



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

Harmony

1 message

Jacqueline herbsman <brooklynite@gmail.com>

To: town_council@juno-beach.fl.us

Mon, Jun 9, 2025 at 7:25 AM

Please reconsider your vote on eliminating harmony. Developers should not be in charge in how Juno Beach should look .
J herbsman



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

harmony

1 message

William Ritger <writger@gmail.com>

To: town_council@juno-beach.fl.us

Mon, Jun 9, 2025 at 7:30 AM

We have all lost all faith in the abilities of the council after its approval of that awful mess at the corner of Donald Ross and US 1. Did you not consider the density, setbacks, traffic, ugliness? So much for your ability to police "harmony."



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

Harmomy

1 message

'Joel Hollander' via Council <town_council@juno-beach.fl.us>

Reply-To: Joel Hollander <joelhollander@me.com>

To: town_council@juno-beach.fl.us

Mon, Jun 9, 2025 at 7:40 AM

Please reconsider this action.

Sent from my iPhone



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

Architecture

1 message

Sheryl Klein <ssk452@bellsouth.net>

To: town_council@juno-beach.fl.us

Mon, Jun 9, 2025 at 8:08 AM

PLEASE reconsider your vote. Juno Beach is starting to look like Delray Beach. Overcrowded, traffic problems and becoming just plain UGLY. Juno is losing its charm and becoming a crowded town of "ugly" oversized buildings. It's almost too late with the oversized building on Donald Ross/US1. How that monster building was allowed makes me very curious about many things that are being discussed among the residents.

Sent from my iPhone



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

Harmony and Architectural Reviews

1 message

'cathie murphy' via Council <town_council@juno-beach.fl.us>

Mon, Jun 9, 2025 at 8:58 AM

Reply-To: cathie murphy <cathieanie@yahoo.com>

To: town_council@juno-beach.fl.us

Please reconsider the vote for harmony and architectural reviews. Developers should not decide the size and look of new construction projects. Developers are out for themselves and do not care about the quality of life of the people in Juno.

Catherine Murphy

Sent from my iPad



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

Single-Family Home Standards

1 message

Vita Matusaitis <vitamatusaitis01@gmail.com>

To: town_council@juno-beach.fl.us

Mon, Jun 9, 2025 at 10:03 AM

I am very concerned that the Town Council voted May 28 to remove harmony reviews and architectural standards for single-family homes. I ask that you make every effort to reconsider that decision before Juno Beach loses all control of building and reconstruction regulations. I find your actions to be very disturbing and disappointing. What passes for architecture these days could have been drawn by my 11-year-old grandson!

It seems that developers have gained the upper hand in Juno Beach and have more influence than the residents. It's unfortunate that the old saying "Money talks" has won the day!

Vita Matusaitis
451 Sunset Way

PS: Juno Beach residents are paying attention!



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

Harmony

1 message

Sydney Vickers <sydneybvickers@gmail.com>
To: town_council@juno-beach.fl.us

Mon, Jun 9, 2025 at 6:55 PM

Hello Council,

I am writing this after following the link in Diana's email.

I am in favor of the council vote on harmony. I do agree that harmony might have stopped the house at the end of Lyra that resembles a South Beach hotel. I also firmly feel that it strips the rights of the existing homeowners. If I chose to build a second story I would not want to adhere to the designated architectural styles and their specified color palette. I have a purple house. I am an individual. If I wanted prescribed colors, I would live in Abacoa. This is not an HOA. This is not a planned community. It is quirky Juno Beach and that to me is "keeping Juno Beach, Juno Beach".

Just my thoughts....

Thanks,
Sydney Vickers



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

Recent vote

1 message

Curt Lang <plabal11@gmail.com>
To: town_council@juno-beach.fl.us

Tue, Jun 10, 2025 at 8:43 AM

I am in favor of retaining the Harmony and Architectural Review for single family homes that was recently voted to be eliminated, please reconsider this and return it to the table for discussion and repeal.

