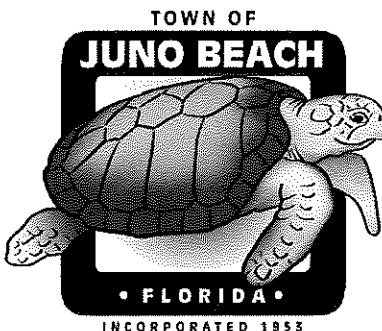




PLANNING AND ZONING BOARD MINUTES

June 1, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: JIM EHRET, CHAIR *(Via Zoom)*
CAROL RUDOLPH, VICE CHAIR
STEVE BAUCH, BOARDMEMBER
NANCY GRABOSKI, BOARDMEMBER
ROBERT REIMERS, BOARDMEMBER *(Via Zoom)*
WILLIAM HUVAL, ALTERNATE BOARDMEMBER

ALSO PRESENT: FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING
TG LAW PLLC, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
STEPHEN MAYER, PRINCIPAL PLANNER
DUNCAN CLARK, PLANNING TECHNICIAN

AUDIENCE: 22

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - *None*

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - *None*

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.

Public Comments Opened at 4:01pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - May 4, 2026

MOTION: Bauch/Ehret made a motion to approve the consent agenda.

ACTION: The motion passed unanimously.

BOARD ACTION/DISCUSSION ITEMS *(A public comment period was provided for each item below.)*

2. Florida Power and Light - Master Site Plan Major Amendment

(See attached revised presentation from FPL.)

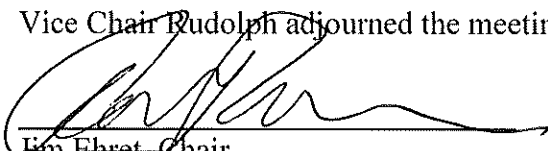
MOTION: *Ehret/Reimers made a motion to deny the application based on the reasons discussed and stated during the meeting.*

ACTION: *The motion passed 4-1 with Boardmember Bauch opposed.*

COMMENTS FROM THE BOARD - None

ADJOURNMENT

Vice Chair Rudolph adjourned the meeting at 5:47pm.



Jim Ehret, Chair

Carol Rudolph, Vice Chair



Caitlin E. Copeland-Rodriguez, Town Clerk



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

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>

Tue, May 26, 2026 at 8:46 PM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

Public Comments**Public Comments for Town Council and Planning & Zoning Board Meetings**

Please use the form below to submit comments for Town Council Planning and Zoning Board Meetings. All Public Comments must be submitted by Noon on the day of the scheduled meeting. All information you submit will become a permanent record of the Town, accessible to anyone who wants to see it. If you should have any questions, please contact the Town Clerk's Office at 561-656-0316.

First Name	Alice
Last Name	Naegele
Address	855 Hawthorne Dr., Lake Park
Email Address	acn727@yahoo.com
Agenda Item Number (Ex: 1, 2, 3)	2
Public Comment / Question	I am asking you to vote "No" on the request to tear out the Dunes Natural habitat on the FPL property for the purpose of installing a parking lot. This reduction in acres of upland habitat and development of a designated preserve area appears to be inconsistent with the condition of the initial approval of use of this land. We need to save the last remnants of this habitat that we have. Please keep the terms of land use as they were, without altering what was originally set up for its preservation.

Email not displaying correctly? [View it in your browser.](#)



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

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>

Mon, Jun 1, 2026 at 9:50 AM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

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First Name	Alice
Last Name	Naegele
Address	855 Hawthorne Dr., Lake Park
Email Address	acn727@yahoo.com
Agenda Item Number (Ex: 1, 2, 3)	2
Public Comment / Question	I have collected some signatures on a Change.org petition against this plan: https://c.org/thxK5VTSP2

Email not displaying correctly? [View it in your browser.](#)



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

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>Sun, May 31, 2026 at 6:01 PM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

Public Comments

Public Comments for Town Council and Planning & Zoning Board Meetings

Please use the form below to submit comments for Town Council Planning and Zoning Board Meetings. All Public Comments must be submitted by Noon on the day of the scheduled meeting. All information you submit will become a permanent record of the Town, accessible to anyone who wants to see it. If you should have any questions, please contact the Town Clerk's Office at 561-656-0316.

First Name	Mercedes
Last Name	Jones
Address	90 UNO LAGO DR
Email Address	mercedocco@gmail.com
Agenda Item Number (Ex: 1, 2, 3)	2. Florida Power and Light - Master Site Plan Major Amendment
Public Comment / Question	Meeting Item: FPL Major Site Plan Amendment (PCN: 28-43-41-33-13-001-0000)

Position: Formal Objection

Dear Planning & Zoning Board Members,

As a resident of Universe Boulevard, I am writing to express my formal objection to the proposed 229-space FPL surface parking lot. This project seeks to dissolve a 40-year-old native habitat protection mandate established under Resolution 84-9, which explicitly dictates that any additional FPL parking must be multi-level or under-building to protect our remaining open space.

The applicant's current presentation downplays the value of

this 3.37-acre parcel by labeling it "low-grade" scrub. However, recent environmental submittals by EAI reveal that this area remains occupied, active habitat for the federally endangered four-petal pawpaw (*Asimina tetramera*), featuring mature, historically tracked specimens. EAI's report openly admits that the current degraded state of this scrub is due to FPL's own multi-decade failure to manage canopy overgrowth and invasive vines on site. The applicant should not be permitted to use their own habitat neglect as a justification to pave over an endangered species.

Furthermore, the Town's environmental consultant, WGI, has explicitly warned that FPL's plan to fragment this legally protected preserve into tiny 0.07-acre pockets "will not provide the same amount of ecological value" due to edge effects and surrounding infrastructure disturbances. FPL's proposal to plant non-native canopy shade trees along the sidewalk will permanently shade out and kill the remaining fire-adapted flora.

This strip is the last public-facing remnant of the ancient Pleistocene sand dunes along the Atlantic Coastal Ridge before it is permanently severed by development. I urge the Board to uphold the strict structural mandates of Resolution 84-9 and deny this destructive amendment.

Sincerely,

Mercedes Jones

Email not displaying correctly? [View it in your browser.](#)



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

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>

Sun, May 31, 2026 at 6:32 PM

Reply-To: noreply@civicplus.com

To: ccopeland@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

Public Comments**Public Comments for Town Council and Planning & Zoning Board Meetings**

Please use the form below to submit comments for Town Council Planning and Zoning Board Meetings. All Public Comments must be submitted by Noon on the day of the scheduled meeting. All information you submit will become a permanent record of the Town, accessible to anyone who wants to see it. If you should have any questions, please contact the Town Clerk's Office at 561-656-0316.

First Name	Debra
Last Name	Levulis
Address	401 Sunset Way Juno Beach FL
Email Address	johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3)	2 FPL Site Plan
Public Comment / Question	Do not approve the FPL site plan changes that allow more surface parking which would remove the 1.6 acre southern scrub area required as a condition of approval since 1984. This sensitive coastal scrub habitat surrounding the FPL corporate headquarters are adjacent to the Juno Dunes Natural Areas and were required to be preserved by their condition of approval when FPL was first developed. This 1.6 acre scrub area is required to protect endangered Four-Petalled Paw-Paw and Gopher Tortoises and Atala Butterflies that inhabit that scrub habitat. This scrub habitat was protected by Juno Beach council years ago to minimize the urban footprint and reduce storm water runoff as required by strict municipal zoning regulations softening the transition from corporate footprint to neighboring residential communities. Remember your town motto : Keep Juno Beach Juno Beach! here's your chance!

Email not displaying correctly? [View it in your browser.](#)



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

Sharing: PUBLIC COMMENT FOR P&Z Board June 1 Meeting - PawPaw and FPL Surface Parking Project

1 message

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

Mon, Jun 1, 2026 at 10:28 AM

Bcc: Jim Ehret <jim@ehret-consulting.com>, Robert Reimers <rreimers40@gmail.com>, Duncan Clark <dclark@juno-beach.fl.us>, Stephen Mayer <smayer@juno-beach.fl.us>, Steve Bauch <stevebauch@bellsouth.net>, Nancy Graboski <nhsgraboski@gmail.com>, William Huval <bayou52@gmail.com>, Bob Rudolph <pbgsoccer@aol.com>, Frank Davila <fdavila@juno-beach.fl.us>, Town Council <town_council@juno-beach.fl.us>

Good Morning:

Please note that you are blind copied for Sunshine Law purposes; do not "reply all."

