



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 #: MISC

DATE:

5/28/25

NAME:

Cynthia Frasher

PHONE NO.:

431 603 8701

REPRESENTING (IF APPLICABLE):

ADDRESS:

1705 Floal Dr. Juno Beach

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #:

13

DATE:

NAME:

Chelsey Lucas

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

400 Appollo Drive

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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

Please Add These Comments to the Record for Today's Council Meeting 5-28-25

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Wed, May 28, 2025 at 11:59 AM

To: "Town Of Juno Beach Caitlin Copeland Rodriguez, MMC, Clerk" <CCopeland@juno-beach.fl.us>

Caitlin,

Please add the comments below to the record for today's meeting.

Florida Statute 112.501(3) authorizes removal of a municipal board or council member upon being found guilty of a crime, regardless of whether adjudication was withheld. I ask the Council, again, to take action to remove Marianne Hosta from the Council - or explain the reasons why you refuse to act.

At a Sept. 2024 Council Meeting, Peggy Wheeler shamefully trivialized Marianne Hosta's battery on a Juno resident calling it just 'something that happened between two private citizens' instead of referring to it for what it actually was. Ms. Hosta was accused twice of battery by two separate Juno Beach residents and one of them pressed charges and Hosta was found guilty of battery by a jury - and she was put on Probation and sentenced to Community Service, Anger Management Training and she was ordered to pay fines and several thousands of dollars for emergency room bills for the victim's injuries. The victim was the wife of Peggy Wheeler's then political opponent, Mayor Cooke.

It is deplorable that the Mayor censored citizens at the critically important September 2024 hearing on the Bills Family's Christmas Tree Lot and Pulte Application - and that the Police Chief threatened retribution against citizens who were critical of him or the government.

Juno Beach Government under Peggy Wheeler's influence has stained the reputation of the Town. Further, Town Attorney Leonard Rubin has never asked Ms. Wheeler to recuse herself from voting on the so-called "Juno beach police foundation" even though Ms. Wheeler publicly takes credit for initiating this foundation. Ms. Wheeler has an obvious conflict of interest with the police foundation. Look at the favors she received from the police foundation to get her elected as Mayor. The police foundation president, Tom Murphy, **who IS NOT a Juno Beach resident** (he lives in Palm Beach Gardens) orchestrated the Juno Beach ballot initiative to allow Juno Beach citizens to vote for the Juno Mayor -- instead of the Mayor being appointed by Council Members as was the practice at the time. As soon as the police foundation president's hard work on the ballot initiative succeeded, the Vice President and Treasurer of the police foundation, Jack Luther, sent letters to Town residents smearing and attacking Wheeler's political opponent, the former Juno Beach Mayor. Mr. Luther was helped with this smear attack by his buddy Larry Sorsby, who is a retired Hovnanian Homes developer. Next, town residents' mailboxes and phones were besieged with an avalanche of more smears and lies against our former mayor. Tens of thousands of dollars were spent on political PAC mailings, which Wheeler never reported as gifts. Without the political meddling of the tax-exempt, 501c3 police foundation Board Members Wheeler would never have been elected and Juno Beach's zoning, ordinances and codes would have continued to be protected, including the Harmony codes.



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

C

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

Sat, May 24, 2025 at 8:51 AM

Submitted on Saturday, May 24, 2025 - 8:51am

Submitted by anonymous user: 73.124.46.252

Submitted values are:

First Name Jim
Last Name Ehret
Address 450 Ocean Dr Unit 802
Email Address jim@ehret-consulting.com
Agenda Item Number (Ex: 1, 2, 3) May 28th Council Meeting
Public Comment / Question Want to make an opening comment
Under 3 minutes
Thanks you

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19923>



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

Form submission from: PUBLIC COMMENTS

1 message

'Town of Juno Beach Florida' via Council <town_council@juno-beach.fl.us>

Wed, May 28, 2025 at 11:47 AM

Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>

To: town_council@juno-beach.fl.us

Submitted on Wednesday, May 28, 2025 - 11:46am

Submitted by anonymous user: 69.142.102.158

Submitted values are:

First Name Lori

Last Name Sullivan

Address 450 Ocean Drive

Email Address Lori@BDblueprint.com

Agenda Item Number (Ex: 1, 2, 3) 1

Public Comment / Question

Mayor, Council Members, Neighbors—thank you.

I want to urge our community leaders to protect Harmony as legitimate, effective and legally defensible way to protect property values

I've lived in historic, as well as seaside communities where a cycle triggered by unchecked bulk and scale that, once it started, became impossible to stop.

- It begins with a single oversized home replacing a modest one.
- That new structure sets a market precedent.
- Now, the land—not the home—is what holds the value.
- And suddenly, modest homes no longer “pencil out.”
- They become tear-down targets—not because they're unlivable, but because the math favors redevelopment.

What follows is a predictable chain reaction:

- Developers step in—not to build homes for families, but to maximize return.
- They build even bulkier homes—6+ bedrooms, minimal yards, large driveways.
- Big garages and multiple garage doors to hide all the cars become our street views.
- Over time these homes aren't built for neighbors—they're built for Air B&B, renters, investors, and seasonal income.

This drives up land values even further.

Families can't compete. And to make the numbers work, the next builder goes even bigger. It becomes a self-fueling machine:

Bulk → Higher Land Value → Teardowns → Bigger Bulk → Rentals → Repeat.

And then the lawyers show up.

- They argue that “harmony” and aesthetic standards infringe on property rights.
- They argue against short-term rental limits.
- They challenge height caps and density rules.
- One by one, towns lose the legal tools that help them shape their future.

What began as a principled defense of personal property rights ...were quickly repurposed as legal arguments to erode community standards in favor of developer rights.

I've seen it. It is happening today in the seaside community of Avalon, New Jersey.

I've lived it - Once bulk creep sets in, once the legal challenges begin, reversing course becomes nearly impossible.

And it doesn't stop at the residential property line...

As speculation spreads, commercial rents follow.