Sincerely,

--

Curt Lang
240 Celestial Way #8
Juno Beach, Florida



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

Harmony

1 message

Andrew Wilson <awilson@jgwggroup.com>
To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Tue, Jun 10, 2025 at 11:33 AM

Dear Town Council: It seems that three of you are hell bent on destroying the fabric and image of our town of Juno Beach. Your recent decision to eliminate the Harmoney/Architectural Reviews is not what the majority of people in Juno Beach want. We all moved here to live in a Coastal Community that reflects this history of Juno Beach. The slash and burn policies you want to adopt are all over the Intracoastal Waterway, look at all the "Florida homes" that once were there and removed and replaced by image palaces built to reflect the egos of those who own the property. Shameful, and that is what you will get in Juno Beach if you go down this road.

I strongly recommend that you three reconsider this reckless decision, and think about what our residents want, not what outside interests are pushing on you.

Respectfully,

Andrew M. Wilson

Vice President MAC

President Court Yard Cay/Director Marina Association

606 Oak Harbour Drive,

Juno Beach, Florida. 33408

Cell 703 623 2392



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

Request

1 message

Nancy Hunter <nancyhunter1213@att.net>
To: town_council@juno-beach.fl.us

Wed, Jun 11, 2025 at 3:35 PM

Please reconsider and reopen the discussion on eliminating harmony and architectural reviews. We are in danger of losing the small beach town feeling and becoming another congested, unattractive town like those in Broward County.

As a resident of Sea Oats I am greatly concerned about the additional traffic from the new and projected development on Donald Ross. The Caretta project definitely does not seem to fit in Juno Beach, but of more concern is traffic flow at the intersection of US 1 and Donald Ross.

I would hope the Council will listen to the residents' concerns and readdress the issue of architectural reviews.
Nancy Hunter

Sent from my iPad



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

Building in Juno Beach

1 message

Mary Mason <smilie1204@gmail.com>

To: town_council@juno-beach.fl.us

Thu, Jun 12, 2025 at 3:25 PM

I am against changing the rules and regulations in the town as far as building codes goes. Oversize homes are not needed.

I would like to see the town stay quaint. That's one of the reasons why we bought here.

Builders and contractor should not have the last say. They are only look out for themselves. They do not live here. The massive building going up at US one and Donald Ross is horrible

Mary Mason

Sent from my iPhone



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

Harmony YES

1 message

'Timothy Smyth' via Council <town_council@juno-beach.fl.us>

Sun, Jun 15, 2025 at 8:02 AM

Reply-To: Timothy Smyth <a1crushers@comcast.net>

To: town_council@juno-beach.fl.us

How is it that the monstrosity on US1 and Donald Ross is four floors? Who will pay for a fire engine to service it as well as staff. Now that it already exists there is no traffic control plan underway.

Tim Smyth, Juno Beach
Sent from my iPhone
BRGDS.



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

Critical message!

1 message

Susan Johnson <slj6252@gmail.com>
To: town_council@juno-beach.fl.us

Wed, Jun 18, 2025 at 6:49 PM

It IS crucial the decision to remove Harmony & Architectural Reviews are reconsidered! For such a critical decision to be rushed through during off season where so many residents are not in residence and not paying attention is totally unacceptable! To allow "anything goes" & give developers free range will forever change our beautiful town. We all saw what happened when Carretta was hastily voted YES. Most residents were unaware that this was approved until it was too late. We, the people of Juno Beach must say NO!!

Susan Johnson

Sent from my iPhone





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

Fwd: Juno Beach Concerned Citizens of our Future

1 message

jim Ehret <jim@ehret-consulting.com>

Tue, Jun 24, 2025 at 7:06 AM

To: Town Juno Beach Council <town_council@juno-beach.fl.us>, rcole@juno-beach.fl.us

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

Dear Council Members and Town Manager,

Please accept this email as a formal submission for the Juno Beach Town records. I am writing to express my concerns in advance of today's Town Council discussion on "Harmony" and future developments in Juno Beach.

I regret that I cannot attend today's critical Town Council meeting to witness the discussion on Harmony, as the voting process is particularly confusing to me.

It seems to be very confusing and totally weird on how the votes went

I will also be unable to attend the July P&Z Meeting, but I have individually shared my strong opinions on what I perceive as the unchecked influence of "Property Rights" and the "supersizing" of developments.