Per the request of Vice Mayor Pro Tem Halpern, please see the public comment below that was submitted to her directly.

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

Date: Mon, Jun 1, 2026 at 10:14 AM

Subject: PUBLIC COMMENT FOR P&Z Board June 1 Meeting - PawPaw and FPL Surface Parking Project

To: Caitlin Copeland <ccopeland@juno-beach.fl.us>, Kathleen Gunn <kgunn@juno-beach.fl.us>, Frank Davila <fdavila@juno-beach.fl.us>

Caitlin,

Below is a Public Comment I received for tonight's P&Z Board meeting.

The sender, Dr. Anne Cox, requested that I submit her comments for the record on her behalf.

Please send this email to the P&Z Board Members prior to the 12:00 Noon comment deadline. Please copy the Town Council.

Thank you,

DD Halpern**Vice Mayor Pro Tem****Town of Juno Beach****561-972-1644**

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

From: ecologinc@bellsouth.net <ecologinc@bellsouth.net>

To: 'DD Halpern' <dd_halpern@yahoo.com>; "wwilkerson@pbc.gov" <wwilkerson@pbc.gov>

Sent: Sunday, May 31, 2026 at 07:51:09 PM EDT

Subject: RE: P&Z Board Agenda - PawPaw and FPL Surface Parking Project

DD and TJ,

I appreciate your sending me this information about the P&Z Board meeting time and the Comment options.

I will not be in town before noon deadline, and also not certain if I will be back in town by 4PM tomorrow.

Here are my comments that can be sent to the Clerk for distribution to the Board Members prior to the meeting.

- Transplant existing *Asimina tetramera* plants do not survive well, if at all. The 1984 document addresses *Asimina tetramera* plants as “proposed for attempted relocation...” We have no data to show that the relocations are successful. Additionally, it is expensive and time consuming to transplant as a tree spade that lifts the plants is required to remove the plant and often the plant tap root remains in the ground.
- The Habitat Assessment was conducted February 24, 2026, when the plants were dormant. Plants have no leaves so are difficult to find unless the plant location was previously known. Only known, numbered plants were recorded in the Survey and shown in the photos. Seedlings, saplings and small plants that may have been present in the dense oak understory were not mentioned in the Habitat Assessment. These small dormant plants are difficult to find until the plants break dormancy and produce leaves in March or April. An additional survey is needed as *Asimina tetramera* plants now have leaves and some plants may have flowers and possibly setting fruit.
- The statement regarding the scrub habitat transitioning to a pine flatwoods is unclear. Large sand pines naturally occur in mature scrub until the canopy is removed by storms, hurricanes and periodic fire (either natural or Prescribed fire) that reset the natural scrub succession. Note that Scrub habitat with sand pine canopies occur on ancient coastal dunes and beach ridges – the Atlantic Coastal Ridge here in SE Florida. Scrub habitat is characterized by specific deep, excessively drained, nutrient soils. Pine flatwoods occur on soils with more organic matter and higher water table, and generally occur west of the Atlantic Coastal Ridge.

Thank you for your emails and links to the Board Action/discussion items documents.

I will plan on attending the June 24th Meeting.

Anne

Anne C. Cox, PhD

Plant Ecologist, President

Ecolo-G, Inc.

Stuart, FL

ecologinc@bellsouth.net

561-339-1549

The information contained in this transmission is legally privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone call to (561) 339-1549 and delete the message. Thank You.



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

(no subject)

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Mon, Jun 1, 2026 at 6:14 AM

To: town_council@juno-beach.fl.us, pbgsoccer@aol.com, jim@ehret-consulting.com, Rreimers40@gmail.com, nhsgraboski@gmail.com, stevebauch@bellsouth.net, bayou52@gmail.com

Dear P&Z Board Members Bill, Carol, Jim, Nancy, Robert, Steve **and** Councilmembers Dave, DD, Diana, Max and Scott:

Thank you for your service to our Town and for the long hours you have put in to understand the pressing issues that are coming before you for your votes.

Please see an email copied below from our neighbor, Mercedes Jones, that I just read. I'm forwarding it to all of you so you receive more than one copy because Mercedes does such an excellent job detailing the reasons that you, as stewards of our Town, have an obligation to vote NO on the FP&L application that seeks to pave over the land that FP&L agreed to never develop when they were granted their original approvals to build. The environmental arguments and legal obligations are iron cladthat the Town of Juno Beach must decline FP&L's request, but beyond that, any of the fear mongering tactics that FP&L is employing must be seen for what they are: Dishonesty and Fear Mongering.

PLEASE DO NOT FALL FOR THE LIES. The same Fear Mongering LIES that the developers employed to trick elected officials to destroy our commercial zoning rules (so the Caretta and Pulte developers could exponentially increase their profits) are being used right now by FP&L. FP&L who is a player in the destructive AI Data Center boom, as they merge with Dominion Energy <https://www.cnbc.com/2026/05/18/nextera-nee-dominion-energy-d-data-center-ai.html>, wants to also exponentially increase their profits, at the expense of Juno residents and Juno's environment. Please stand up for Juno residents and vote NO. The Caretta and Pulte developers' false narrative stated that if you don't approve Caretta and Pulte, that Juno will be stuck with big, horrible buildings.....but of course the commercial zoning that was broken was the only thing that protected Juno Beach from overdevelopment and Juno is now stuck with big, horrible condo buildings. PLEASE DO NOT FALL FOR THE SAME FALSE NARRATIVES AND FEAR MONGERING. PLEASE VOTE NO ON THE FP&L APPLICATION. PLEASE VOTE FOR THE RESIDENTS AND VOTE TO PROTECT JUNO BEACH.

The false narrative is being floated that if Juno officials do not cave into FP&L's demands that FP&L will pick up and leave and our tax base will be hurt, but the TRUTH is:

1. FP&L will likely NOT leave BECAUSE **FP&L ALREADY HAS THE SOLUTION TO THEIR PARKING NEEDS AS THEY CAN BUILD ADDITIONAL FLOORS OF PARKING OVER THEIR EXISTING PARKING GARAGE AND,**
2. **IF FP&L WERE TO SELL THEIR PROPERTY AND RELOCATE, ANOTHER COMPANY WILL BUY THEIR HIGHLY DESIRABLE PROPERTY AND THE TAX BASE FOR JUNO BEACH REMAINS THE SAME.**

Thank you for your time. Please reply to this email.

-Siobhan O'Donnell
N Lyra Cir.
561-510-5422

(email below from Mercedes Jones)

Subject: PUBLIC EVIDENCE: Destructive Legacy & Outdated Mitigation in FPL's Proposed Parking Site Plan (PCN: 28-43-41-33-13-001-0000)

Clerk Copeland-Rodriguez,

Please distribute the citizen-science data and letter below to all members of the Planning and Zoning Board immediately for inclusion in the official public record for the June 1st meeting regarding the FPL Major Site Plan Amendment (PCN: 28-43-41-33-13-001-0000).

Dear P&Z Board Members Steve Bauch, Jim Ehret, Nancy Graboski, Robert Reimers, Carol Rudolph, and William Huval,

I am writing as a resident of Universe Boulevard to submit critical data and chronological context regarding FPL's request for a major amendment to the Town of Juno Beach Resolution No. 84-9, adopted September 18, 1984, to add 229 surface parking spaces in the dedicated "Southern Scrub Area" of their campus. While FPL's final application presents a narrative of "careful environmental stewardship," an examination of the historical record submitted in their own package reveals that their mitigation strategies are built on a multi-decade model of documented failure. This current proposal is functionally a death sentence for the last few critically endangered four-petal pawpaws (*Asimina tetramera*) extant in the only remaining visible fragment of the ancient Atlantic Coastal Ridge along Universe Boulevard.