Small, locally-owned shops—the cafés, the outfitters, the family-run salons—get priced out. They're replaced by national chains. Not because residents asked for them—but because they're the only ones who can survive.

We lose more than charm. We lose economic diversity. We lose year-round residents. Infrastructure is strained during the season and underused the rest of the year.

And don't think we'll just attract more wealthy homeowners and families, as we lose our charm and neighborhood integrity and suffer Air B&B rentals – the wealthy families will go to the towns who have protected Harmony.

That's the unintended cost of ignoring scale, bulk, and harmony.

This isn't about stopping growth or limiting personal property rights and value —it's about stopping the cycle before it takes root and undermines the right to plan our growth and future thoughtfully.

I'm urging you to:

- Enforce meaningful bulk, massing, and compatibility standards.
- Uphold harmony as a legitimate, defensible zoning principle.
- Prioritize the rights of existing owner-occupied homes
- Preserve what makes Juno Beach a community—not a commodity.

I urge you preserve our town and engage the types of professionals (Architects, planners), who can help us create, implement, and defend thoughtful development and design standards and codes —especially those related to aesthetics, harmony, and community character.

We still have a choice. But that window is closing.

Let's protect this town—for those who live here now, and for those who hope to call it home in the future.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19929>



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

B

Please Share - Follow-up on our conversation- A space to reconnect

1 message

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

Tue, May 27, 2025 at 9:15 PM

To: Robert Cole <rcole@juno-beach.fl.us>, Caitlin Copeland <ccopeland@juno-beach.fl.us>

Rob -

Please share the email below with all Town Council.

Please also provide us with guidance on how acceptance of this invitation would work with regard to the Sunshine Laws.

Thank you,
DD

----- Forwarded Message -----

From: mark dubinrealty.com <mark@dubinrealty.com>

To: Halpern DD <ddhalpern2021@yahoo.com>

Sent: Tuesday, May 27, 2025 at 08:39:16 AM EDT

Subject: Follow-up on our conversation- A space to reconnect

Dear Dee Dee:

Thank you again for taking the time to speak with me recently. I appreciated the openness of our conversation and the chance to reflect more deeply on the current state of the council.

As a longtime resident and current business owner in Juno Beach, I share these thoughts with genuine respect for each council member's individual perspective and the right everyone has to their own view. That said, I couldn't help but notice the irony that one of the biggest sources of tension within the council—and confusion within the community—stems from the recent decision to define the word harmony within the town's building code. A word meant to evoke unity and alignment has, in practice, seemingly contributed to the opposite: a breakdown in cohesion, an increase in confusion, and a growing distance between those tasked with leading together.

At the May 3rd workshop, this dissonance became particularly clear. From my perspective, many members came into the meeting with predetermined positions, which made it difficult for true listening to occur. As a result, there was little progress toward a unified path forward. And while the issue at hand was the building code, it seemed that the deeper challenge was one of relationship and communication within the council itself.

As we discussed, real progress depends on the ability to hear and understand one another—not just as officials, but as people. Without that human connection, even the

most well-intended decisions can fall flat or lead to division.

To that end, I'd like to formally extend an invitation to host a private, non-business gathering at Dimension 56 / Dubin Realty, a space my wife and I have created here in Juno Beach rooted in reflection, connection, and unity. I would be honored to facilitate a meeting—not to discuss policy, but to simply offer a space where each council member can be heard and understood on a deeper level. A neutral setting where trust can be rebuilt, ego set aside, and the seeds of true collaboration planted.

Please feel free to share this message with the rest of the council. If there's interest, I would be happy to coordinate the gathering. I believe that when the leaders of Juno Beach are connected to one another, the entire town benefits—and the true meaning of harmony can be realized in both principle and practice.

Warm regards,

Mark and Diana Dubin

Dubin Realty | INI Unify | Dimension 56

561-310-5207
13884 uS Highway One
Juno Beach, FL 33408



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 #: 13 DATE: 5-28-25

NAME: MAX Fajsel PHONE NO.: 561-351-7416

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 506 S Lyra Circle, Juno Beach, FL 33408

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #: 13 DATE: 5/28/25

NAME: NINA HIRSCH PHONE NO.: 561-371-7617

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 471 SUNSET WAY

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #:

13

DATE:

28 May

NAME:

Charles Collins

PHONE NO.:

561 308 9201

REPRESENTING (IF APPLICABLE):

ADDRESS:

421 N. JUNO LANE

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #:

Hermang 13?

DATE:

5/28/25

NAME:

Meg Deering

PHONE NO.:

561-222-9682

REPRESENTING (IF APPLICABLE):

ADDRESS:

401 Apollo Drive JB

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #: 13 DATE: _____
NAME: Anne Bosso PHONE NO.: 561-252-8631

REPRESENTING (IF APPLICABLE): Ordinance
ADDRESS: 765 Hibiscus Ave

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

OPPOSE

☐

I WISH TO SPEAK



Anne Bosso <annebosso@bossorealty.com>

Illustration of Ordinance 780 & it's affect on property values

Anne Bosso <annebosso@bossorealty.com>

Wed, May 28, 2025 at 2:18 PM

To: juno_council@juno-beach.fl.us

Bcc: Larry Sorsby <lsorsby@khov.com>, Michael Carp <mtcarp@kenedycompanies.com>, Tom Kelley <tk@kelleyauto.com>, Marcia Wolf <walkerskey@aol.com>, Paul Kneeland <pjk4653gm@gmail.com>, Nina Carp <nmhirsch@gmail.com>, Andrew Russo <arusso@ipre.com>, Anne Bosso <annebosso@bossorealty.com>

I would like this presented tonight

I met with Frank Davila regarding an actual home in Juno Beach and how Ordinance 780 will affect the value of the property. The Subject home is located at 401 Sunset Drive. Below are the numbers. I believe they speak for themselves:

New homes in Juno Beach, those updated or brand new, built to today's market demands are selling for approximately \$1,000/SF of AC space therefore:

