus 5' setback required a premium in cost of at least 15% due to engineering, material and labor cost or in my case about \$150,000. This also created a later problem when the stair riser code went from 8" to 7", we did not have the space for the stairs as approved to get from the second floor to the roof deck. Another \$25,000 problem as an indirect result of complying with the RMT. But it all worked out in the end. As the board considers this variance request, I want it to be aware that if approved it would be totally unfair to me as I compiled at considerable expense to the code. I see no difference in the applicant's request and mine. If this were to be approved, it would create the likely hood of future requests for relief from the setback for additions, changes, or the vacant lot adjacent to mine, the precedent would have been set. I could have someone building to my north with a setback of 5' abutting my 10' setback. I strongly oppose the approval of this variance.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19683>