1. The 1984 Foundation: Legal Violation of Resolution 84-9 and Habitat Fragmentation

The application package includes the original 1984 Resolution 84-9, which requires FPL to maintain 10.5 acres of native upland habitat. By 1984 it had been well established that the critically imperiled *Asimina tetramera*'s only habitat on earth was limited to this narrow 35-mile stretch of old, relict inland dune system from Martin County to Northern Palm Beach County, though it was not until 1986 that this species was designated as a federally endangered. While forty years ago the Town permitted FPL to pave over the large Western section of the native sand dune scrub, they did foresee the threat of vehicle creep to further loss of habitat and explicitly mandated:

"if additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted."

FPL's current request to pave 1.64 acres of this designated "Southern Scrub Area" openly seeks to dissolve a portion of this 40-year-old native habitat protection mandate to pour asphalt over a viable, established ecosystem. This is not a minor adjustment; it is a direct violation of the core structural protection order the Town enacted to safeguard this land in 1984.

2. The 1993 Management Plan: A Legacy of Plant Decline

FPL references the revised January 1993 Preserve Area Management Plan to justify their current handling of the four-petal pawpaw (*Asimina tetramera*). However, history has thoroughly evaluated this management model. According to state and federal monitoring data (D. Richardson, [2021 review](#)), this specific FPL sub-population crashed from 61 remaining plants in 2008 to just 23 in 2021, with even fewer being monitored today. This represents an astronomical population collapse under the very management protocols FPL is citing as a safeguard.

EAI's own 2026 Habitat Assessment Report of The Southern Scrub states: *"large sand pines (Pinus clausa) appeared to be the dominant species within this area, transitioning this ecosystem from a scrub habitat to be more aligned with a pine flatwoods ecosystem....shaded out much of the native shrubs and herbaceous species within the natural area....the current environmental conditions within the Southern Scrub area displayed the least suitable scrub conditions for the key species."*

This clearly demonstrates that their Management Plan has failed, yet they are now using their own inadequacy to present the Southern Scrub Area is a "low-grade scrub not worth saving." However, local ecology tells a different story. The coordinates of the numbered surviving extant pawpaws form a continuous population line stretching 300 feet across the southwest corner of the lot. A site is not "low-grade" if it successfully hosts a federally endangered species found in only a few dozen places on Earth.

Moreover, the application states *"as the plans reflect, modifications to the plans and the Conditions of Approval including Condition No. 4 have routinely been approved by the Town to allow for the continued growth of the company on the property."* Thus, FPL is proposing that the Town's history of numerous development approvals, despite Condition No. 4, constitutes a precedent for this Major Amendment Request to Resolution 84-9. Now they are attempting to claim that paving over our Southern Scrub and putting up some shade trees confirms them as long-time good environmental stewards of Juno Beach, while this very same history is directly tied to the exact type of habitat fragmentation and pavement edge-effects responsible for the enormous population collapse under their failed Management Plan: *"Decline likely due to lack of fire or mechanical work, resulting in dense shading"* (D. Richardson, [2021 review](#)). This makes their 2026 application legally and ecologically inadequate under our current preservation mandates.

3. The 2026 Proposal: The Fatal Flaw of the 10-Foot Buffer

FPL is using 40-year-old language to disguise a proven death sentence as a conservation strategy. While the experimental mitigation concepts in Resolution 84-9 were accepted decades ago, forty years of tracking data have

proven them to be an absolute failure. They are the exact same destructive practices that caused a 60%+ decline in this endangered population over the last two decades. While promising to “*erect orange construction fencing around each four-petal pawpaw and its 10 ft buffer before any site work begins*” to protect the plants *in situ* (on site) creates a visual illusion of safety during construction, it provides zero biological protection post-construction. Paving a 229-space lot right up to a mere 10-foot gap between a federally endangered plant and hot asphalt is completely inadequate. It exposes these remaining long-term survivors to lethal radiant asphalt heat artificially raising soil temperatures, toxic chemical runoff from vehicles draining directly into the delicate root zones, and irreversible disruption of the underground mycorrhizal fungus network that supports scrub life. The Town’s environmental consultant, WGI, explicitly warned that FPL’s plan to fragment this habitat into tiny 0.07-acre pockets “*will not provide the same amount of ecological value*” due to infrastructure disturbance and edge effects.

4. Incompatible Landscaping

The application includes a digital landscape illustration featuring dense canopy shade trees along the sidewalk, with their shade covering the entire walkway. While this may seem visually appealing to the uninformed observer, shade trees are completely incompatible with sand pine scrub ecology. Moreover, as can be observed from the existing large mature shade trees further down the road, the sun shines on an angle from the south and their shade covers the areas to the north most of the day—exactly where FPL is claiming to provide the best preservation conditions for the federally protected plants.

EAI “*observed that the four-petal pawpaw specimens in this natural area (#1, #5, and #58) were outside of the pine canopies and able to receive adequate sunlight.*” Introducing additional canopy shade will choke out the remaining light and completely destroy this last vital remnant of sand scrub habitat. The four-petal pawpaw (*Asimina tetramera*) is an obligate, fire-adapted species and only grows in the open, high-sun spaces. EAI recommends “*continuing the mechanical alterations that simulate burning on a recurring basis for all the scrub communities to maintain current scrub conditions and reduce leaf litter; control parasitic love vine, keep canopy cover thinned, and maintain overall vegetation heights and density....should facilitate ideal conditions conducive to healthy growth.*”

5. The High Legal Bar for Approval: Our Town’s Comprehensive Plan, Endangered Species Act (ESA), and Town Charter

Geological and federal records clarify that the Universe Boulevard scrub is a vital remnant of ancient Pleistocene sand dunes along the Atlantic Coastal Ridge and is an Ancient Geological Landmark. The “Southern Scrub Area” sits on a 100,000-year-old sand dune along a narrow 35-mile stretch from Martin County to Northern Palm Beach County and is part of the four-petal pawpaw’s only native habitat in the entire world—which the Town is legally mandated to protect. The U.S. Fish and Wildlife Service explicitly states that the four-petal pawpaw is an obligate species that only grows on these old, relict inland dune systems.

Because this parcel contains documented endangered species and environmentally sensitive land, the Town’s Comprehensive Plan requires the protection of the entire habitat, not just the individual plants. Under Ordinance No. 781, the town is legally obligated to preserve native vegetation on-site to the maximum extent practicable. Putting a parking lot and shade trees around these pawpaws would likely constitute a “take” (harming the species) because it changes the light and drainage they need to survive. We are one of the only places on the planet where this plant exists. Paving over a tagged, documented, continuous 300-foot population line stretching across the native scrub for a parking lot and allowing illegal fragmentation of a designated preserve is an irreversible decision. This specific parcel is the final, southern-most fragment of the Atlantic Coastal Ridge in this area before the habitat is completely blocked and ended by The Waterford development. Once this strip is paved, the biological corridor is severed forever. We aren’t just losing a “lot”; we are losing the tail end of an ancient geological and ecological ridge that defines Juno Beach.

6. Public Value vs. Hidden Acres: The Public Value of “Our” Scrub

The proposed 229-space FPL parking lot application goes beyond simple land-use percentages and the mandated maintenance of 10.5 acres of native upland habitat. This project is about what our community still has the privilege to see before it is blocked forever by The Waterford development. FPL claims they are preserving percentage targets elsewhere on forbidden acres of the campus trapped behind secure interior fences—invisible and inaccessible to the people of Juno Beach and our community. This 3.37-acre strip along Universe Boulevard is the only part we can actually walk beside and enjoy as this is the last public-facing southern piece of the Atlantic Coastal Ridge. As you review this application, I urge you to prioritize the scrub we can see and protect our “front yard” of natural history. FPL should not be permitted to destroy the visible, public-facing piece of the Atlantic Coastal Ridge along Universe Boulevard.

In conclusion, I urge the Planning and Zoning Board and the Town Council to uphold the strict multi-level parking mandates of Resolution 84-9, reject the current surface parking lot amendment, and protect this ancient geological landmark and its irreplaceable colony where it stands.

Sincerely,

Mercedes Jones

561.876.5020

mercedocco@gmail.com



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 #: 1 FPL

DATE: 06/01/26

NAME: Rito Santra

PHONE NO.: 561 772 6497

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 1435 Villa Juno Dr S. Juno Beach 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 #: 2

DATE: 6/1/2024

NAME: ALDO ROVERE

PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 400 Lino LAGO Dr.