Underlying Zoning	= 5,600 SF x \$1,000/SF	=	\$5,600,000	
Staff's Interpretation	= 4,900 SF x \$1,000/SF	=	\$4,900,000	(a loss of \$700,000)
Using an Average	= 2,900SF x \$1,000/SF	=	\$2,9000	(a loss of \$2,700,000)

Anne Bosso
765 Hibiscus Avenue



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 #: 13

DATE: 5-28-25

NAME: John Stelly

PHONE NO.: 661 891-7378

REPRESENTING (IF APPLICABLE):

ADDRESS: 481 SUNSET WAY

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #: Ord. 780

DATE: 5-28-25

NAME: Larry Sornby

PHONE NO.: 732-996-9864

REPRESENTING (IF APPLICABLE):

ADDRESS: 495 Zephyr Way

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #: 13 DATE: 5/28/25

NAME: MICHAEL CARP PHONE NO.: 561-307-1463

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 471 SUNSET WAY

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK

Voter_Name	Last_Name	First_Name	Voter File Match?	Middle_Name	Name_Style	Formatted_City_State
Alvarez, Jose M	Alvarez	Jose	YES	M		605 Univer Juno Beach
Anthon, Dean G	Anthon	Dean	YES	George		481 Surfsid Juno Beach
Anthon, Maria E	Anthon	Maria	YES	Eugenia		481 Surfsid Juno Beach
Barron, Larry B	Barron	Larry	YES	B		780 Hibisc Juno Beach
Brisben, William O	Brisben	William	YES	Omer		706 Ocean Juno Beach
Brown, Gerald K	Brown	Gerald	YES	Keith		911 Ocean Juno Beach
Del Forn, Ines R	Del Forn	Ines	YES	Rivero		450 N Lyra Juno Beach
Di Ramio, Victor A	Di Ramio	Victor	YES	Anthony		13854 Coc Juno Beach
Dodds, Bianca	Dodds	Bianca	YES			811 Hibisc Juno Beach
Dray, Allison T	Dray	Allison	YES	T		270 Mercur Juno Beach
Dunn, Mark J	Dunn	Mark	YES	James		480 Old To Juno Beach
Dunn, Richard W	Dunn	Richard	YES	Wolfe		470 Seasid Juno Beach
Durand, Guy	Durand	Guy	YES			401 Ocean Juno Beach
Earl, William T	Earl	William	YES	Todd		440 Sunris Juno Beach
Eltinge, Patricia	Eltinge	Patricia	YES			840 Ocean Juno Beach
Faria, Olivia DP	Faria	Olivia	YES	De Paula		460 Sunset Juno Beach
Faria, Wendy D	Faria	Wendy	YES	Dixon		460 Sunset Juno Beach
Fortier, Linda M	Fortier	Linda	YES	Marie		444 Zephyr Juno Beach
Frankel, Thomas	Frankel	Thomas	YES			3535 Milita Jupiter FL
Gantz, Caroline H	Gantz	Caroline	YES	Hooker		750 Ocean Juno Beach
Garofolo, Peter M	Garofolo	Peter	YES	Mario		220 Celesti Juno Beach
Garrity, Judith M	Garrity	Judith	YES	Marie		840 Ocean Juno Beach
Gelman, Gary F	Gelman	Gary	YES	Farber		530 Ocean Juno Beach
Giles III, Marvin M	Giles	Marvin	YES	M	III	104 Temps Richmond
Githens, Anna M	Githens	Anna	YES	M		421 Sunris Juno Beach
Gonzalez, Gonzalo	Gonzalez	Gonzalo	YES			504 Sea Oe Juno Beach
Gorry, Edward S	Gorry	Edward	YES	Steh		911 Ocean Juno Beach
Gorry, Sandra C	Gorry	Sandra	YES	C		911 Ocean Juno Beach
Greene, Donna M	Greene	Donna	YES	Michele		PO BOX 30 West Palm
Greene, William J	Greene	William	YES	James		PO BOX 30 Palm Beac
Guerra, James M	Guerra	James	YES	Martin		451 N Lyra Juno Beach

Generated by the system

Guerra, Virginia	Guerra	Virginia	YES		451 N Lyra Juno Beach
Hamzi, Naglaa	Hamzi	Naglaa	YES		220 Ocean Juno Beach
Hannah, John T	Hannah	John	YES	Thomas	341 Ocean Juno Beach
Hannah, Maria C	Hannah	Maria	YES	Clara	341 Ocean Juno Beach
Haselkorn, Catherine A	Haselkorn	Catherine	YES	Ann	11 Grand B Juno Beach
Howell, James H	Howell	James	YES	Harold	104 Sea Oe Juno Beach
Huffman, Christopher O	Huffman	Christopher	YES	O	840 Ocean Juno Beach
Huffman, Debra L	Huffman	Debra	YES	Lea	840 Ocean Juno Beach
Jurison, William J	Jurison	William	YES	Joseph	14661 U S I Juno Beach
Kelley, Patricia A	Kelley	Patricia	YES	Ann	430 N Lyra Juno Beach
Kelly, Robert E	Kelly	Robert	YES	Emmett	936 S. Lake Fontana WI
Kramer, Jacquelyn E	Kramer	Jacquelyn	YES	Ellen	240 Celesti Juno Beach
Kukie III, Michael E	Kukie	Michael	YES	E III	405 S Juno Juno Beach
Luther, Jon L	Luther	Jon	YES	Lyle	704 Ocean Juno Beach
Luther, Sharon L	Luther	Sharon	YES	Louise	704 Ocean Juno Beach
Lyons, James R	Lyons	James	YES	R	451 Apollo Juno Beach
Lyons, Lynn A	Lyons	Lynn	YES	Ann	451 Apollo Juno Beach
Marckisotto, Darlene B	Marckisotto	Darlene	YES	Bandik	700 Ocean Juno Beach
Miller, John D	Miller	John	YES	Daniel	480 Surfside Juno Beach
Miller, John W	Miller	John	YES	William	718 Ocean Juno Beach
Milton, Andrew A	Milton	Andrew	YES	Allen	1498 Villas Juno Beach
Molina, Jacqueline H	Molina	Jacqueline	YES	Hedges	64 Uno Lag Juno Beach
Mosolf, Diana L	Mosolf	Diana	YES	Lynn	241 Mercu Juno Beach
Murdock, Barbara	Murdock	Barbara	YES		500 Uno La Juno Beach
Naghshpour, Mojdeh	Naghshpour	Mojdeh	YES		500 Ocean Juno Beach
Nickel, Craig B	Nickel	Craig	YES	Bruce	27 Uno Lag Juno Beach
Noga, Michelle L	Noga	Michelle	YES	Lee	291 Mercu Juno Beach
O'Connor, Chiara M	O'Connor	Chiara	YES	M	120 Celesti Juno Beach
O'Connor, Frank S	O'Connor	Frank	YES	Stephen	420 Seaside Juno Beach
Oconnor, Toni	Oconnor	Toni	YES		420 Seaside Juno Beach
Parker, Charlotte A	Parker	Charlotte	YES	Ann	441 N Juno Juno Beach
Pollard, Nicholas C	Pollard	Nicholas	YES	Charles	451 Juno D Juno Beach

