



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

KEEP OUR HARMONY CODES IN PLACE!

1 message

Ruth Green <ragreen2003@gmail.com>

Fri, May 23, 2025 at 11:11 AM

To: town_council@juno-beach.fl.us

For the sake of our beautiful Juno Beach, KEEP THE HARMONY CODES!
Ruth OBrien
JUNO BEACH RESIDENT



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

Against code changes.

1 message

'BEVERLY GIBEL' via Council <town_council@juno-beach.fl.us>

Wed, May 28, 2025 at 1:50 PM

Reply-To: BEVERLY GIBEL <bevgib@aol.com>

To: town_council@juno-beach.fl.us

Unnecessary. Don't open the door to unbridled destruction.

Bad enough you passed Mega Mansion, Ocean One, Caretta. Do the right thing for once!

Sent from my iPhone

Board Certified Psychotherapist

Trained Psychoanalyst

Wellness Coach

Holistic Approach



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

Keep our codes

1 message

randy.gold1@gmail.com <randy.gold1@gmail.com>

Fri, May 23, 2025 at 11:16 AM

To: town_council@juno-beach.fl.us

And thank you for your service.

Randy Gold



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

Current Building Codes

1 message

Camille Waser <cmwas43@gmail.com>

Fri, May 23, 2025 at 11:29 AM

To: town_council@juno-beach.fl.us

Hello Council,

Please keep our current building codes in Juno Beach.

Camille & Eric Waser
911 Ocean Drive #803
The Manor



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

Harmony Codes

1 message

'JOHN D SHOGREN' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 11:56 AM

Reply-To: JOHN D SHOGREN <bear688@aol.com>

To: town_council@juno-beach.fl.us

Dear Town Council keep the same Harmony Codes.Don't destroy a beautiful and quality community.

John Shogren

Sent from my iPhone



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

building codes in Juno Beach

1 message

Terry Phillips <nowhopetravels@gmail.com>

Fri, May 23, 2025 at 11:58 AM

To: town_council@juno-beach.fl.us

I support keeping the current codes in place and strengthening requirements to maintain the ability of the town to control what is built in our jurisdiction.

Terry Phillips
561.346.5704

-- 'Nevertheless, She Persisted'



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

(no subject)

1 message

'Linda Young' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 12:13 PM

Reply-To: Linda Young <lindayoung@aol.com>

To: town_council@juno-beach.fl.us

Keep our codes!

Linda Young Eicher
The Waterford, Apt T1013



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

Code

1 message

jack bolnick <jackisdiego@gmail.com>
To: Town_Council@juno-beach.fl.us
Cc: Susan Bolnick <dancinpep@aol.com>

Fri, May 23, 2025 at 12:27 PM

Please keep the code for archeological review to maintain appropriate building guidelines. Our beautiful Juno Beach is turning into Boca & Delray which we don't want.

Jack & Susan Bolnick
450 Ocean Drive Apt 1006
Juno Beach
Sent from my iPhone



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

Harmony codes

1 message

'chapcooklaptop@aol.com' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 12:33 PM

Reply-To: "chapcooklaptop@aol.com" <chapcooklaptop@aol.com>

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Please keep the existing codes in place to protect the nature of Juno Beach and its residents. We do not need to be less restrictive or to have more development. Anyone who votes that way should be voted out. Charles Hapcook, [900 Ocean Dr.](#)

[Sent from the all new AOL app for iOS](#)



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

architectural review

1 message

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

Fri, May 23, 2025 at 12:41 PM

Reply-To: Carol <carolju@aol.com>

To: Town_Council@juno-beach.fl.us

Hello,

Please keep the architectural review and codes

Thanks,
Carol Julich
Carolju@aol.com
973 985 7568

Sent from my Verizon, Samsung Galaxy smartphone



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

Housing Review Opinion

1 message

Colleen Mosier <ccmcourt@gmail.com>

Fri, May 23, 2025 at 12:59 PM

To: Town_Council@juno-beach.fl.us

I fully support the Town maintaining size review restrictions in the neighborhood context

I fully support codes guiding new construction

I do not support architectural review

Colleen Mosier



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

Support for Preserving the Harmony Code and Juno Beach's Character

1 message

Jennifer Pierce <jenniferpierce1020@gmail.com>

Fri, May 23, 2025 at 3:19 PM

To: Town_Council@juno-beach.fl.us

Cc: Jennifer Pierce <jenniferpierce1020@gmail.com>

Dear Town Council Members,

While I live in a condo and am not directly affected by the Harmony Code, I feel strongly that the ordinance passed unanimously just last year reflects the kind of thoughtful discretion we need to 'keep Juno Beach, Juno Beach'.