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

Florida Power & Light Company (FPL) Juno Beach Surface Parking Project

Planning and Zoning Board Meeting

June 1, 2026



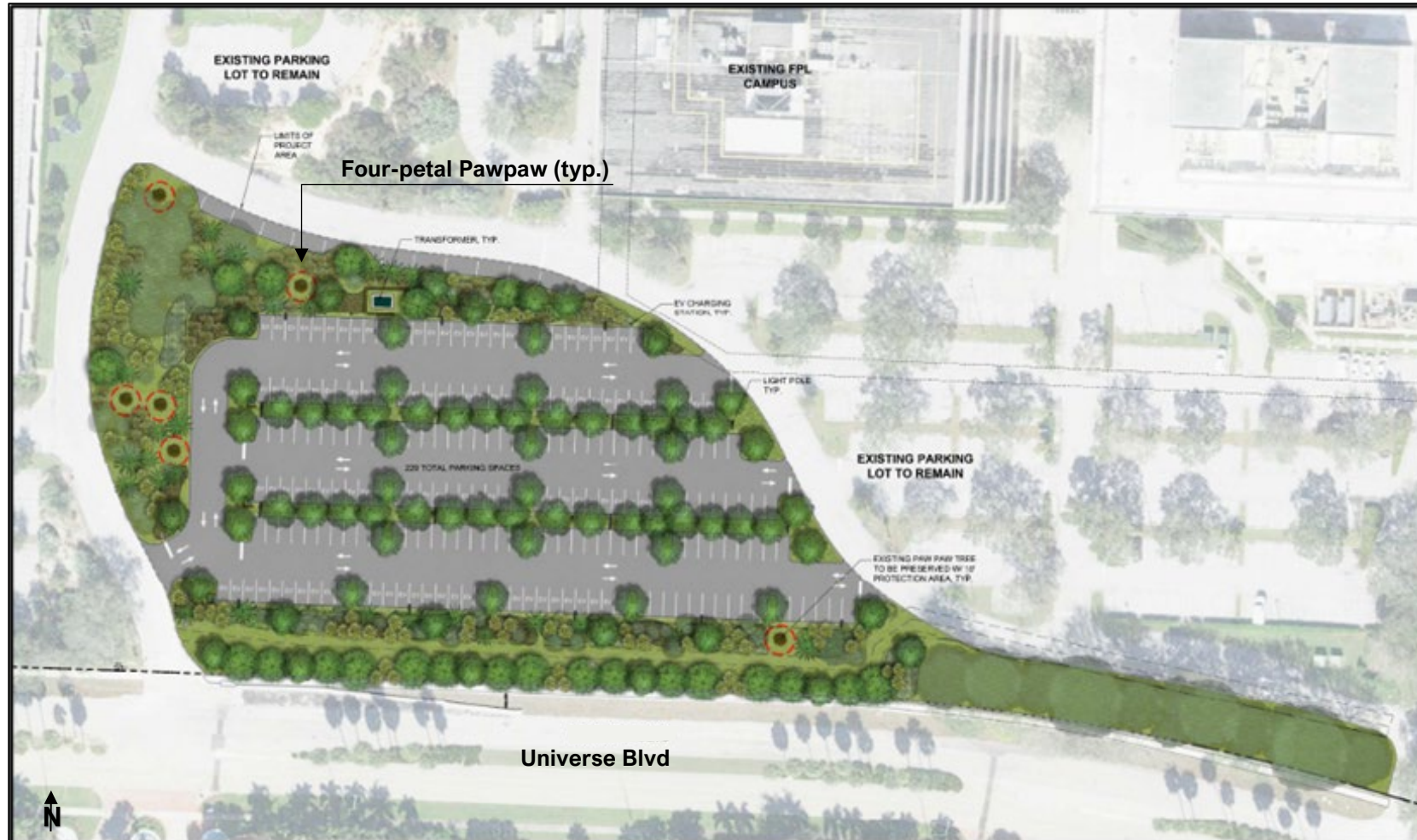
Located on FPL's Juno Beach Campus, the project is in the southwest quadrant of 58.8-acre campus and bounded by interior loop roads and Universe Blvd.

Florida Power & Light Juno Beach Campus^{1, 2}



1. There are four (4) access points to the site, three (3) from Universe Boulevard and one (1) from Ellison Wilson Road
2. The FPL campus (58.8 acres) represents nearly 50% of the Commercially zoned property (126.22 acres) in Juno Beach

REQUEST: Amendment to Master Site Plan and Condition No. 4 Habitat, Vegetation and Wildlife of Town of Juno Beach Resolution No. 84-9 adopted, September 18, 1984

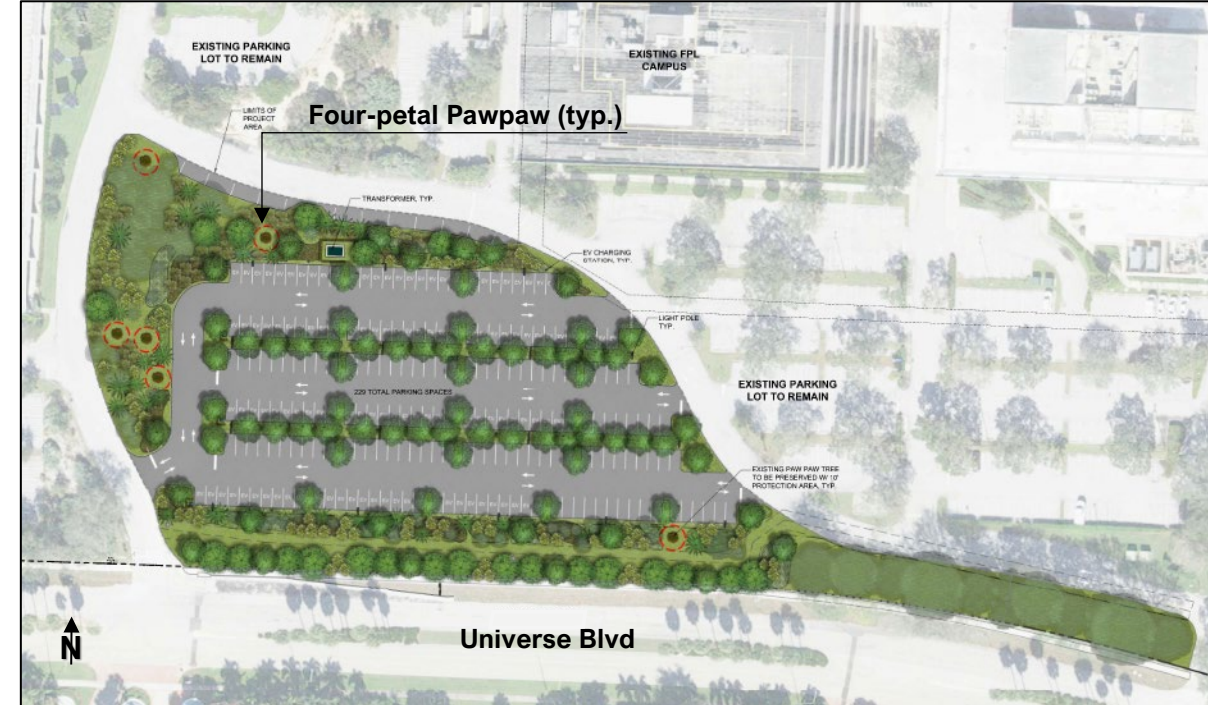


FPL is seeking Site Plan Approval to add 229 surface parking spaces to support operational needs at its Juno Beach Campus