Randell, Robert E	Randell	Robert	YES	E	4480 B Old Charleston
Rodgers, Timothy D	Rodgers	Timothy	YES	David	321 Zenith Juno Beach
Ronning, John D	Ronning	John	YES	David	155 Chicag Clarendon
Rothstein, Paul E	Rothstein	Paul	YES	Elliot	18 Bay Woc Hampton B
Rotondo, Pamela C	Rotondo	Pamela	YES	C	800 Ocean Juno Beach
Russo, Lawrence M	Russo	Lawrence	YES	Mark	333 Ocean Juno Beach
Schumacher, Gerald P	Schumacher	Gerald	YES	Paul	270 Mercur Juno Beach
Schwartz, Jane P	Schwartz	Jane	YES	P	29 Grand B Juno Beach
Schwartz, Jeffrey R	Schwartz	Jeffrey	YES	Roger	1733 W He Juno Beach
Seinfeld, Jason	Seinfeld	Jason	YES		5500 Milita Jupiter FL
Senderey, Efrain R	Senderey	Efrain	YES	Ruben	450 Ocean Juno Beach
Seruya, Marc	Seruya	Marc	YES		700 Ocean Juno Beach
Shields, Mary A	Shields	Mary	YES	Anne	500 Ocean Juno Beach
Shinn, Cynthia C	Shinn	Cynthia	YES	Christman	461 Seasid Juno Beach
Sorsby, James L	Sorsby	James	YES	Larry	495 Zephyr Juno Beach
Sossa Schwartz, Gladys C	Sossa Schwartz	Gladys	YES	Clemencia	1733 W He Juno Beach
Vestal, Fred A	Vestal	Fred	YES	Arnold	911 Ocean Juno Beach
Wagner, Debra G	Wagner	Debra	YES	G	491 Saturn Juno Beach
Walker, Justine A	Walker	Justine	YES	Ann	405 Sea Oe Juno Beach
Wiatr, Christopher M	Wiatr	Christopher	YES	Michael	64 Uno Lag Juno Beach
Witte, Kassie R	Witte	Kassie	YES	Randell	4480 B Old Charleston
Yuskas, Stacey A	Yuskas	Stacey	YES	Ann	530 Ocean Juno Beach
Zotovas, Andrea A	Zotovas	Andrea	YES	Audra	400 Starligl Juno Beach

Last_Name	First_Name
Carey	Christa
Chaprnka	Karen
Clevenger	Christopher
DeAngelis	Jefferson
Kehoe Palumbo	Elizabeth
Kramer	Jay
Leininger	Kathryn
Lorch	Lisa
Mann	Dean
Miller	John
Nepola	John
Stott	Patricia
Stott	Jonathan

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
CYNTHIA FRASHER	1705 FICOL Dr.	CynthiaFraser@gmail	C. Frasher
WILLIAM WEBER	13896 OLEANDER AVE	willweber@comcast.net	W. Weber
Cathleen Weber	13896 Oleander Ave	Kate96@comcast.net	Cathleen Weber
Cathy Shen	13874 Oleander Ave	mermaidcathy@gmail	Cathy Shen
VICTOR DiRAMO	13854 COCONUT AVE		Victor A. DiRamo
Marie J. DiRamo	13854 Coconut Ave		Marie J. DiRamo
John McGuire	1675 PARK ST		John McGuire
MARK JOHNSON	13893 Oleander Ave		Mark Johnson
JOHNNIE BUTLER	13839 COCONUT AVE, JUNO BEACH, FL 33408		Johnnie Butler
Khadija Zacharia	13883 Oleander Ave		Khadija Zacharia
Jesus Tejada	1679 Park street		Jesus Tejada
Vivian Tejada	1679 Park St		Vivian Tejada
Cynthia A Black	13896 Coconut Ave		Cynthia A Black

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME

ADDRESS

EMAIL

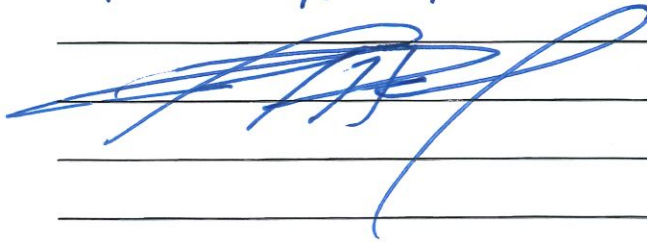
SIGNATURE

JOSEPH & KATHLEEN PAUL

844 OCEANVIEW DR.

JUNO BEACH FL 33408

jpaul@cypresspartners.com



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature Mary V. Mason Name MARY V. MASON
Address 100 Udo Lago DR Coach 204 JUNO BEACH
33408



E. Systems Home Consequences

Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature DAVID TABORY Name DAVID TABORY
Address 445 Juno Dawn Way



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature Rose G. Carille Name Rose G. Carille
Address 500 Ocean Dr apt E-10D Juno Beach
FLA 33408