I support maintaining the Harmony Code as-is. I don't want to see a wave of oversized homes and mega-mansions replacing our town's charm and balance. Beyond aesthetics, I'm concerned that large-scale tear-downs and massive new builds could drive up property values and taxes, pushing out retirees, pension-reliant residents, and longtime locals who give this town its character.

I understand there's nothing wrong with wealth (after all, diversity includes income diversity too!). But I, for one, prefer a neighborhood where not everyone belongs to a country club. I value living among a mix of backgrounds and life experiences, not just the ultra-wealthy. If we normalize the kind of development seen in the approval of that 15,000-square-foot estate, we risk losing the very qualities that make Juno Beach special.

Please don't roll back a policy that was carefully considered and **unanimously** supported just a year ago. Let's honor the town's intent and preserve what makes this community unique.

Sincerely,

Jennifer Pierce, 900 Ocean Drive, Unit 707



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

In favor of maintaining architectural review

1 message

Don <donshap@gmail.com>

Fri, May 23, 2025 at 4:15 PM

To: Town_Council@juno-beach.fl.us

Dear Council Members:

I would like to express my support to maintain architectural review and to preserve size review based on neighborhood context (mass, bulk, scale, and proportion), our "harmony codes." To a large extent these codes are what make Juno Beach such a wonderful town to live in

Sincerely,

Donald P. Shapiro

570 Ocean Drive



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

Keep our codes please!

1 message

Diane Papadakos <dgpapadakos@gmail.com>

Fri, May 23, 2025 at 4:57 PM

To: Town_Council@juno-beach.fl.us



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

(no subject)

1 message

'Tedda King' via Council <town_council@juno-beach.fl.us>

Sat, May 24, 2025 at 7:15 AM

Reply-To: Tedda King <teddaking@aol.com>

To: town_council@juno-beach.fl.us

I am writing to advise the town council that I support keeping the current codes regarding the size of new structures in context of their surroundings. I support the Harmony Code. I support the Architecture Review Codes.

Tedda King



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

Architectural Review

1 message

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

Sat, May 24, 2025 at 8:11 AM

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

To: Town_Council@juno-beach.fl.us

Please keep our codes for architectural review.

Catherine Murphy
Sent from my iPad



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

Codes

1 message

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

Sat, May 24, 2025 at 8:12 AM

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

To: Town_Council@juno-beach.fl.us

KEEP OUR CODES for architectural review and to preserve size review based on neighborhood context (mass, bulk, scale, and proportion), our harmony codes.

Sent from my iPad



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

Juno Beach Architectural codes

1 message

'Karen Kolstad' via Council <town_council@juno-beach.fl.us>

Tue, May 27, 2025 at 10:10 AM

Reply-To: Karen Kolstad <evalen90@yahoo.com>

To: town_council@juno-beach.fl.us

Dear Juno Beach Town Council,

We would like to express our staunch opposition to removing or changing our town codes in any aspect.

These codes protect the quality of our architecture and Juno Beach living.

We need to maintain architectural review in Juno Beach. Present codes are not overly restrictive to prudent development and should remain unaltered.

Sincerely,
Karen and Leonard Kolstad

[Sent from Yahoo Mail for iPad](#)



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

Construction Codes for Juno Beach

1 message

'fildes@aol.com' via Council <town_council@juno-beach.fl.us>

Tue, May 27, 2025 at 10:14 AM

Reply-To: "fildes@aol.com" <fildes@aol.com>

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Dear esteemed members of our Town Council,

I am a long-time owner-resident of Juno, (2007). I have always enjoyed the relatively understated appearance of the residences and commercial enterprises that define our community as tasteful and unpretentious. While I respect and support the importance of individual freedoms, I also detest and oppose the potential for unbridled egotistical arrogance of some who appear to have lost their humility and respect for others. Recently, we have seen the creation of house monstrosities in the heart of Juno which have damaged the appearance of our little Pelican Pond... there are many developers constantly attempting to curry favor and buy influence with our town leadership to further destroy our enviable tranquility and quality of life. For these reasons and others, I urge you to vote to retain a robust program of architectural review to define all construction and development, including a careful review of proposed size based on the neighborhood context (mass, bulk, scale, and proportion), along the lines of our current harmony codes.

Thank you for your difficult work of our behalf.