Peggy and Rob, as a follow-up to Peggy's email, **I am available to meet via Zoom this Friday at 3:00 PM.** I will be traveling for the next two weeks to meet with my Country Club and General Contractor clients all over the SE and Mid Atlantic.

I am continuing to research the history of the Carretta project by speaking with former council members and other individuals to better understand this "un-Juno Beach-like" development. I would not be surprised if initial concept plans for the tear down and supersizing of Plaza d'Mer, a project that is significantly larger than Carretta, are already being developed. The financial influence of developers and their associated PACs will likely push for its approval. If like the last election - it will be a struggle to stop it

I firmly believe that "supersizing" our town will destroy its charm. The argument that "1 sq ft of (MAXIMUS) Residential space is worth \$1,000/sf by requiring offsets" is, in my opinion, false and misleading.

This situation truly demonstrates how "**figures can lie and liars can figure.**" My desire to live the rest of my life here is rooted in Juno Beach's unique character, which is threatened by unchecked greed.

Sincerely,

Jim

James L. Ehret, P.E.
 Ehret Construction Consulting
 Club Facility and Construction Advisor
 302-540-7600

Juno Beach , FL | Avalon NJ
 302-540-7600 | www.Ehret-Consulting.com



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

From: **jim Ehret <jim@ehret-consulting.com>**

Date: Sun, Jun 22, 2025 at 12:24 PM

Subject: Juno Beach Concerned Citizens of our Future

To:

Dear Council Members, Town Manager, and various Juno Beach Concerned Residents

I am writing to express my strong concerns regarding recent developments in Juno Beach.

This Carretta Project, passed due to the approval by council of 95% residential and only 5% commercial, is transforming our town into something resembling Downtown Palm Beach Gardens, but with five-story buildings. This is also our Front Door to most visitors

Please look at the pictures taken today outside the gates

Please closely look at the pictures - though 60% built project.

I can see the density, towering close 5 story structures and city like atmosphere here

This direction is clearly not aligned and totally hypocritical with the sentiment of being a quaint town and "Let Juno Beach Be Juno Beach."

The lack of development controls and the approval of such projects are deeply [concerning to us](#)

It's no wonder the last election was nearly embarrassing, with the influx of mailers from Tallahassee PAC Groups.

With ongoing discussions about the weakening "Harmony" and skirting architectural reviews, it appears that most future JB projects will consist of 4,000 sq ft condos and 5,500 sq ft houses.

Developers are smiling now with the changes

FACTS

1. In 2024, the Planning & Zoning Council approved numerous enlargements while rejecting only a few.
2. Locals' comments when you say you live in Juno Beach are positive because the scale and quaintness commonly come out
3. The concerns raised by Property Rights Groups regarding potential lawsuits are, in my belief, a scare tactic. The irony of the recent lawsuit (as detailed in the attached Palm Beach Post Article) further supports this. Plus that other process
 1. **LINK to the PBP June article Juno Lawsuit on Approving a Supersizer by a 3-2 PZ voting**
 1. https://palmbeachpost-fl.newsmemory.com/?publink=Od0941a26_134fa20

CONCERN

I am particularly worried about the "Plaza d'Mer" project, which at over 10 acres, is significantly larger than "Carretta One" at 4 acres.

Will it be Carretta Two???

Prediction - hope I am WRONG

I predict that PAC money will continue to influence future elections and then approvals of similar Carretta type projects. Then you might as well put a "Downtown Juno Beach" sign on the NW corner of Donald Ross & Rt 1 next to the new art piece

Harmony is important

It cannot be a simple formula for Plan Review to crank out

But look at the provided list of desirable Florida Towns which have it and Architectural Review Standards

Sincerely,

Jim - Concerned Juno Beach Resident

James L. Ehret, P.E.
 Ehret Construction Consulting
 Club Facility and Construction Advisor
 302-540-7600