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

704 OCEAN DRIVE

Address

Name

JON (JACK) LUTHER
JUNO BEACH, FL 33408



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

500 OCEAN DR / APT E11B

Address

Name

RONALD E. HOSTA
JUNO BEACH, FL 33408



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

460 Sunset Way

Address

Name

Wendy Dixon Faria
Juno Beach, FL 33408



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature [Signature] Name Linda Fortner
Address 444 Zephyr Way Juno Bch 33408



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature [Signature] Name Diana Reed
Address 170 Celestial Way Apt 7-3



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature [Signature] Name Cynthia FRANKEL
Address 6705 FLORAL DR Juno Beach, FL 33408



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Name

Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Name

Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Name

Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Address



Mr. John Pierce
402 Sea Oats Dr Apt D
Juno Beach, FL 33408

John Pierce



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Address

Name

777 HIBISCUS AVE

PAUL KNEELAND



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Address

Name

410 S. Sun Lane, Juno Beach, FL 33408

Jeri L. Glynn



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Chris Hageman
Signature

CHRIS HAGEMAN & DEBBIE HAGEMAN
Name

840 OCEANSIDE DRIVE JUNO BEACH
Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Jim & Lynn Lyons
Signature

Jim & Lynn Lyons
Name

451 Apollo Dr Juno Beach
Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

JOAnn Girotti
Signature

JOAnn Girotti
Name

371 Apollo Dr. Juno Bch 33408
Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Francine Hotelling (201) Francine Hotelling
Signature Name
300 Uno Lago Drive Juno Beach 33408
Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Erinice J. Baugh Erinice J. Baugh
Signature Name
13 Coral Bay Cir Juno Beach FL 33408
Address



Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Signature

Name

Address



Guy Durand GUY DURAND
401 OCEAN AVE JUNO BEACH FL 33408

Protect My Property Rights – Repeal the Harmony Definition

Dear Council Members,

I am a Juno Beach homeowner, and I strongly oppose the new zoning code restrictions, particularly the "harmony" definition that limits my property rights. These changes threaten my home's value and set a dangerous precedent for government overreach. Juno Beach's existing codes already ensure responsible development—additional restrictions are unnecessary. I urge you to repeal the "harmony" definition and protect homeowners' rights. Represent MY interests, not bureaucratic agendas!

Annette Lee

ANNETTE LEE

Signature

Name

420 CELESTIAL WAY #102, JUNO BEACH FL 33408

Address



Michael Carp

From: Anne Bosso <annebosso@bossorealty.com>
Sent: Thursday, May 22, 2025 4:33 AM
To: Larry Pacheco; Michael Carp
Subject: Fwd: Against Harmony code

Sent from my iPhone

Begin forwarded message:

From: Mark Russo <markyrusso@gmail.com>
Date: May 21, 2025 at 8:15:44 PM AKDT
To: Office Bosso <annebosso@bossorealty.com>
Subject: Against Harmony code

Dear Ann,

Please add my name to any petition that may be organized that is against the harmony code. Unfortunately, I cannot be there in person because I am away for the summer in Italy. Please use this as a proxy for my vote against the harmony code.

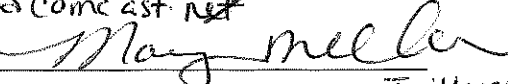
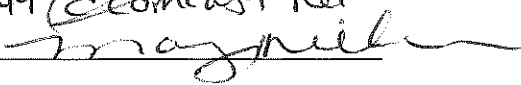
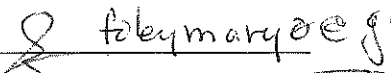
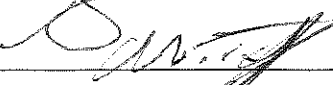
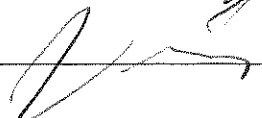
Thank you for your help and I hope to speak to you soon,
Mark Russo.

Address: 333 Ocean Dr

markyrusso@gmail.com

Petition to Repeal Town Ordinance 780

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
John Miller	790 Hibiscus Ave,	JMiller284@gmail.com	
Mary Miller	790 Hibiscus Ave,	Mhiller284@gmail.com	
John Miller	480 Surfside Ln.	JMiller284@gmail.com	
Mary Miller	480 Surfside Ln.	Mhiller284@gmail.com	
Mary Foley	470 Surfside Lane	foleymary@gmail.com	
William Steffens	470 Surfside Lane	W.Steffens@gmail.com	
John Miller	471 Surfside Ln		

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
Deborah Levulis	401 Sunset Way Juno Beach		Deborah Levulis
ROLAND GINCAVSKAS	400 SUNSET WAY		Rolando Gincavskas
Sylvia B. D. DRS	411 Sunset Way		Sylvia B. D. DRS
Conchita Spiller	140 Ocean Dr Juno Beach		Conchita Spiller
LUIS CASTRO	480 SUNRISE WAY	LUISCASTRODM@gmail.com	Luis Castro
HANZI	220 OCEAN DRIVE	ramihanzi78@gmail.com	Hanzi
Manonita	510 Sunrise Way	amr380@comcast.net	Manonita
William E. W.	440 SARTIS WAY	todew17@AOL.com	William E. W.
Brenda Rogers	461 SUNSET WAY	PETER @ AOL.COM	Brenda Rogers
Peter M. Garofolo	220 (CESTIA) WAY 33408	Pgarofolo@Tol.com	Peter M. Garofolo

Green - sign

6922

227

1000

2
lots
can-
-Bred
empty

ESTANOS

STAR 21645

5000T WAY

CA9.

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:03 PM
To: Michael Carp
Subject: Fw: Repeal Harmony

Larry Sorsby:

From: Thom Foster <fosterthom41@gmail.com>
Date: April 30, 2025 at 2:58:41 PM CDT
To: town_council@juno-beach.fl.us
Subject: Repeal Harmony

Juno Beach Council: This is Thomas R Foster a citizen of Juno Beach. I do not want my property rights reduced by this "harmony" provision recently introduced to the code.