Sincerely,

Robert D. Fildes, MD

500 Ocean Drive

Juno Beach, FL 33408



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

keep our codes!

1 message

Bill Enross <bill.enross@gmail.com>
To: Town_Council@juno-beach.fl.us

Tue, May 27, 2025 at 11:35 AM

William Enross
[450 Ocean Drive, Apt 203](#)
[Juno Beach, FL 33408](#)

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Bill Enross
(508) 801-0593



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

Public Comment Submission for May 28, 2025 Council Meeting – Ordinance 7801 message

Jennifer Pierce <jenniferpierce1020@gmail.com>

Tue, May 27, 2025 at 6:20 PM

To: ccopeland@juno-beach.fl.us

Dear Town Clerk Copeland,

Please include the below correspondence in the official public record for the May 28, 2025 Town Council Meeting regarding Ordinance 780.

As a Juno Beach resident, I am writing to express concern about recent communications from Mayor Wheeler and to clarify that many residents, including myself, do not support the proposed repeal of Ordinance 780. The attached message, which I also shared directly with Council Members DD and Diana, outlines my specific concerns.

Thank you for your service and for ensuring that a diversity of resident voices are documented and considered.

Sincerely,
Jennifer Pierce
[900 Ocean Dr, #707](#)
[Juno Beach, FL 33408](#)

ATTACHED MESSAGE:

Dear Council Members Halpern & Davis,

Given the significance of the upcoming discussion on Ordinance 780, I wanted to share my reaction to several misleading and concerning statements from Mayor Wheeler's May 27th newsletter.

Mayor Wheeler repeatedly makes broad, unqualified claims such as:

- *"Residents are advocating for the reinstatement of the Harmony Code..."*
- *"Citizens are urging a return to the original codes..."*
- *"Residents have expressed strong opposition to replacing Ordinance 780..."*
- *"Council Members, including myself, have since acknowledged..."*

These blanket statements suggest unanimous support for repealing Ordinance 780 and opposition to any related measures, which is simply not true. A significant portion of residents, including myself, do *not* support the repeal. Many of us are concerned about the implications for neighborhood aesthetics, scale, and the overall character of Juno Beach.

Ironically, the Mayor closes her message by accusing other Council Members' newsletters of being misleading, even as she fails to acknowledge the diversity of opinion in town. Her tone implies that only one group of citizens deserves representation. That is not reflective of balanced leadership.

Whether or not one lives in a single-family home, many of us care deeply about preserving the beach-town harmony and thoughtful scale that drew us to Juno Beach in the first place. Ordinance 780 was passed unanimously last year, including by Mayor Wheeler and Planning & Zoning after public deliberation. To now suggest it was rushed or uninformed is a revisionist narrative.

I appreciate your willingness to continue representing *all* residents, not just the loudest voices. Thank you for your continued service and for standing by principles of transparency, accuracy, and inclusive governance.

Sincerely,
Jennifer Pierce



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

Harmony codes

1 message

Adam Sorrenti <adam.sorrenti@dspca.com>

Tue, May 27, 2025 at 9:50 PM

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Yes!!!

ADAM SORRENTI
840 ocean drive
Apartments 806 and 903
JUNO beach Florida 33408
Sent from my iPhone



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

Save Juno Beach

1 message

'Judy Mathot' via Council <town_council@juno-beach.fl.us>

Wed, May 28, 2025 at 8:38 AM

Reply-To: Judy Mathot <imjudeed@yahoo.com>

To: town_council@juno-beach.fl.us

Sent from my iPad

Dear Town Council members,

Please do all that you can to save our beautiful and special little beach town. Do not let us be taken over by people that have no respect for what our town means to us. The reason people live here is because of how quiet and quaint our town is. Why would anyone want to ruin such a perfect place to live? We do not need to be taken over by developers and real estate investors that will use us and destroy what we have.

Please support our town by keeping the Harmony Codes in tact. Do not let it be changed for the worse by people who do not care and just want to plow us over for their own good.

Stand together to keep Juno Beach the way it has been and should be!

Thank you,

Judy Conn-Mathot



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

Yes

1 message

Edward Simpson <edwardfsimpson@gmail.com>

Tue, May 27, 2025 at 8:06 PM

To: town_council@juno-beach.fl.us

Sent from my iPhone



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

Harmony

1 message

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

Tue, May 27, 2025 at 9:48 PM

May 25, 2025**Dear Mayor and Councilors,**

What the Town needs is a Workshop!!! Oh, wait, we had one. Some acknowledged that we called it a workshop, but the public, like at Council meetings, was limited to initial comments from a few residents and no engagement from the citizens after hearing from the Councilors, P&Z and Staff. That has led to newsletters, emails, by named and unnamed individuals, seeking to gather favor for their particular point of view.