Project Overview

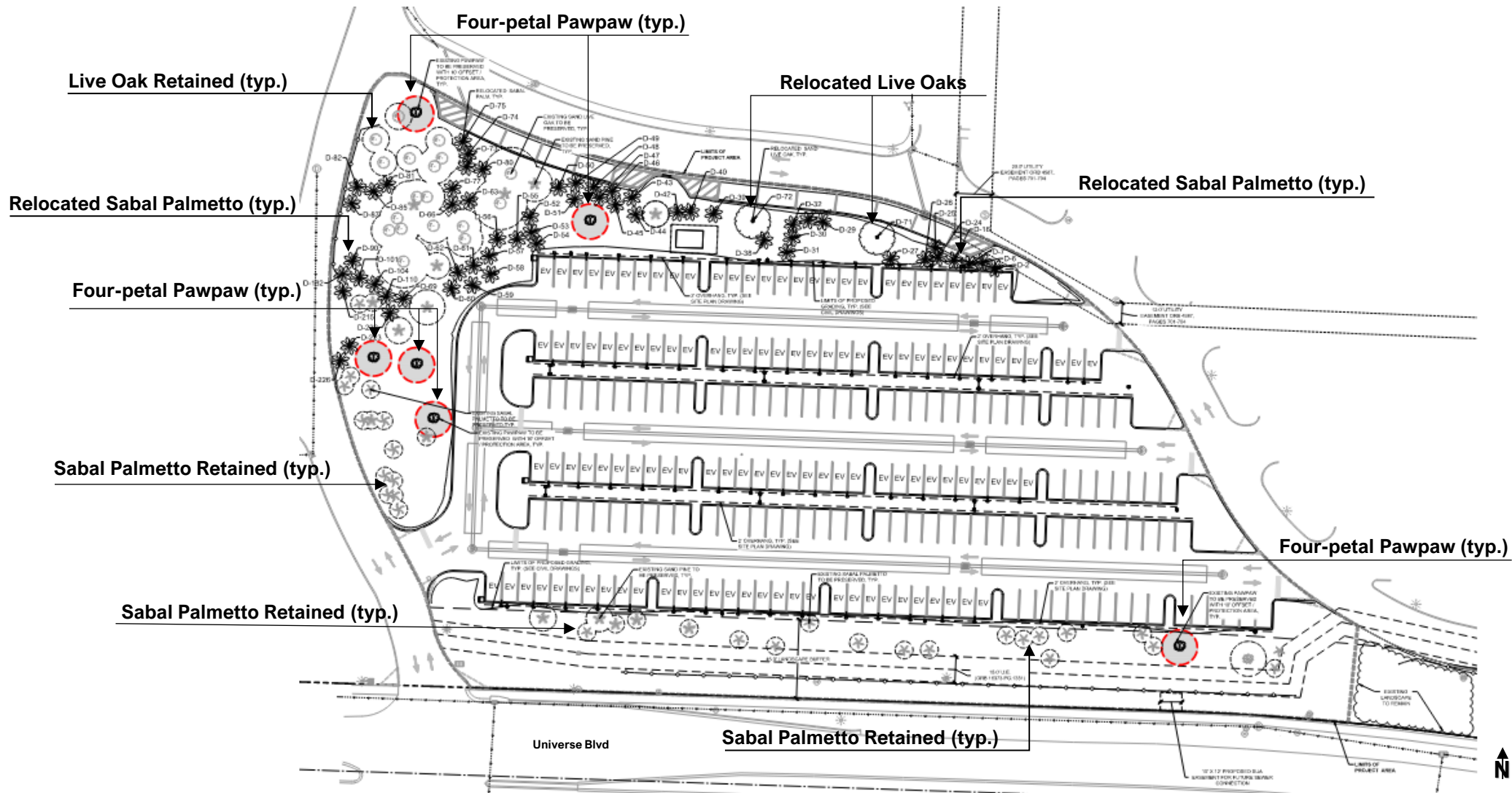
- For 40 years FPL's Juno Beach campus has been an integral community partner in the Town of Juno Beach
 - Recent emphasis on in-person collaboration has prompted the need for more parking to safely accommodate the campus' daily occupancy
- Our plan includes 229 parking spaces on 1.71 acres in the southwest quadrant of the 58.8-acre property
 - Avoids and protects the six existing four-petal pawpaws
 - Preserve and reposition established quality landscaping on-site within the boundaries of the project area
 - Transforms 1.83 acres to scrub restoration and xeric landscape, 0.58 acres to xeric hammock and introduce a seed harvesting and planting program on site to establish new four-petal pawpaws in new and existing scrub areas

Landscape Concept Plan



Project's execution will support our operational needs and increase the presence of four-petal pawpaw, scrub and hammock habitats across FPL's Juno Beach Campus

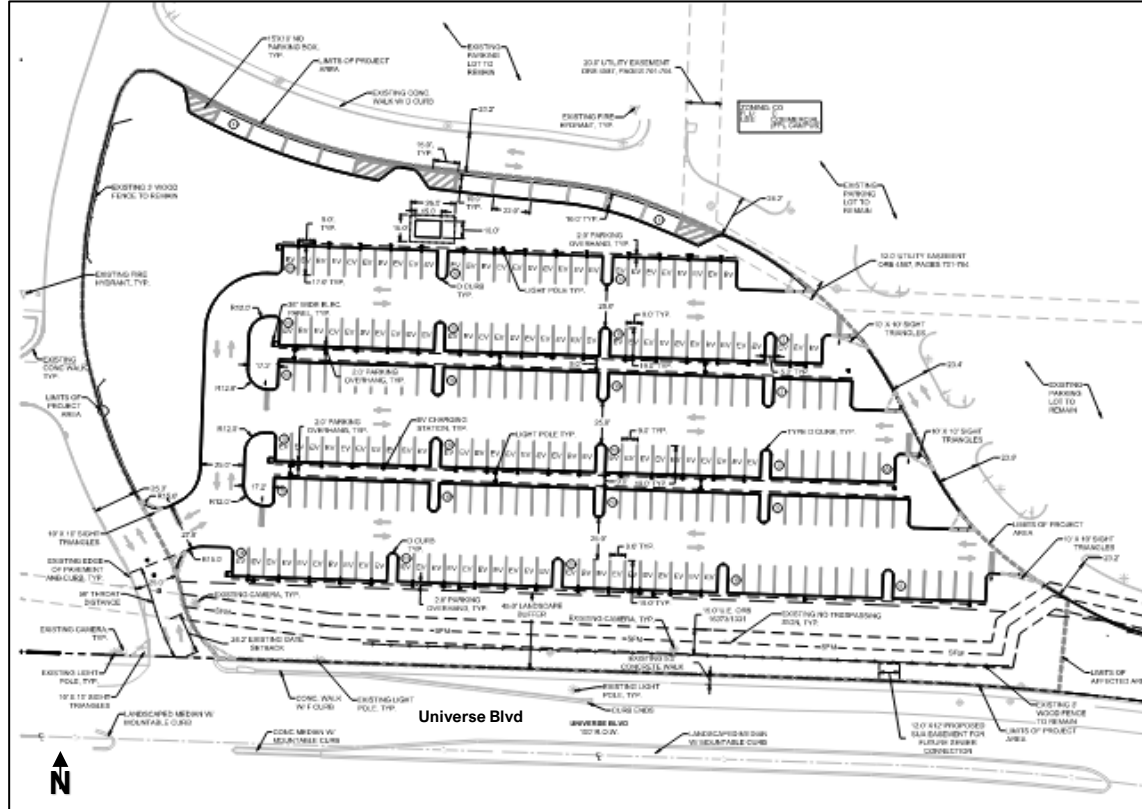
Landscape plan developed around retaining existing perimeter landscaping and relocating viable high-value plants into existing abutting scrub area¹



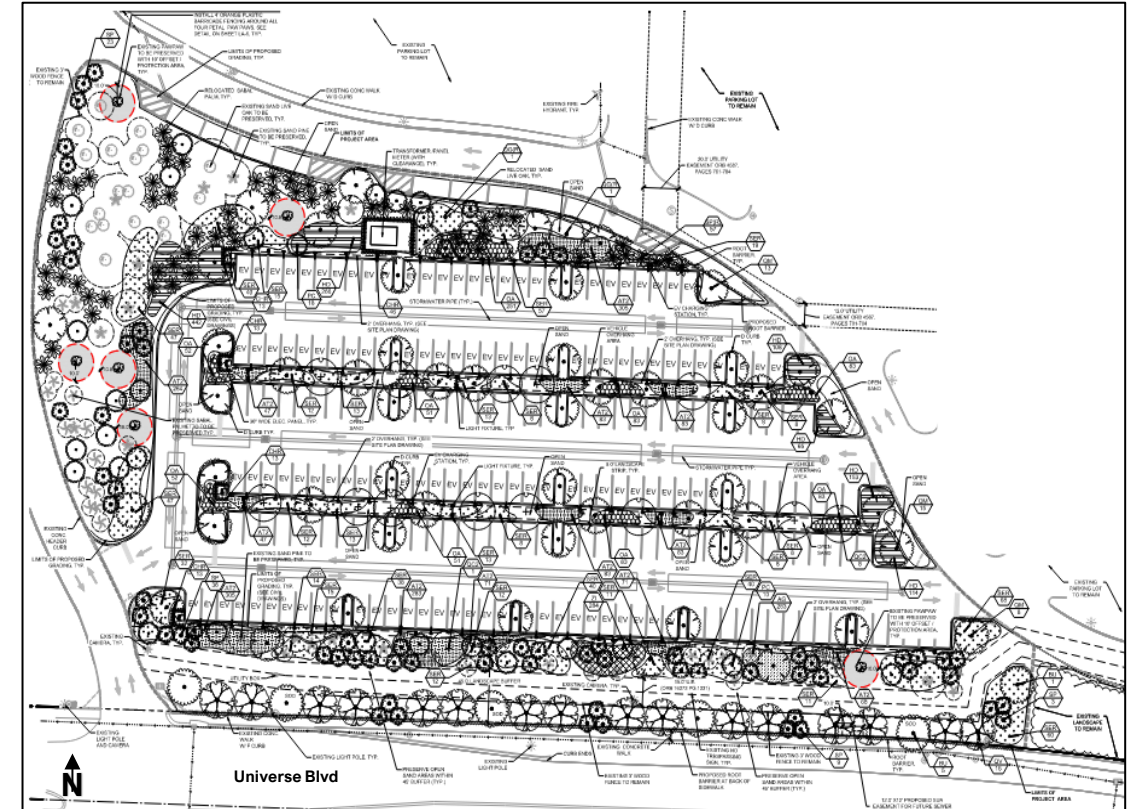
1. In addition to retaining in place the six four-petal pawpaws, the plan includes preserving 69 trees and relocating 60 trees

Parking spaces have a 45-foot setback off Universe Blvd., leverages existing on-site loop roads and surrounded by existing, relocated and new landscaping

Site Plan¹



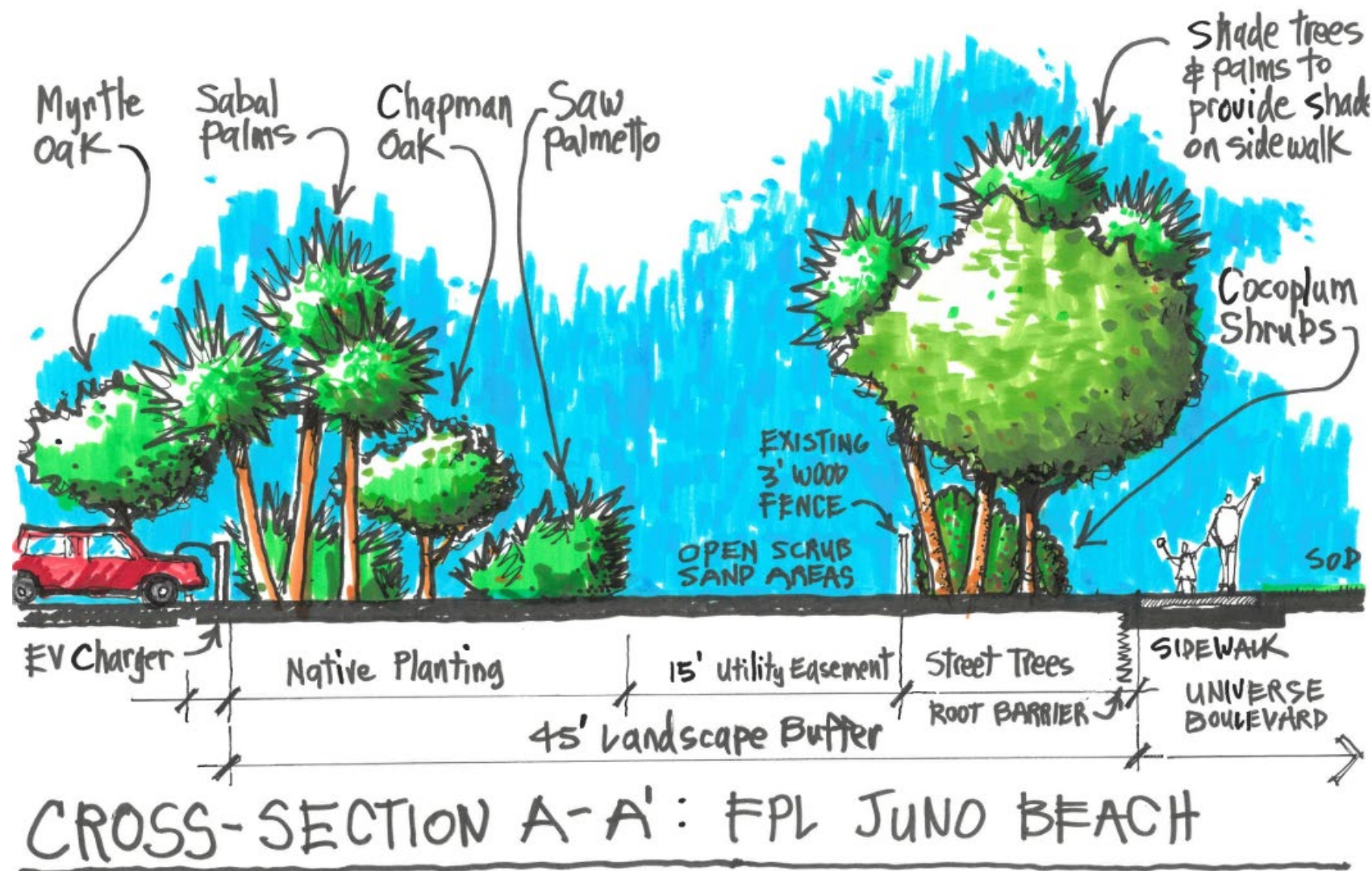
Landscape Plan¹



With the proposed setback and diversity of landscaping that aligns with scrub habitat and screening, the parking spaces should not be visible from Universe Blvd.

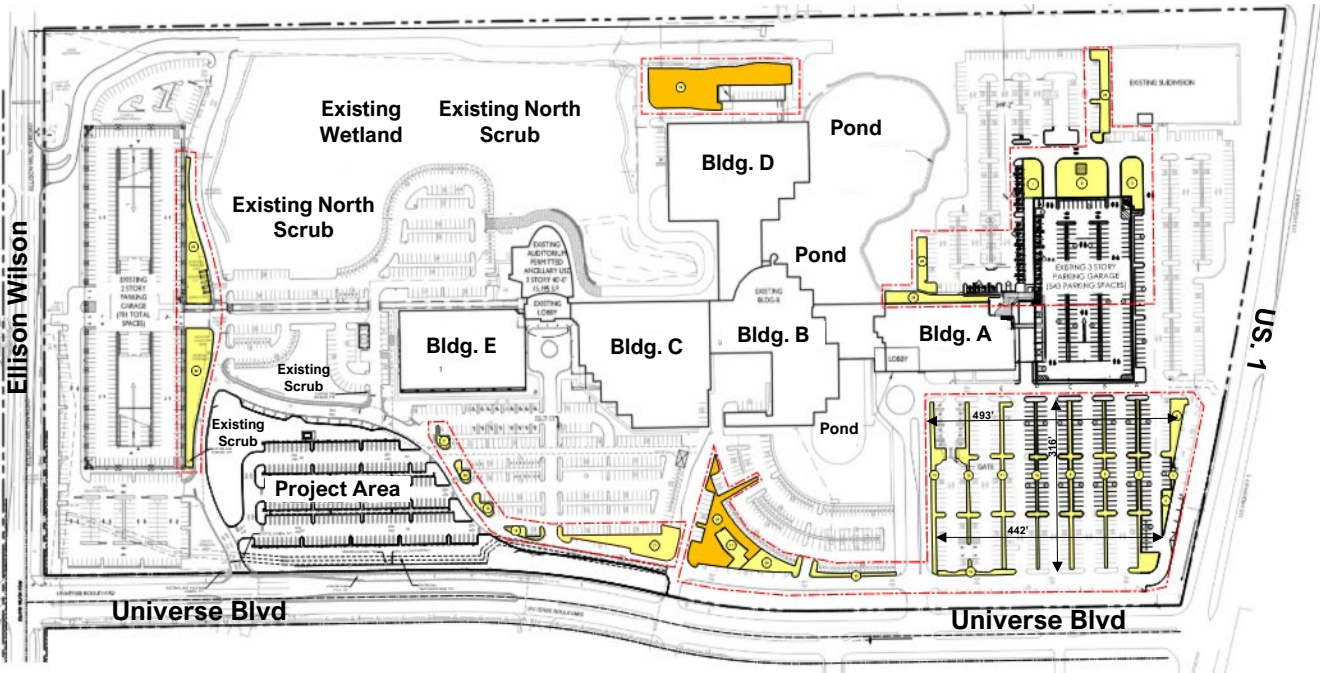
1. A 15' wide utility easement with Seacoast utility Authority exists along the southern boundary of the project area
2. In addition to relocating cabbage palms and live oaks, trees proposed include sand and live oaks, Florida Slash Pines, green Buttonwoods, and clusters of cabbage palms; random plantings proposed include the Prickly Pear Cactus, Butterfly milkweed, dune sunflower, red tip cocoplum and coontie.

Cross section plan reflects further how the types, locations and size of plantings will screen the parking spaces from the sidewalk and Universe Blvd.



Transform 2.40 acres of conventional landscaping to scrub or hammock habitat and initiate program establishing new four-petal pawpaws in scrub areas

Transformation locations



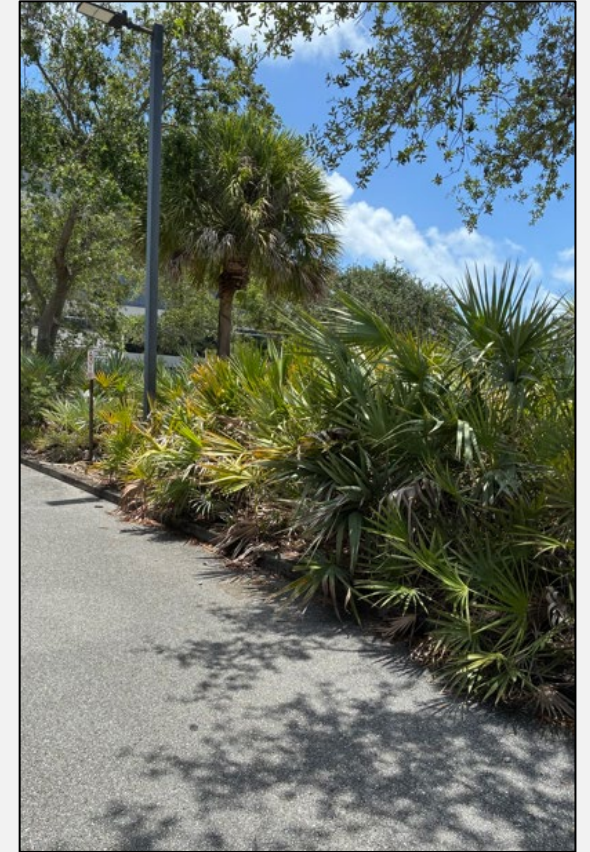
Four-petal pawpaw survives in dry, sandy soils and is important ecologically for pollinators, such as butterflies, beetles, bees and wasps



Presence of four-petal pawpaw can signal intact and healthy scrub environment

Existing west and north scrub areas along parking and drive lane curb edges

Scrub plantings and habitat along curbing^{1, 2}



1. Throughout the property, plantings associated with scrub habitat are well established and continue to thrive at curb lines exposed to traffic and vehicle parking areas
2. Plantings in scrub areas are to be random and natural, not in an orderly formal pattern like prescribed ornamental plantings

View looking northwest at Project Area

Before



After



View looking northeast at Project Area

Before



After

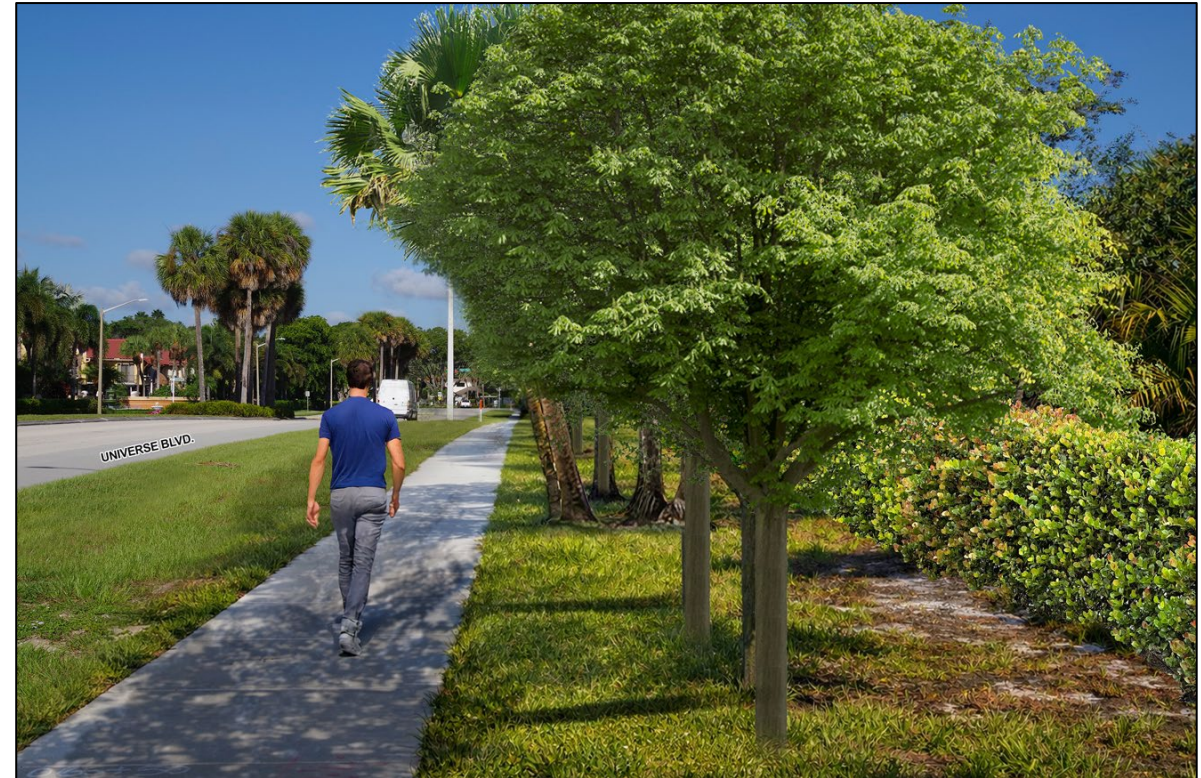


View looking west, sidewalk along Universe Blvd. and Project Area

Before



After



Condition No. 4 language to be amended to allow for surface parking in lieu of multi-level or under building parking, and no impact to open space

Condition No. 4

- **Condition was established over 40 years ago, when development of the property was just beginning and the company's business operations and long-term needs were much different than they are today**
- Constructing a multi-story parking garage on either improved or undeveloped portions of the site would result in significant adverse impacts, including:
 - Severe impact on the availability of several hundred parking spaces and site circulation for several months while a parking garage is constructed
 - Permanent elimination of access routes, aisles, and parking spaces from the property
 - Introduce prominent visual impacts and light emissions onto neighboring properties
- Modifications to the site to accommodate surface parking and/or other improvements on the property in areas that may have been identified and/or are existing as scrub, scrub buffer, ponds, buildings, etc. have occurred many times of the past 40+ years
- Condition No. 4 to be modified to include language in **bold**: If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted “**with the exception of the area identified as the Southern Scrub Area where on grade surface parking can be established.**”

With the execution of this project and accompanying plans, other town policies and initiatives not specially called out in the site plan review are being met

Comprehensive Plan Policy's

- **Future Land Use Policy 2.6 – Ensure safe, efficient, and convenient traffic flow (both vehicle and pedestrian) and parking needs**
 - Response: Project is being driven by the need for safe, convenient, and accessible parking to support daily occupancy at FPL's Juno Beach Campus
- **Conservation Policy 3.5 – Promote the use of energy-efficient vehicles during the Site Plan review process for both private and public uses**
 - Response: Project plan includes the establishment of 61 EV charging stations to establish 121 electric vehicle parking spaces

Other Initiatives

- **Transformation of conventional landscape areas to the scrub and hammock habitats will lead to a reduction in irrigation, fossil fuels powering mowers, edge trimmers and weed trimmers, and noise in using the same vegetative management equipment**
- **Protection and cooperation with Seacoast Utility Authority on the existence and connectivity of existing sanitary sewer line crossing the Project Site area in a 15-foot-wide utility easement**

REQUEST: Recommendation of Approval to Amend the Site Plan and Condition No. 4 Habitat, Vegetation and Wildlife of Town of Juno Beach Resolution No. 84-9 adopted, September 18, 1984

THANK YOU

Florida Power & Light Company
Juno Beach Surface Parking Project
June 1, 2026



Carpooling/Van pool program exists with South Florida Commuter Service, a program of FDOT that employees from various geographic areas can use

Preferred Parking Sign | 8 Spaces 2 areas



South Florida Commuter Service Parking Permit



- Program offers preferred parking, toll exempt status on interstate, guaranteed ride home benefits with Uber or other services, and when using van pool, a \$500 per month subsidy to be put towards vehicle use to qualified vanpool groups
 - Through our internal web site, employees can register to participate in the program and contact other employees who live in their geographic area to form a 3 or more-person carpool to work

Pursuant to staff's comments of “noncompliance” on Site Plan Criteria section 34-116, FPL offers the following points substantiating project's conformance

Comprehensive Plan and Site Plan Criteria Section 34-116

- Findings of noncompliance appear to be inconsistent on how undeveloped lands at the property were viewed in the past, which dates to the 1980s, and which have since allowed the development of Bldg. D, E, the auditorium, and two parking garages
 - Comprehensive plan and site plan criteria are to be used as a guide for future development; set forth general goals, objectives and policies
 - Subject to interpretation and variation
- Plans developed to transform various areas to scrub and hammock, relocate trees and sandy soils, and introduce program to establish new four-petal pawpaws across the campus brings substantial, meaningful, and long-lasting environmental value exceeding that of the 1.71 acres being removed



FPL's plans offer a unique opportunity to expand and diversify habitat and species across its campus

Site Plan Criteria (continued)

7. Protects estuarine areas concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection

- **Site Plan Criteria 7 - Protects estuarine areas concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection**
- **Response:** Estuarine areas refer to coastal zones where freshwater from rivers and streams meets and mixes with saltwater from the ocean, creating a brackish (partially salty) water environment. As noted by staff, the campus is over 3,600 LF from the shoreline and the project area is ~4,900 LF (nearly 1 mile) from the shoreline. This criteria is related to habitat abutting and affiliated with shoreline conditions and the environment abutting the shoreline
- The Project is not abutting or affecting fresh or salty water shorelines. This criteria is not applicable to the conditions associated with this Project



This criteria is not applicable to the conditions associated with the surface parking project at FPL Juno Beach campus and should be noted as Not Applicable or Complies



FPL®

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FPL's plans offer a unique opportunity to expand and diversify habitat and species across its campus

Comprehensive plan

1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land uses:

- **Objective 4, Policy 4.7 “protect plants and vegetative communities that are endangered or threatened and species of special concern from future development”.**
 - **Response:** Project plans outline the protection, preservation and relocation of viable plants and soils along with the expansion of endangered plants, soils and habitats across the site creating a broader more diverse ecosystem to attract more diverse species
 - As part of the 2014 site plan to establish the west parking garage, similar actions related to the removal and transformation of other areas to scrub was completed with the support of staff and staff’s environmental consultant Rick Harman^{1, 2}
- **Objective 5, Policy 5.2 “protect endangered development and/or threatened wildlife habitats from future development”.**
 - **Response:** Highly valued grounds including wetlands, larger and connected habitats, and plant species are being protected and expanded across the property; plan’s execution broadens and diversifies the habitat and species makeup opportunities on the property
 - Protecting the 6+ acres north conservation area containing wetland and scrub habitat, more four-petal paw-paws plus expanding the habitat across the site creates a higher quality broader environmental outcome than maintaining the current 1.71-acre scrub area
 - Proposed language that limits development to just the south scrub area, thus retaining the protections over the other existing and proposed habitats on the property



1. Throughout the property, plantings associated with scrub habitat are well established and continue to thrive in existence at curb lines exposed to traffic and vehicle parking areas
2. Plantings in scrub areas are to be random and natural, not in an orderly formal pattern like prescribed ornamental plantings

Comprehensive Plan (*continued*)

- **Objective 3, Policy 3.4** “species of plants and animals listed in the conservation support documentation as endangered or threatened shall be protected from land clearing activities in with the environmental and habitat standards established in other elements of this plan”.
- **Response:** As noted in the project plans, protective measures are being deployed to protect the species of plants and animals listed as endangered or threatened.
 - Orange construction fencing around trees being retained in place and 10’ clear zone being established for the four-petal pawpaws during and after construction
 - Project includes the removal of sand pines from the retained scrub area surrounding the parking spaces; their removal will enable and support the long-term ecological health of the scrub habitat
 - Project area not being retained consist of broad canopy cover dominated by sand pines that drop their foliage, which has transitioned the area to more of a pine flatwood habitat
 - The Project Area Site Plan has been designed to avoid and preserve the highest quality scrub habitat and native plants, including areas containing existing four-petal pawpaws, which are being retained and protected in place
 - Survey of the grounds found no existing animals including scrub jays and gopher tortoises
 - Factors including disease, noise, weather, predators, vehicle traffic, etc. are just some factors that surround the affected area and can collectively diminish the site's habitability for such species
 - More ecologically favorable habitat exists both on and off-site, which may be attracting species away from the southern scrub

Site Plan Criteria

- **Site Plan Criteria 5 - Is planned in accordance with natural characteristics of the land, including but not limited to slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features:**
 - Response: The Project Area Site Plan has been designed to avoid and preserve the highest quality scrub habitat and native plants, including areas containing existing four-petal pawpaws, which are being retained and protected in place
 - Portions of the project area not being retained consist of thick saw palmetto understory and broad canopy cover dominated by sand pines that over time have dropped their foliage covering the scrub and transitioning the area to more of a pine flatwood habitat
 - Slopes, elevations and existing planting along the south, west and north perimeter of the proposed surface parking are being retained in as is condition with relocated and new landscape enhancements to bolster the screening and scrub condition, east perimeter grades
 - Existing upward sloping grade from Universe Blvd. north to plateau just north of SUA easement where it slopes slightly downward to meet proposed matching grades of surface parking are being retained, parking space grades throughout have been designed to match existing grades of the surroundings
 - Existing upland areas along the west and northwesterly quadrant of the Project area are downward sloping east and southeasterly are being retained to meet proposed matching grades of surface parking are being retained
 - Six (6) existing four-petal pawpaws are being retained in place with a 10-foot protective area post construction
 - 3' high white estate fencing, established before 2011, along Universe Blvd. is being retained in place

Site Plan Criteria (*continued*)

- **Site Plan Criteria 6 - Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance:**
 - Response: Plan includes the transformation and upgrade of 1.83 acres of existing conventional landscaping on site to scrub restoration and xeric landscape area plus creating 0.58 acres of xeric hammock landscape area for a total newly established habitat area of 2.40 acres, which is 0.69 acres over the scrub area being removed^{1, 2}
 - Plantings of sabal palms, saw palmetto, milkweed, broomsedge, golden aster prickly pear cactus and others in random complementary positions across the proposed scrub habitats will foster broader and more robust habitat across the property
 - Some areas will receive four-petal pawpaws
 - Plantings of American beautyberry, lyonia, yaupon holly, coontie and wild coffee provide high wildlife value with berries that attract birds and flowers that attract pollinators



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By expanding and transforming these areas across the property we are extending areas of pollination for native flora and fauna that can benefit the survival and growth of insects, birds, reptiles and other species