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:07 PM
To: Michael Carp
Subject: Fw: No on Harmony

Larry Sorsby

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Sent: Tuesday, May 20, 2025 11:58:05 AM
To: Sorsby, Larry <LSorsby@KHOV.COM>; Anne Bosso <annebosso@bossorealty.com>
Subject: Fwd: No on Harmony

Sent from my iPhone

Begin forwarded message:

From: Caitlin Copeland <ccopeland@juno-beach.fl.us>
Date: May 2, 2025 at 7:35:30 AM CDT
To: Town Council <town_council@juno-beach.fl.us>, Jim Ehret <jim@ehret-consulting.com>, Fabinne Azemar <fazemar@juno-beach.fl.us>, Brian Cole <bcoolski@yahoo.com>, Michael Stern <mstern100@gmail.com>, Jonathan Butler <jonathan@jbutlerlawgroup.com>, Jim Ferguson <jimferguson001@gmail.com>, Stephen Mayer <smayer@juno-beach.fl.us>, Carol Rudolph <pbgsoccer@aol.com>, Frank Davila <fdavila@juno-beach.fl.us>
Subject: Fwd: No on Harmony

Good Morning:

Please see the comment below from Chad Van Boven.

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: **Chad Van Boven** <cdvb@comcast.net>

Date: Fri, May 2, 2025 at 8:28 AM

Subject: No on Harmony

To: <ccopeland@juno-beach.fl.us>

Good morning Caitlin,

My wife and I oppose Harmony. We live at 420 Sunrise Way.

Best,

Chad Van Boven

Sent from my iPhone

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:06 PM
To: Michael Carp
Subject: Fw: Repeal Harmony

Larry Sorsby

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Sent: Tuesday, May 20, 2025 1:53:53 PM
To: Sorsby, Larry <LSorsby@KHOV.COM>; Anne Bosso <annebosso@bossorealty.com>
Subject: Fwd: Repeal Harmony

Sent from my iPhone

Begin forwarded message:

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Date: May 2, 2025 at 9:32:56 AM CDT
To: Carrie Williams <cachadwick@msn.com>
Subject: Fwd: Repeal Harmony

Sent from my iPhone

Begin forwarded message:

From: Catherine <catherine9068373@gmail.com>
Date: May 1, 2025 at 7:45:39 PM EDT
To: town_council@juno-beach.fl.us
Subject: Repeal Harmony

Dear Council Members,
We are longtime Juno Beach residents.
We disagree with the proposed "Harmony" zoning restriction that has been proposed to council as a code change.
We believe that the town already has a very good, clear set of codes and we do not feel the need to further restrict homeowners or property owners from

the council over stepping on private citizen's right to use their property as they see fit and within our already strict home building codes.

The correct policy decision is to stop with the "Harmony" addition to our codes and protect our rights as property owners.

Sincerely,

Jason and Catherine Haselkorn

11 Grand Bay Circle

Juno Beach, FL 33408

Michael Carp

From: Sorsby, Larry <LSorsby@KHOV.COM>
Sent: Wednesday, May 21, 2025 6:04 PM
To: Michael Carp
Subject: Fw: Repeal Harmony

Larry Sorsby

From: Peggy Wheeler <pwheeler@juno-beach.fl.us>
Sent: Tuesday, May 20, 2025 1:55:22 PM
To: Sorsby, Larry <LSorsby@KHOV.COM>; Anne Bosso <annebosso@bossorealty.com>
Subject: Fwd: Repeal Harmony

Sent from my iPhone

Begin forwarded message:

From: N Hirsch <nmhirsch@gmail.com>
Date: April 30, 2025 at 4:32:57 PM CDT
To: town_council@juno-beach.fl.us
Subject: Repeal Harmony

This has gotten out of hand. If a homeowner/property owner wished to have their property governed by an elected or appointed party, they could have purchased in a community governed by an HOA. We did not choose this option.

My opinion on what someone else does or would like to do with/to their property is absolutely irrelevant as long as it follows setbacks and height restrictions already in place to protect the community. That is enough. I don't have a say in what mailbox someone chooses, what color a house is painted, etc nor should anyone else.

Juno Beach has had no issue 'selling' the town. Why is Harmony necessary other than to give some residents a sense of empowerment?

Repeal it...now.

Nina Hirsch
561.371.7617

Petition to Repeal Town Ordinance 780

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

Ch. M.

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>SIGNATURE</u>
-------------	----------------	--------------	------------------

Roland Gincauskas	400 Sunset	deerpt1@mchsi.com	<i>Roland Gincauskas</i>
-------------------	------------	-------------------	--------------------------

351 Zenith Ln

441 N Juno Ln

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges.** Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
Walter Ruczynski	530 Lyra	ruczynski@gmail.com	Walter Ruczynski

David Kazel 431 Sunset david.kazel@centricconsulting.com David Kazel

[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
------	---------	-------	-----------

John Kern	770 Hibiscus Ave.	jbkern51@gmail.com	John Kern
-----------	-------------------	--------------------	-----------

Patricia Kern	770 Hibiscus Ave	tishkern@bellsouth.net	Patricia Kern
---------------	------------------	------------------------	---------------

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
------	---------	-------	-----------

Craig Dell 401 Diana Ln c@craigdell.com *Craig Dell*

Craig Dell

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, petition the Town Council repeal Ordinance 780 to restore regulations that are fair, simple, and certain for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

[illegible]

Petition to Repeal Town Ordinance 780

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>SIGNATURE</u>
Mona Bischak	470 Sunrise Way	accounting@hohokusinc.com	<i>Mona Bischak, Trustee</i>

Mona Bischak 470 Sunrise Way accounting@hohokusinc.com Mona Bischak, Trustee

[illegible]