Juno Beach, FL | Avalon NJ
 302-540-7600 | www.Ehret-Consulting.com



4 attachments

Carretta JB 250622 is this JB new 1ST impression for most Not Quanit.jpg
199K



Carretta JB 250622 95% Resid appr & massive.jpg
164K



Carretta JB 250622 Future std of SUPERSIZING.jpg
153K



Carretta JB 250625 All concrete 5 story 95 units most 4k sf or bigger.jpg
226K



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

Juno Beach future

1 message

Christine Bright <c.bright09@hotmail.com>
To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Sat, Jul 12, 2025 at 6:05 PM

NO to Supersizing."**"YES to Harmony review of the size of new construction projects and YES to Architectural Review."**

I have watched over the past several years the changes going on in Juno Beach. This has been such a quiet beautiful beach town. It is slowly turning into a very busy, very crowded place. The huge houses erected on Ocean Dr look like sore thumbs sticking out from Pelican Lake. The monstrosity going up on Donald Ross and US 1 is an eyesore for sure. Not to mention what's projected to be built right across from there.

I think it's a real shame that less than a handful of people can instantly change the quaintness and beauty of Juno Beach forever. Once it's done there's no turning back.

Please reach deep into your conscience and make the right choice for the right reasons.

Respectfully,

Christine Bright

450 Ocean Drive Apt 605

Juno Beach

Sent from my iPhone



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

Urgent

1 message

'ROBERT REIMERS' via Council <town_council@juno-beach.fl.us>

Sun, Jul 13, 2025 at 2:22 PM

Reply-To: ROBERT REIMERS <breilers@aol.com>

To: town_council@juno-beach.fl.us

 "NO to Supersizing." **"YES to Harmony review of the size of new construction projects and YES to Architectural Review."**

Bob Reimers
973-879-2886



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

Juno beach

1 message

Jacqueline herbsman <brooklynite@gmail.com>

To: town_council@juno-beach.fl.us

Tue, Jul 15, 2025 at 10:45 AM

Adjectives do not belong in codes so the word harmony should be eliminated.a person should be allowed to build the type and size of a house that they want as long as it meets the code requirements such as distance from road, distance from neighbors , height etc.

Jackie H



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

Re: Balancing Property Rights & Community Harmony in Juno Beach

1 message

Aldo Rovere <aldoforjuno@gmail.com>
To: town_council@juno-beach.fl.us

Sun, Jul 20, 2025 at 4:04 PM

On Wed, Jul 16, 2025 at 11:13 PM Aldo Rovere <aldoforjuno@gmail.com> wrote:

Good afternoon,

I appreciate the opportunity to speak briefly on a principle at the heart of Juno Beach' identity. Balancing the rights of homeowners to improve their properties with the community's collective desire to preserve our coastal, small-town character.

Over the past decade—especially through various ordinances, Juno Beach has evolved its zoning code and review process to reflect this delicate balance. This is especially important since it establishes a precedence of thought when keeping Juno Beach means just that - keeping Juno Beach, Juno Beach.

Supporting Improvement—Within Context

Homeowners in Juno Beach have every right to expand and modernize their homes, increase liveable space, and look to invest in their future.

However, as our codes thoughtfully over time clearly state—with the introduction of Harmony Criteria in 2024 — improvement must not come at the expense of neighbors' rights to light, air, privacy, or community character.

For now, the term “harmony” is no longer abstract. It's been defined by specific, reviewable criteria. Namely, Scale, mass, proportion, and materials must align with the visual rhythm of surrounding homes.

Quaintness is Not Anti-Progress

Preserving “quaintness” does not mean freezing our town in time.

It means making New Feel Native.

It means protecting property value not just through expansion, but through cohesive community design.

Our codes now encourage architectural styles that reflect our heritage—Victorian, Spanish Revival, and Mid-Century Modern— styles that made Juno Beach feel like a seaside village, not a high-rise corridor.

In closing,

Juno Beach has laid the legal and design foundation over the years to withstand litigation and to both protect and allow for reasonable progress.

Let's continue supporting thoughtful growth—improvement that adds value without casting shadows, that respects neighbors while expressing individuality, and that ensures future generations experience the same charm that brought us here.

Aldo Rovere
400 Uno Lago Drive