The discussion centers around the word “*harmony*” in the architectural review guidelines of Ordinance 780. This is more than a policy, it boils down to a matter of semantics and interpretation. The word *harmony* means different things to different people, and how we define and apply it, shapes both property rights and the future of our town’s appearance.

Some argue that *harmony* is too subjective—difficult to define, easy to misapply, and therefore, problematic. Florida has evolving legal standards, which emphasize clarity, consistency, and historical precedent. From that view, decisions based on undefined aesthetics can seem arbitrary, and open the door to legal disputes or homeowner frustration.

Others see *harmony* as essential—a word that captures the character and charm of our town. It reflects how homes relate to each other and to the streetscape, how architectural elements work together, and how we preserve the small-town atmosphere we all value. Removing the word could weaken our ability to maintain this visual identity. To eliminate it could be seen as an outright rejection of the concept by our town.

In truth, both sides are right in some ways.

We’re really facing a language and planning challenge—how to respect individual property rights while guiding the kind of development that keeps our town cohesive and appealing.

And while we’d all like a solution that’s “certain for all time,” that’s rarely realistic. In just the past few years, we’ve seen dramatic changes in home

design and scale—what was once harmonious has shifted, reflecting broader trends and evolving preferences.

That's why we should consider bringing modern tools into the process. One approach would be to create a template envelope for each existing property—defining its development limits in terms of volume, massing, and scale, based on both the building code and architectural review criteria. This is on the table.

A plan for analyzing Floor Area Ratio, Volume, and Massing for single-family dwellings. Someone who has the tools to create clear, visual parameters for each lot, using objective data and the latest technology. Chen Moore comes to mind. This could be funded either directly or through the reallocation of funds from existing services already paid for.

Establishing parameters through an independent third party, would reduce subjectivity, help preserve aesthetic values, and create a consistent, transparent standard for all applicants.

In short, we don't need to abandon *harmony*—we need to clarify it, define it, and support it with modern tools and historical context. That way, we protect both the town's visual identity and the rights of the people who live here.

Thank you for your attention to this matter and for your service to the community.

Aldo Rovere – Audit Oversight Committee in hiatus

400 Uno Lago Drive



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

STOP - THE OVER DEVELOPMENT - STOP

1 message

Mary Ann Atkinson <maryann619@gmail.com>

Wed, May 28, 2025 at 3:58 AM

To: town_council@juno-beach.fl.us

We are already aware in Juno Beach that some of the developers wish to totally take over our beautiful area. Right now, everywhere you turn, there are more buildings being erected or planned to take over the peacefulness of our town with no thought to the infrastructure to support needed for the increase in population with roads and other system conveyances. It's time to STOP the unnecessary development in Juno Beach.

As members of the Juno Beach Council, you are supposed to be here to protect our town, its citizens and adhere to the existing rules for development. Why are you NOT doing your job? Money is not the answer to everything and please let your conscience do what is right for Juno Beach.

Thank you for your understanding and doing what is best for your constituents.

Mary Ann Atkinson, 536 Oak Harbour Dr, Juno Beach, FL 33408



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

Vote

1 message

Barbara Murdock <bdhm926@gmail.com>

Wed, May 28, 2025 at 5:30 AM

To: town_council@juno-beach.fl.us

YES

Barbara Murdock
bdhm926@gmail.com
203-216-2448



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

Codes

1 message

Bruce E Smith <phl213@gmail.com>
To: town_council@juno-beach.fl.us

Fri, May 23, 2025 at 2:21 PM

Keep our codes



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

Keep the Juno Beach codes

1 message

Meg Deering <mdeering100@gmail.com>

Mon, May 26, 2025 at 6:32 AM

To: town_council@juno-beach.fl.us

Dear Council,

It is upsetting to me as a member of this community for over 30 years that you do not see the difference between the homes we have and outlandish ones being proposed.

Perhaps it is not just the type of home but also the type of families that we are attracting that should be considered. If a new family in Juno Beach thinks they need more than 2500 sq feet of living space and need to loom over their neighbors, leaving no green space on their property, not only their home but they themselves will not fit in well with their neighbors.

We need to remain a green town with space around our homes to breathe and give privacy. We want to attract people who want to be outside more than inside.

We do not need pretentious, empty dwellings that put concrete from corner to corner on a lot.

Thank you for your consideration of my view on this issue.

--

Meg Deering

educate, communicate, understand, and love

561-222-9682

mdeering100@gmail.comwww.linkedin.com/in/megdeering



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

Harmony Codes

1 message

jack haynes <jthaynes@att.net>
To: town_council@juno-beach.fl.us

Tue, May 27, 2025 at 7:40 PM

As a Juno Beach concerned and voting Resident I would like to see the Building Codes remain as they are.

Thanks
Jack Haynes





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

Harmony Codes

1 message

pasha-wipers-6t via Council <town_council@juno-beach.fl.us>

Tue, May 27, 2025 at 8:21 PM

Reply-To: pasha-wipers-6t@icloud.com

To: town_council@juno-beach.fl.us

As a 20-year Juno Beach resident , I insist that the Harmony Codes remain in use and effective in all situations.

Juno Beach is a beautiful place. Please don't sell us out. After all, you live here too.

Pasha W.



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

YES

1 message

Donna M Fletcher <ontherocks281@hotmail.com>

Wed, May 28, 2025 at 12:07 AM

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

Sent from my iPad



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

Keep the current building codes!

1 message

Mary Skoning <maryskoning@gmail.com>

Fri, May 23, 2025 at 11:07 AM

To: town_council@juno-beach.fl.us

Mary Skoning
240 Celestial Wayne
Juno Beach, FL
Sent from my iPad



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

Keep our codes

1 message

'Alan Loewenstein' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 11:27 AM

Reply-To: Alan Loewenstein <alafa1@aol.com>

To: "town_council@juno-beach.fl.us" <town_council@juno-beach.fl.us>

We can not start building larger buildings or any type of structure in the Preserves!

Alan Loewenstein

[103B Sea Oats dr](#)



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

Codes

1 message

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

Fri, May 23, 2025 at 12:35 PM

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

To: town_council@juno-beach.fl.us

Keep our codes. The survey results speak for them selves. Keep our codes!

Bob Reimers
973-879-2886



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

Keep our codes

1 message

'paul harrington' via Council <town_council@juno-beach.fl.us>

Fri, May 23, 2025 at 12:39 PM

Reply-To: paul harrington <harrington1558@yahoo.com>

To: town_council@juno-beach.fl.us

Thanks, Paul



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

Keep Our Codes

1 message

Andrew Wilson <awilson@jgwgroup.com>

Fri, May 23, 2025 at 1:00 PM

To: "Town_Council@juno-beach.fl.us" <Town_Council@juno-beach.fl.us>

Dear Town Council:

I moved here 14 years ago to a small beach town called Juno Beach, now it seems some would like to make like Miami Beach. Do not change any of the permitting or architectural codes for this great community. Not sure what is driving some on the Town Council to want to do this, are you associated with builders, architects, or developers because if you are you are not looking out for the members of this community.

We do not want mansions on zero lot lines anywhere in our community. Enough is enough keep our town what it should be.

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>

Keep our codes

1 message

Kay McCarthy <kaymccarthy316@gmail.com>

Fri, May 23, 2025 at 1:03 PM

To: Town_Council@juno-beach.fl.us

We vote to keep our codes and protect Juno Beach.
Kay and Emmett McCarthy in Beachbound. [240 Celestial way #2](#).



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

Codes

1 message

John Motzer <johnhmotzer@gmail.com>
To: Town_Council@juno-beach.fl.us

Fri, May 23, 2025 at 3:25 PM

Keep our existing codes! We like the way things currently are.

John and Linda Motzer
Juno Beach, FL



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

Harmony Codes and Architectural Review Codes

1 message

Nancy Stone <nancy.stone1@att.net>

Mon, May 26, 2025 at 5:16 PM

To: town_council@juno-beach.fl.us, Caitlin Copeland <ccopeland@juno-beach.fl.us>

Dear Town Council,

I support keeping the Harmony and Architectural Review Codes. I believe them necessary to preserve the character of Juno Beach, particularly what makes Juno Beach special, unique, and valuable. Without them, our special Town will disappear.

Respectfully,
Nancy Stone
710 Ocean Drive
Juno Beach, FL. 33408
Sent from my iPad



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

Harmony codes

1 message

Mary Skoning <maryskoning@gmail.com>
To: town_council@juno-beach.fl.us

Tue, May 27, 2025 at 7:56 PM

I would like the codes to stay intact.
Mary Skoning
240 Celestial Way
Juno Beach, FL
Sent from my iPad



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

(no subject)

1 message

Susan E Gaughan <segaughan2@gmail.com>

Wed, May 28, 2025 at 7:02 AM

To: town_council@juno-beach.fl.us

Please constrain development. Protect Juno. I'm against changing regulations to alter the charm of Juno. Thank you.
Susan Gaughan. 390 N Juno Lane.

Submitted on Wednesday, May 28, 2025 - 9:27am

Submitted by anonymous user: 208.104.54.253

Submitted values are:

First Name Scott

Last Name Shaw

Address 400 Apollo Dr

Email Address shaw4098@bellsouth.net

Agenda Item Number (Ex: 1, 2, 3) 13

Public Comment / Question

My name is Scott Shaw and we reside at 400 Apollo Dr. Thank you for hearing me out.

Why do we constantly hear that harmony is "subjective"? Harmony is defined in 34-4. Does our Council and Staff desire to defeat the concept of harmony? If you read and understand the definition, aren't you just doing your job? Webster's definition starts with musical notes, but also includes "a pleasing arrangement of parts", or "congruence".

When we first heard about 401 Diana in January 2025, we concluded that half of Council and Staff must lack comprehension. We quickly learned about the Pulte project and the 15000 ft mansion on the beach that appears to infringe the CCCL. We realized 401 Diana is not an "incident", and it is not a lack of comprehension. It is intentional. The Town is habitually "neglecting duty" by failing to observe Code, which invites the State of FL to exercise its option to dismiss a local official.

We attended a Council Hour and watched Council member's jaws drop open when told that the plan for 401 Diana, adjacent to our place, has 9 bathrooms, 6 bedrooms, a study, and a club room. Diana Lane is a great opportunity to build a beautiful upscale home that has approval of Staff.

Unfortunately, there is no curiosity on Council or Board to examine the need for a monstrosity with 9 bathrooms. We have not heard any questions from most of the Council, and none of the Board regarding our concern over the plan, nor have we had any feedback regarding loss of property value which Scott raised in his very first written and spoken comment. My Google searches suggest Town officials are required to respond to citizens. I guess I need to be more formal and make public records requests.

On page 133 of the May 28 Council meeting packet, Attorney Rubin is credited with mentioning the Bert Harris Act. The Act, passed 30 years ago in 1995, raises the terrible devastating threat that "restricting the size" of new homes "could potentially result" or "could unfairly" limit use of property. Uh oh. Now we are in trouble.

I've been asking around and nobody knows of a case against Juno where the Bert Harris Act is cited. I'll continue to investigate. I have learned that if a Town controls growth, their property values tend to be higher. That's according to a report by the Cato institute.

My proposal is that we encourage John Callaghan to further analyze the harmony provisions, make suggestions, and table any decision for now.

Scott Shaw

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19926>



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

Form submission from: PUBLIC COMMENTS

1 message

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

Wed, May 28, 2025 at 9:40 AM

Submitted on Wednesday, May 28, 2025 - 9:40am

Submitted by anonymous user: 208.104.54.253

Submitted values are:

First Name Debbie

Last Name Shaw

Address 400 Apollo Dr.

Email Address debbiedoda124@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 13

Public Comment / Question

My name is Debbie Shaw and we live at 400 Apollo Dr. I am here to oppose eliminating "harmony" rules in the Code of Ordinances.

Harmony is defined at 34-4 in the Code which is mathematical measures that is supposed to regulate new house builds to be compatible with houses within 300 ft radius.

Our Council and Staff have decided not to follow the harmony rule in regards to the investor/builder owned home at 401 Diana Lane, a property that adjoins our property at 400 Apollo on the back border . The plans for that 7000 sq ft property has 9 bathrooms, 6 bedrooms, a "study", and a "club room". This house will be jammed up against our fence, invading our privacy because of the third story, pool lights shining into our back bedroom and family room, resulting in a potential loss of value of our home. Who wants to buy a 2500 sq ft home within short walking distance to the beach with a mega mansion towering over? Maybe this is what investors/realtors want.

I hear comments about people's property rights being taken away. What about my property rights and my enjoyment of living in Juno Beach.

We continue to hear that the value is in the land. If that were true then the mega mansions would not be built. This time it is my back yard. Next time it may be yours. Its like the old saying about a good steak. Everybody wants one but they don't want the slaughterhouse nearby.

Thank you. Please keep the harmony rule in effect to protect existing homeowners.

Debbie Shaw

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19927>