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

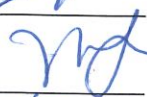
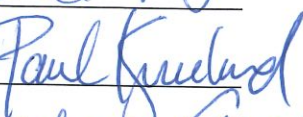
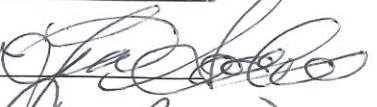
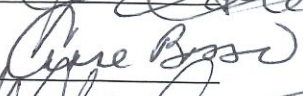
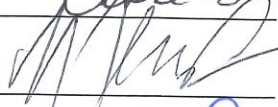
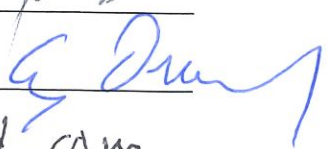
Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

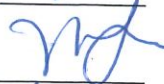
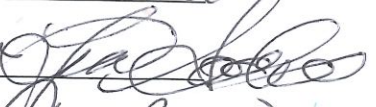
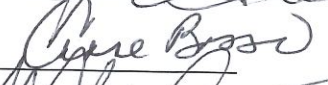
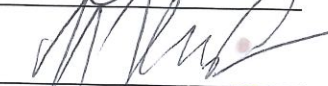
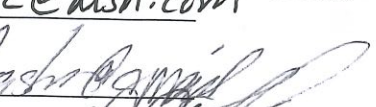
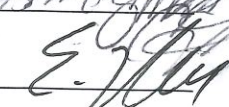
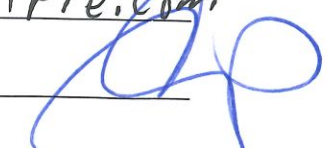
Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
Michael Kaufman	490 N. Mars	Kaufman.m1071@gmail.com	
Michelle Noga	391 Mercury Cir #1	michelle.noga@comcast.net	
Paul Kneeland	777 Hibiscus Ave	PKNEELAN@CHANNELBUILDING.COM	
Amanda Kneeland	777 Hibiscus Ave	AKneeland22@yahoo.com	
Maria Solano	420 N. Juno Ln	maria.solano@yahoo.com	
Gino Solano	420 N. Juno Ln	mariasolano@yahoo.com	
Anne Bossi	13955 US 1, 7514th Ave 765 Hibiscus	annebossi@bossirealty.com	
Robert Bossi	13955 US 1, 7514th Ave 765 Hibiscus	annebossi@bossirealty.com	
SUY DURANT	401 OCEAN DRIVE	gd272@msn.com	
John Stellyto	401 SUNSET WAY	johnstellyto42@icloud.com	

and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
Michael Kaufman	490 Mars	Kaufman.m1071@gmail.com	
Michelle Noga	391 Mercury Cir #1	michelle.nogacarree@gmail.com	
Paul Kneeland	777 Hibiscus Ave	CHANNEL BUILDING PKNEELAND@comcast.net	
Amanda Kneeland	777 Hibiscus Ave	AKneeland22@yahoo.com	
Maria Sodano	420 N. Juno Ln	maria.sodano@yahoo.com	
Gino Sodano	420 N. Juno Ln	mariasodano@yahoo.com	
Anne Bossi	13955 US 1, 751 Hibiscus 765 Hibiscus	annebossi@bssorealty.com	
Robert Bossi	13955 US 1, 751 Hibiscus 765 Hibiscus	annebossi@bssorealty.com	
GUY DURANT	401 OCEAN DRIVE	gd272@msn.com	
John Stellyto	401 SUNSET WAY	johnstellyto42@icloud.com	
Pete Williams	450 SEASIDE LN.	JUNOPETE@GMAIL.COM	
CARRIE WILLIAMS	450 Seaside Ln.	JUNO1CACHAWICK@msn.com	
Cynthia Frasher	1705 Floral Dr. Juno	Cynthiafrasher@gmail.com	
Ellen Andel	471 N. Juno Ln.	ellen.ande@gmail.com	
Andrew Russo	391 Neptune / 390 Juniper	ARUSSO@ipre.com	
Michael Camp	471 SUNSET	MCAMP@MILSON-HOANGS.COM	

JUNO BEACH PROPERTY RIGHTS ASSOCIATION

Petition to Repeal Town Ordinance 780

We, the undersigned residents of Juno Beach, believe in fostering harmony within our community and ensuring fairness in our zoning ordinances. Regulations should be **fair, simple, and certain**, providing equal treatment for all homeowners under town codes.

Unfortunately, **Town Ordinance 780**, enacted in 2024, disrupts this fairness. It **lowers property values, restricts homeowners' rights, and exposes the town to unnecessary legal challenges**. Under this ordinance, homeowners no longer have control over their property within reasonable building size and appearance guidelines, instead subjecting their choices to the arbitrary rulings of town planners and members of the Planning and Zoning Board.

Furthermore, two sitting Town Council members who initially supported Ordinance 780 (Hosta and Wheeler) have since rescinded their approval and now advocate for its repeal.

We, the residents of Juno Beach, **petition** the Town Council repeal Ordinance 780 to restore regulations that are **fair, simple, and certain** for our community. This repeal will reinstate the **Harmony Codes**, first adopted in 1992, which have successfully served our town for decades.

NAME	ADDRESS	EMAIL	SIGNATURE
MICHAEL GRAY	471 SUNSET	MTGRAY@MMSUN-BOCAING.COM	
Anne BOSSO	765 Hibiscus	annebosso@bossorealty.com	
GUY DURAND	907 OCEAN DRIVE JUNO		
John Stelluto	401 SUNSET Way		
PAUL KNEKLAND	777 HIBISCUS AVE		
PETE WILLIAMS	450 SEASIDE LN.	JUNOPETE@GMAIL.COM	P.D.W.
CARRIE WILLIAMS	450 Seaside Ln	cachadwick@msn.com	Carrie Williams
CYNTHIA FRASHER	1705 FLORAL Dr.	Cynthiafrasher@gmail.com	
Ellen Andel	471 W. Juno Ln		
MARCIA WOLF	410 Sunrise Way	walkerske@comcast.net	
Andrew Bossso			



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 #: 13

DATE: 5.28.25

NAME: Marcio Wolf PHONE NO.:

REPRESENTING (IF APPLICABLE): Self

ADDRESS: 410 Sunrise Way

CHECK WHAT MAY APPLY:
☐ SUPPORT ☒ OPPOSE ☐ I WISH TO SPEAK



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 #: 13

DATE: 5/28/25

NAME: Cynthia Frasher PHONE NO.: 631 603 8701

REPRESENTING (IF APPLICABLE):

ADDRESS: 1705 Floral Dr. Juno Beach

CHECK WHAT MAY APPLY:
☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK



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 #: 13 DATE: _____

NAME: Bob Bossio PHONE NO.: 561-844-5500

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 765 Hibiscus Ave

CHECK WHAT MAY APPLY:

☐

SUPPORT

☒

780
OPPOSE

☐

I WISH TO SPEAK



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 #: 13 DATE: 5/28/2025

NAME: ALDO ROVERE PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 400 UNO LAGO DRIVE

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



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 #: 13 DATE: 5/28

NAME: Reel Dunn PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 440 Sunset way

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK

Do not
SPEAK



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 #: 13 DATE: 5/28/25

NAME: Charlotte Parker PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): Boss Lady Hddings

ADDRESS: 351 Zenith

CHECK WHAT MAY APPLY:

☐

SUPPORT

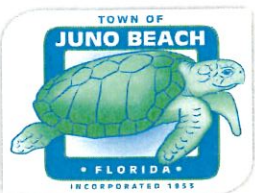
☒

OPPOSE

to 780

☐

I WISH TO SPEAK



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 #: 13 DATE: 5/28/25

NAME: Charlotte Parker PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): RSG Ventures

ADDRESS: 400 Sunset Way

CHECK WHAT MAY APPLY:

☐ SUPPORT

☒ OPPOSE
to 780

☐ I WISH TO SPEAK



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 #: 13 DATE: 5/28/25

NAME: Charlotte Parker PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): Boss Lady Holdings

ADDRESS: 441 N Juno Ln

CHECK WHAT MAY APPLY:

☐ SUPPORT

☒ OPPOSE
to 780

☐ I WISH TO SPEAK



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

5

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, May 27, 2025 at 4:55 PM

Submitted on Tuesday, May 27, 2025 - 4:55pm

Submitted by anonymous user: 174.61.89.196

Submitted values are:

First Name Cyndie
Last Name Wolf
Address 440 STARLIGHT LN
Email Address clwolf@rocketmail.com
Agenda Item Number (Ex: 1, 2, 3) Public Comment
Public Comment / Question
Council Meeting 05/28/25
Cyndie Wolf, 440 Starlight Lane

At its core, this discussion is about whether we, as a town, choose to maintain control over development in Juno Beach—or relinquish that control to developers whose primary goal is maximizing profit, often at the expense of our community's character.

Eliminating the Harmony Code and the architectural review process for single-family homes opens the door to oversized, out-of-scale development with little regard for the long-term impacts on our town's charm, cohesion, and livability. Those advocating for the removal of these safeguards are, intentionally or not, paving the way for development that prioritizes profit over preservation.

Concerns have been raised about the potential for litigation. While it's true that legal action can be costly, it is also something the town has faced in the past. We can and should examine past legal expenditures derived from residents who sought a larger home or sought a smaller home for a neighbor. This will help you to better understand the financial risk. Informed decisions require real data, not speculation.

Rather than eliminating protections, we should focus on reducing legal risk by refining our existing regulations. A key part of that is the effort to clearly define the four core concepts of Harmony in a way that is practical, measurable, and legally defensible. This will strengthen—not weaken—our town's position while maintaining local oversight.

So, why rush now? Over \$200,000 has been allocated for professional consulting to guide these decisions. It is premature and fiscally irresponsible to act before those findings are presented. The Council has acknowledged the need for clearer definitions of Harmony yet appears ready to dismantle the very review process meant to support it—before completing that work.

There is no turning back if architectural review is removed. The community is clearly divided, and such a significant, permanent change should not be made without broad consensus and all relevant information in hand.

Let's slow down, follow through on the Council's own commitments, and allow the consulting process to conclude before making irreversible decisions. Preserving Harmony and architectural review is not about stopping progress—it's about guiding it in a way that respects the unique character of Juno Beach.

Additionally, I regret that I am unable to attend this week's meeting. I want to respectfully express my concern that my input, along with that of others who are unable to attend in person, does not appear to be acknowledged or meaningfully considered. When written comments are not read into the record or referenced during discussion, it creates the impression that our voices are being overlooked.

This lack of engagement is discouraging and, I believe, not in the best interest of an inclusive and transparent community

process. Every resident should feel heard, whether present or not. I urge the Council to ensure that all submitted input is given appropriate attention and consideration as part of the public dialogue.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19925>



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

S

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

Wed, May 28, 2025 at 10:02 AM

Submitted on Wednesday, May 28, 2025 - 10:02am

Submitted by anonymous user: 134.84.0.1

Submitted values are:

First Name Laura

Last Name Niedernhofer

Address [471 Apollo Drive Juno Beach FL 33408](#)Email Address lniedern@umn.edu

Agenda Item Number (Ex: 1, 2, 3) #13 Harmony of single-family homes

Public Comment / Question

As a longstanding citizen of Juno Beach, who owns a 12 yo 3200+ sq ft home on Juno Ridge, I strongly support the notion of harmony of architectural design of new homes in our town. We recently experienced development of 3 new homes on US 1 behind our house that were identified as incongruous with neighboring structures by town council and staff (see slide 81). I initiated countless engagements with town staff, town council, and the P&Z throughout the site plan approval process and construction period, spanning over ~2 years. My experience is that the town is under staffed and under powered to cope with and enforce code violations of large developers. The pat response to my concerns regarding the development were that "that is a civil matter" and that town inspection occurs only when construction is completed, neither of which are supportive of harmony between existing citizens, developers, and future home owners. Often my queries were not resolved or even responded to. I strongly encourage you to consider expanding the town staff and their expertise to properly manage the acceleration of development currently occurring in Juno Beach. Thank you for your consideration.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19928>



TOWN OF JUNO BEACH

Item postponed

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 #: 14

DATE: 5/28/2025

NAME: ALDO ROVERE

PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 VNO LAGO Dr.

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK