



TOWN COUNCIL MEETING MINUTES

September 25, 2024 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
DD HALPERN, VICE MAYOR
MARIANNE HOSTA, VICE MAYOR PRO TEM
JACOB ROSENGARTEN, COUNCILMEMBER
DIANA DAVIS, COUNCILMEMBER

ALSO PRESENT: DAVID DYESS, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
EMILY ALVES, FINANCE DIRECTOR
MICHAEL VENTURA, FORMER FINANCE DIRECTOR
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FIORELLA VERDECIA, ADMINISTRATIVE SECRETARY

AUDIENCE: 40

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF

Mayor Wheeler, Councilmember Rosengarten, and Councilmember Davis gave consensus to have staff create a policy on the public participation process for grant applications.

Council gave unanimous consensus to direct staff to see how much funding is available for a controls evaluation that runs in line with the Town's audit; get the cost; and bring it back to the Town Council.

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 Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:41pm.

Public Comments Closed at 5:51pm.

CONSENT AGENDA

1. Town Council Meeting Minutes - September 11, 2024
2. Proclamation – Florida City Government Week 2024
3. Special Event Request – North Pole Christmas Tree Event
4. Special Event Request Holy Spirit Lutheran Church Christmas Eve Service
5. Year to Date (YTD) Financial Statements

MOTION: *Davis/Rosengarten made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS *(A Public Comment Period was Opened for Each Item Below.)*

6. 2nd Budget Hearing – Approving the Millage Rate and FY 24-25 Budget

Finance/HR Director Alves announced that the Town of Juno Beach General Fund has a rolled back rate of 1.7045 mills. The proposed 2024-25 millage rate of 1.8195 is a 6.75% increase above the rolled back rate. The Town proposes to adopt a tentative 2024-2025 millage rate of 1.8195 mills.

MOTION: *Rosengarten/Halpern made a motion to adopt Resolution No. 2024-15, approving the millage tax rate at 1.8195 mils which is 6.75% above the rolled-back rate of 1.7045 mils.*

ACTION: *The motion passed 4-1 with Councilmember Davis opposed.*

MOTION: *Rosengarten/Halpern made a motion to adopt Resolution No. 2024-16, approving the 2024-2025 Annual Budget of \$10,785,377.*

ACTION: *The motion passed unanimously.*

7. Public Hearing & Second Reading on Ordinance No. 789 - Future Land Use Amendment Request by Juno Square LLP – The Dunes at Juno Beach *(See attached presentations and handout from Councilmember Davis.)*

MOTION: *Rosengarten/Hosta made a motion to approve Ordinance No. 789 on second and final reading.*

ACTION: *The motion passed 4-1 with Vice Mayor Halpern opposed.*

8. Public Hearing & Second Reading on Ordinance No. 790 - Rezoning Request by Juno Square LLP – The Dunes at Juno Beach

MOTION: *Rosengarten/Hosta made a motion to approve Ordinance No. 790 on second and final reading.*

ACTION: *The motion passed 4-1 with Vice Mayor Halpern opposed.*

9. Resolution No. 2024-13 – Application for Development and Site Plan Review and Special Exception request – The Dunes at Juno Beach Development

MOTION: *Rosengarten/Hosta made a motion to adopt Resolution No. 2024-13, approving the Site Plan and Planned Unit Development Special Exception request for The Dunes at Juno Beach Development subject to the additional conditions of approvals agreed to on the record.*

ACTION: *The motion passed 4-1 with Vice Mayor Halpern opposed.*

10. Selection of Interim Town Manager Position

MOTION: Hosta made a motion to approve Fank Davila as the Interim Town Manager.

ACTION: The motion failed for lack of a second.


11. ~~Discussion on Pelican Lake Algae Removal~~

COMMENTS FROM THE COUNCIL

Council gave unanimous consensus to have a Special Town Council Meeting on Friday, September 27th at 10:00 a.m. to discuss the Selection of Interim Town Manager Position and Pelican Lake Algae Removal; and send a letter of support supplied by Karen Marcus to the Palm Beach County Commissioners on the item allowing a third-party conservation easement on natural areas for an extra layer of protection for Environmentally Sensitive Lands.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:57pm.


Peggy Wheeler, Mayor


Caitlin E. Copeland-Rodriguez, Town Clerk

TOWN OF JUNO

Item #7.

BEACH

Town Council Meeting
September 25, 2024



The Dunes at Juno Beach Applications

- Right of Way Abandonment Request
 - Approved with conditions on August 28, 2024
- Future Land Use Map Amendment – 2nd reading
- Rezoning Request – 2nd reading
- Development and Site Plan Review
- Special Exception (Planned Unit Development) Request

The Dunes at Juno Beach

Background



- Owner: Juno Square LLP
- PCN: 28-43-41-28-10-007-0111.
- Location: 13951 US Highway One. Southwest corner of US Highway One and Donald Ross Road
- Area: 4.7 Acres (Abandoned Cocoanut ROW included)
- Current Designations: Commercial General Zoning District, Commercial Land Use.
- Proposed Project: Townhouse Residential Project, 40 dwelling units.

Donald Ross Rd

Donald Ross Rd.

Donald Ross Rd

Donald Ross Rd

COCOANUT AVE.

SUBJECT PROPERTY

ROW

US Highway 1

Anchor Commercial Bank

Floral Dr

Floral Dr

Juno Dunes Natural Area

Right-of-Way (ROW) Abandonment

- Council approved the ROW abandonment at the August 28th, 2024 Town Council meeting with conditions.
- The land contained approximately 16,506 sq. ft. or .3789 acres.
- With ROW abandonment the total site is now 4.7 acres.

The Dunes at Juno Beach

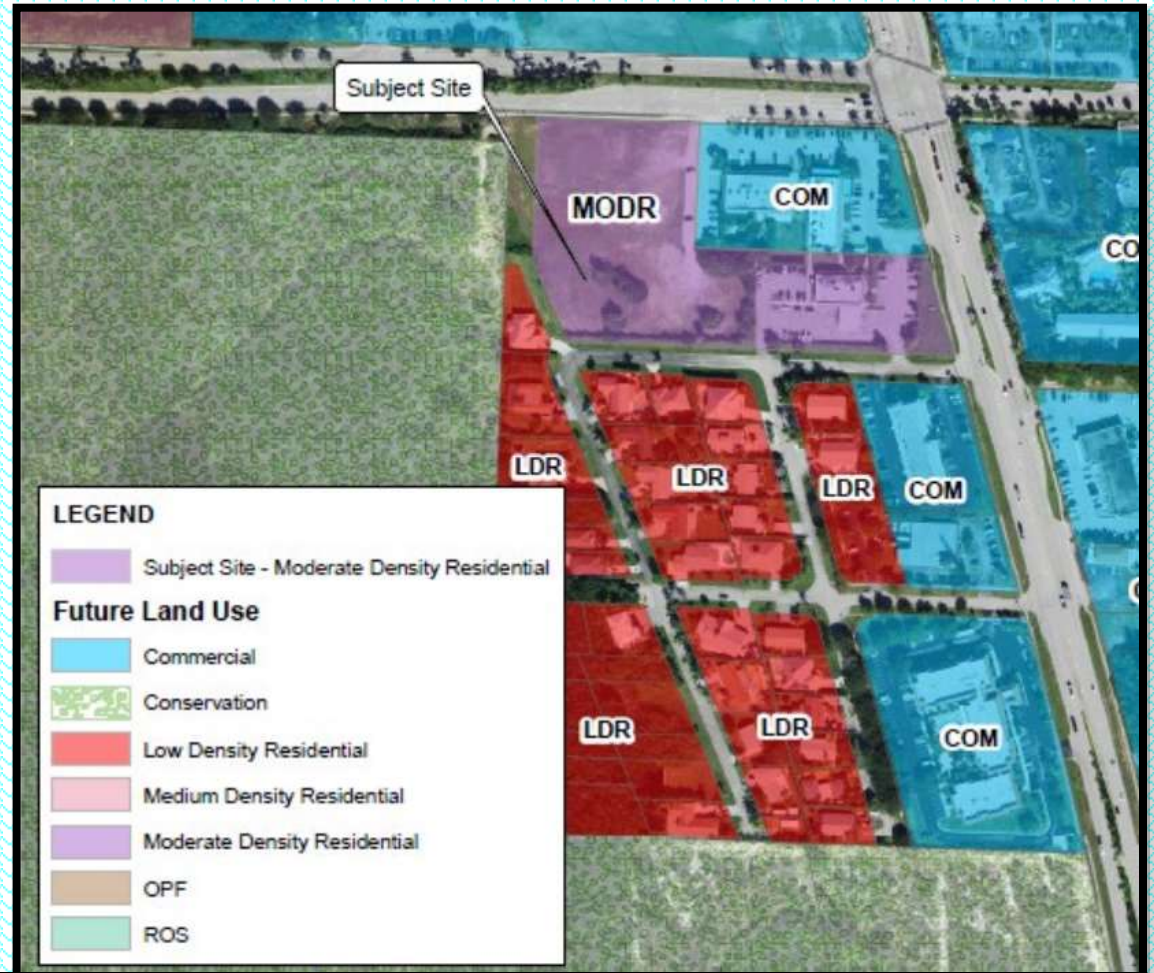


Conditions of Approval

- Provide Palm Beach County Environmental Resources Management (PBC ERM) maintenance access to access the Juno Dunes Natural Area, as well provide a stabilized staging area.
- As an additional public benefit and as volunteered by the Applicant, the Applicant shall, prior to the issuance of any building permit relating the Property, pay to the Town the value of the vacated portion of the Cocoanut Avenue right-of-way. The value shall be determined by the average of two appraisals paid for and provided by the Applicant, but in no event shall the payment be less than \$300,000.00
- In the event the Town Council does not approve the Future Land 10 Use Amendment, Rezoning and Site

Future Land Use Map Amendment

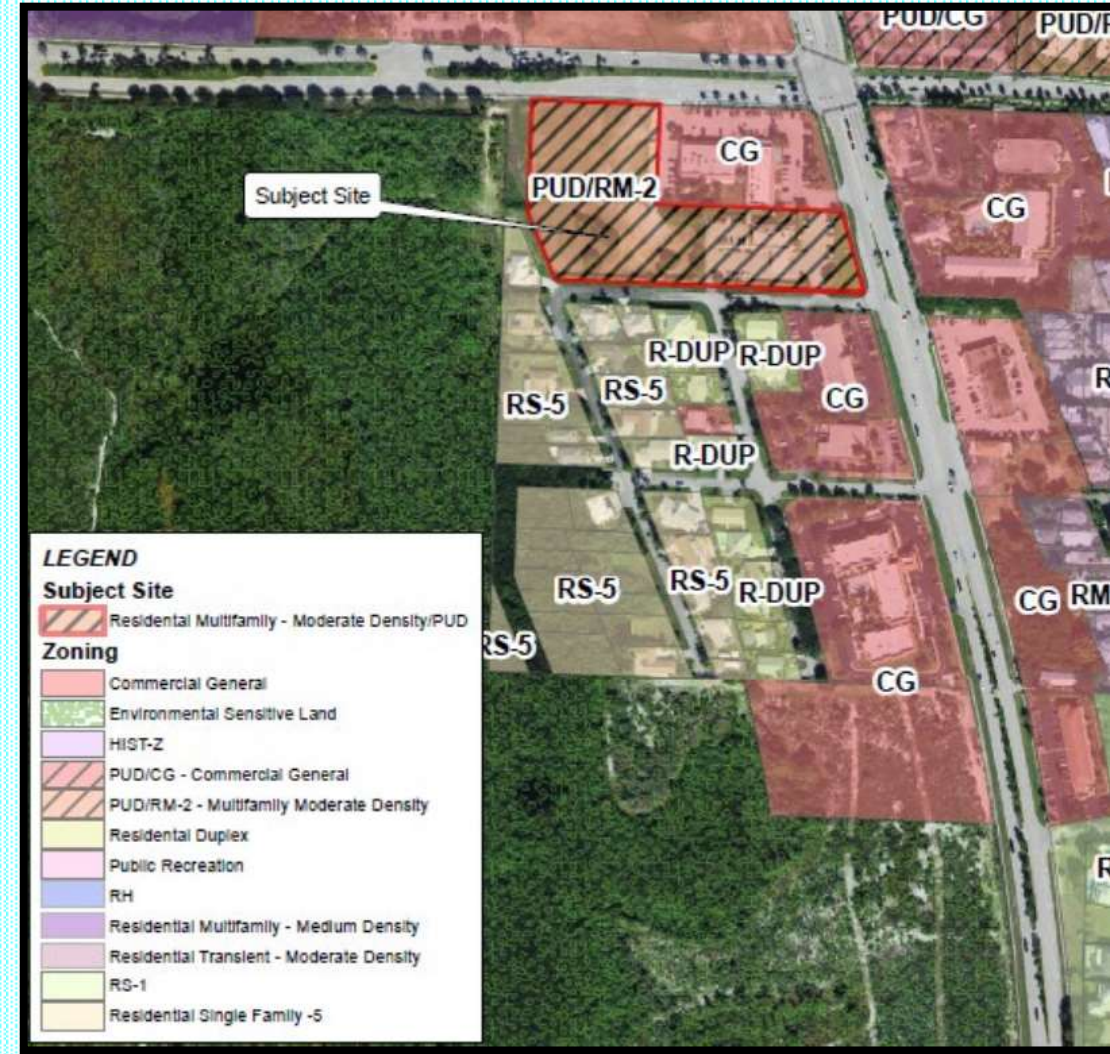
- Request to amend the Town of Juno Beach's Future Land Use Map (FLUM) for the subject property from Commercial (COM) to Moderate Density Residential (MODR, up to 15 units per acre).
- This is considered down zoning.
- Total acreage of the site



PCN	Owner Information	Address	FLU	Zoning	Area
28-43-41-28-10-007-0111	Juno Square LLP	13951 US Highway 1	COM	CG	4.32 AC.
Cocoanut Av. ROW	Town of Juno Beach	Unassigned	N/A	N/A	0.378 AC.
Total					4.7 AC.

Rezoning Request

- Request to rezone the subject property from Commercial General (CG) to Residential Multiple – Family – Moderate Density (RM-2).
- This is considered down zoning.
- Total acreage of the site is 4.70 acres (including abandoned BOU)



Future Land Use Map Amendment & Rezoning Request

- Applicant's Justification:

"The project proposes 40 townhome units within the 4.70-acre parcel. To do so, the applicant is proposing to down-zone the property from Commercial General (CG) to Residential Multiple-Family - Moderate Density (RM-2) and amend the Future Land Use Map from Commercial (COM) to Moderate Density Residential (MODR), thus allowing a transitional density for the site, given its location to the single-family subdivision (Palm Beach Heights) located to the south. It should be noted that the maximum permitted density within this site is 56 units,

Future Land Use and Zoning Map



SUBJECT SITE
RM-2
MODR

Future Land Use and Zoning Map



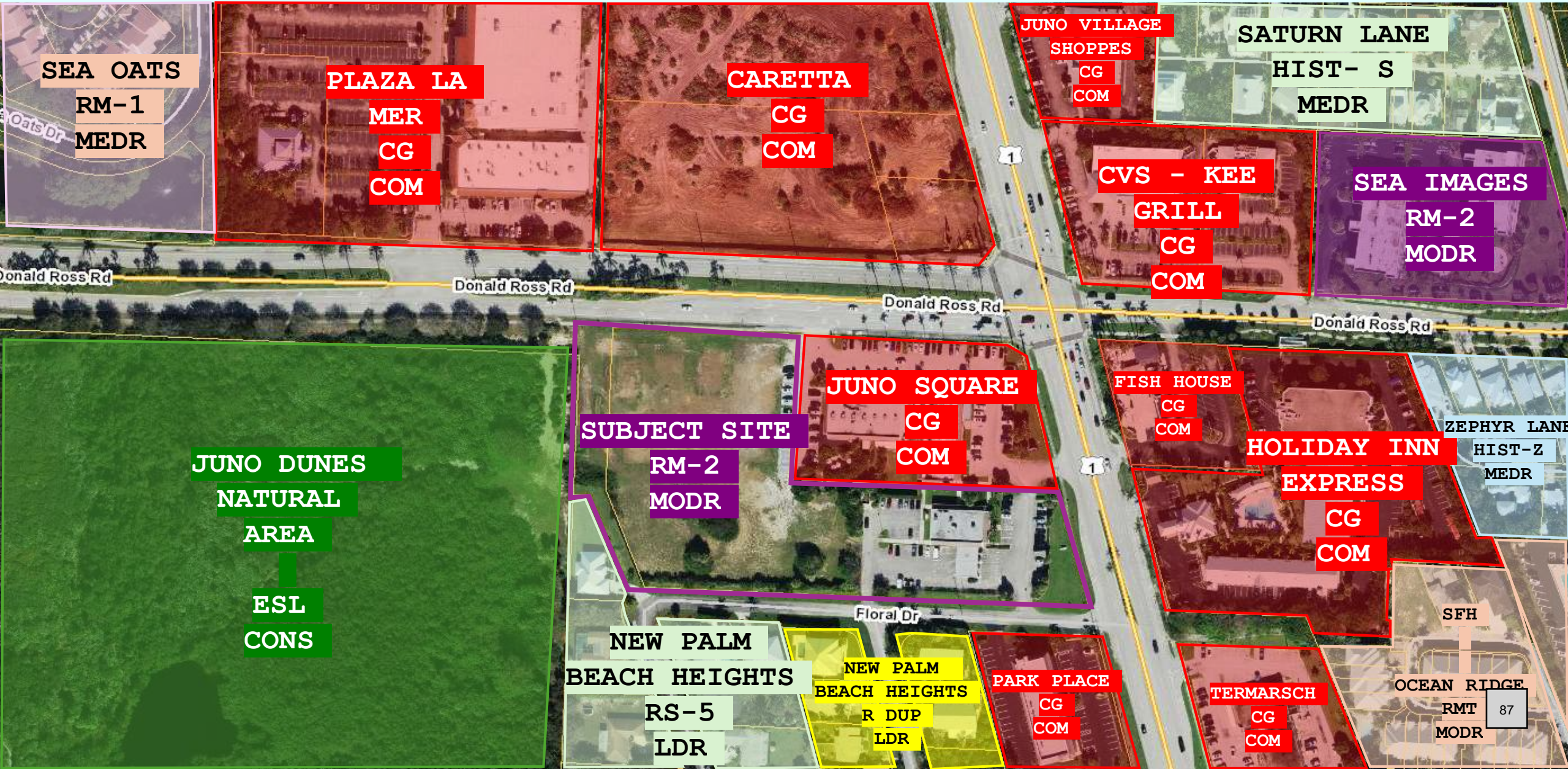
Future Land Use and Zoning Map

Item #7.



Future Land Use and Zoning Map

Item #7.



Development and Site Plan Review, Special Exception Request

Item #7.

- Applicant's request
 - Request for a clustered single-family dwellings (townhouses) development that will feature 40 townhome units.
 - Approx. 4.7 acres (including Cocoanut Avenue ROW)
 - Classify the project as a **Planned Unit Development**, provides for a special exception to develop the project with deviations from certain development regulations.

Juno Square Plaza

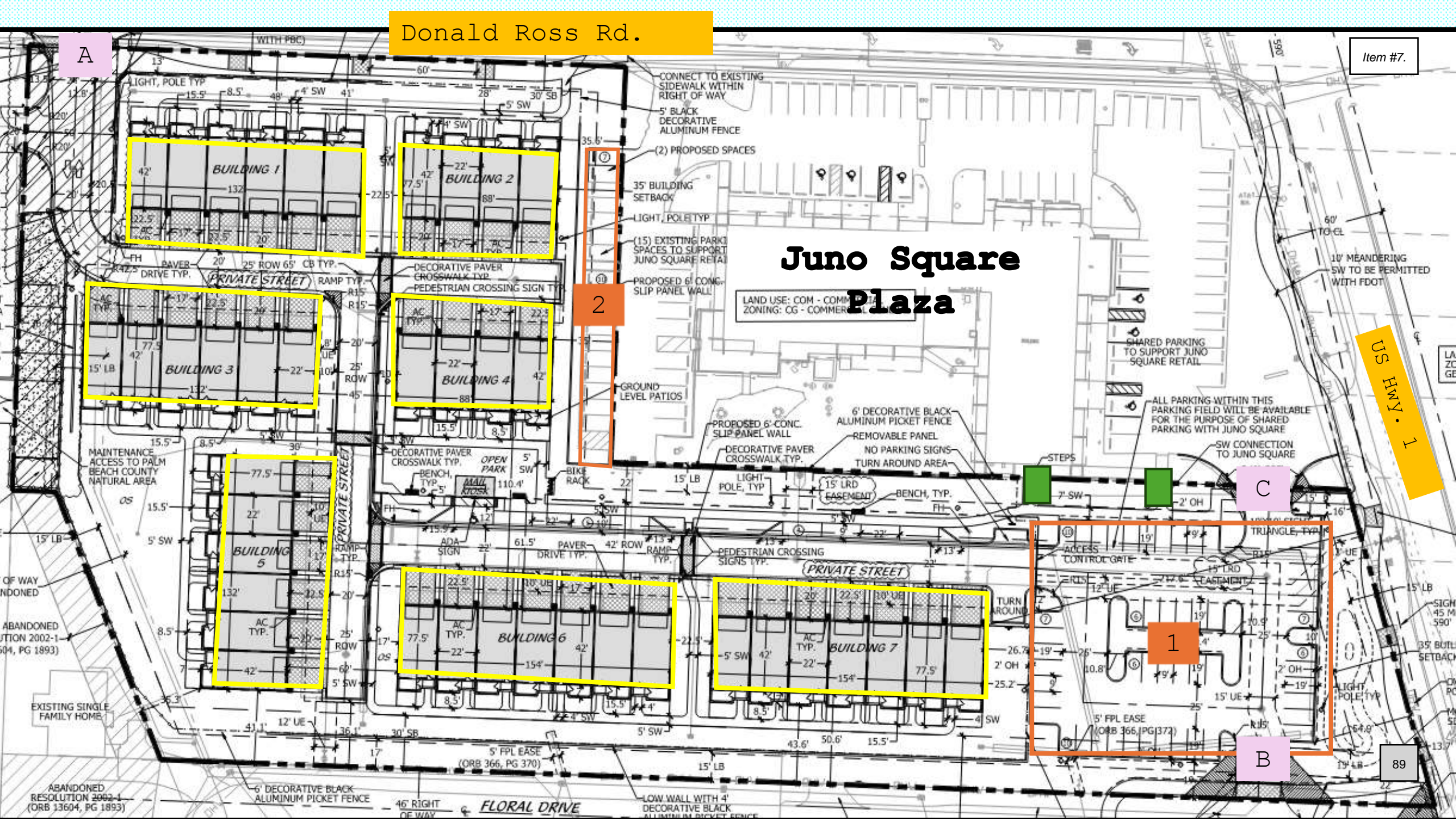
LAND USE: COM - COMMERCIAL
ZONING: CG - COMMERCIAL GENERAL

A

C

US HWY. 1

B



- All applicable Town Code requirements within the Residential Multiple-Family – Moderate Density Building Site Area Regulations have been met except for the two items below:
 1. Maximum Building Dimension
 2. Minimum Building Separation

The applicant is requesting to use the PUD's area standard modification option to allow for up to a 25 % deviation from the standard.

Areas of Interest

- In the RM-2 zoning district, a Planned Unit Development is a Special Exception.
- In the Applicant's Statement of Use, the applicant responded on how the project meets the Special Exception criteria.
 - **No applicant is entitled to the modifications by right;** rather, the applicant shall demonstrate that the project meets the purpose and intent of the site development modification option section.
 - **The purpose of the PUD is to** ensure compatibility among all the land uses, foster innovation in site planning and development, and encourage sound design practices. Provisions are included for planned unit developments to permit establishment of areas in which diverse uses may be brought together in a compatible

Areas of Interest - PUD modification request

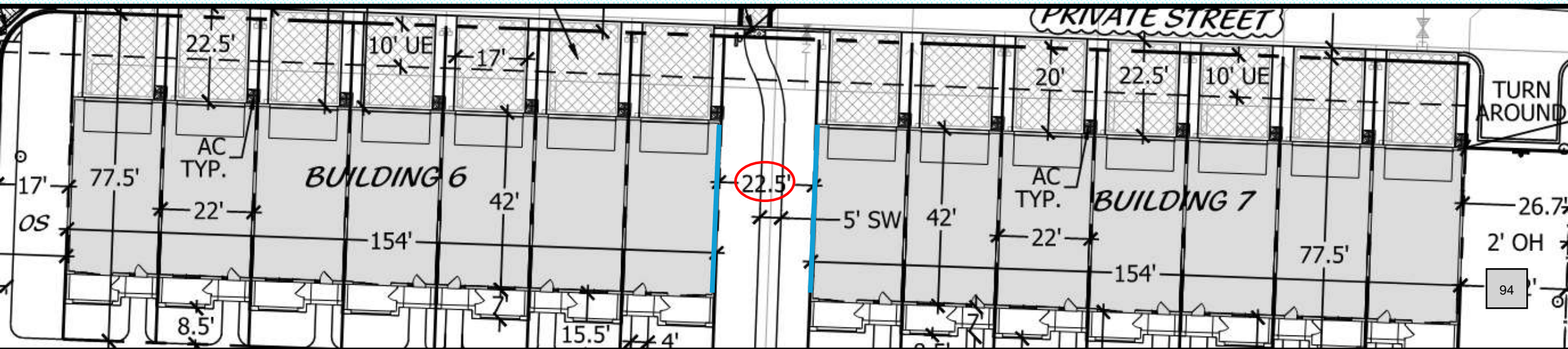
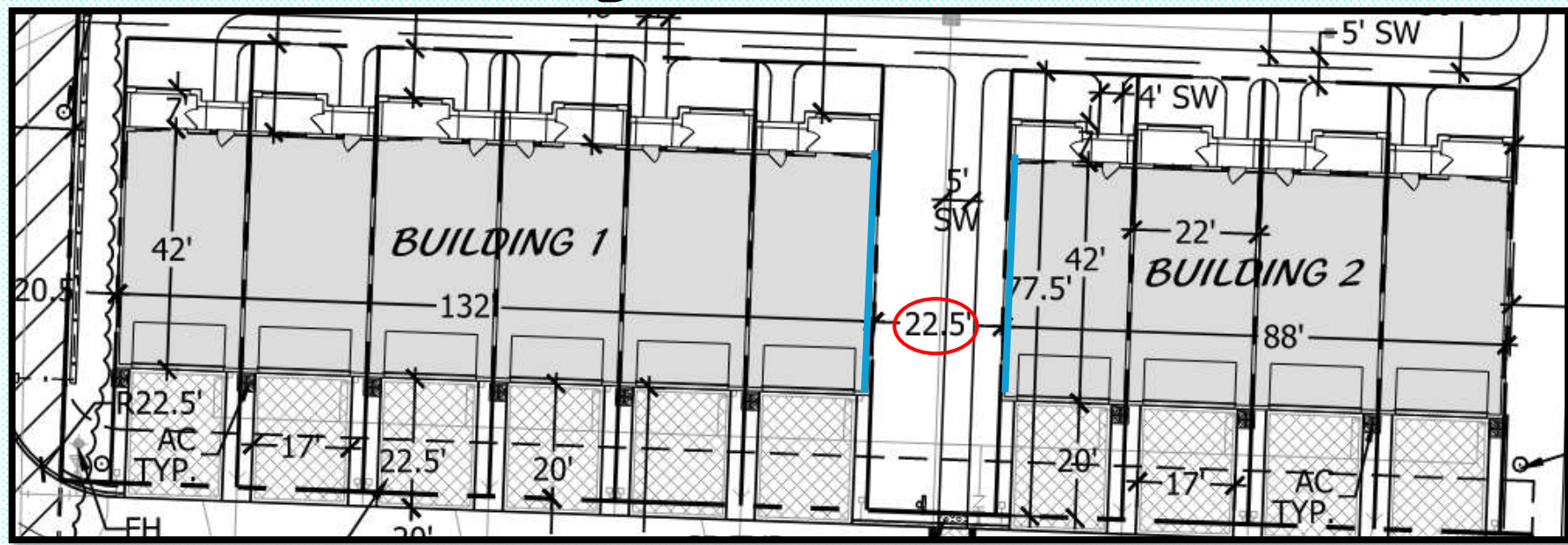
Item #7.

Planned Unit Development Area Standard Modifications

	RM-2 Building Site Area Regulations	Modification Allowance	Applicant's request
Maximum building dimension	<u>150 ft.</u> for all types of permitted principal structures.	25% of 150 ft. Maximum building dimension <u>187.5 ft.</u>	<u>154 ft.</u>
Distance between principal structures on same property	<u>30 ft.</u>	25% of 30 ft. Minimum distance between principal structures <u>22.5 ft.</u>	<u>22.5 ft.</u>

Distance between principal structures Bldg. 1 & 2, Bldg. 6 & 7

Item #7.



Discussion

- The DRC reviewed the plans on four occasions and met three different times.
 - Reviewed by Jupiter Water, Loxahatchee River District, PBC Fire, PBC ERM, Police Department, Public Works Department, Town Engineers (Civil and Traffic), Town Manager.
 - Application meets all technical requirements.
- Staff reviewed the following criteria:
 - Site Plan Criteria
 - Appearance Review
 - Special Exception Request

Staff's responses can be found on pages 5-12 of the memorandum.

Applicant's Presentation

Questions





The Dunes at Juno Beach



Cotleur &
Hearing

THE DUNES AT JUNO BEACH

September 25, 2024

Juno Beach, Florida

- Applicant- Pulte Home Company
- Architect- Pulte Architecture
- Civil Engineer- Schnars Engineering
- Traffic Engineer- Kimley Horn & Associates
- Landscape Architect- Cotleur & Hearing
- Community Relations – Merchant Strategy
- Environmental Consultant – EW Consultants

Kimley»»Horn

 **Cotleur &
Hearing**

1. Future Land Use Amendment

Commercial (COM) to Moderate Density Residential (MODR) – Ordinance 789

2. Rezoning

Commercial CG to Residential Moderate Density (RM-2) – Ordinance 790

3. Planned Unit Development

PUD approval for 40 Residential Townhomes (8.5 Du/Ac) – Resolution 2024-13

4. ROW Abandonment

Abandonment of Cocoanut Ave ROW – Resolution 2024-12

The site is located at the southwest corner of Donald Ross Road and US Highway 1.



EARLY 2023 PLANS INCLUDED

- 5 STORY MULTI FAMILY BUILDINGS (60 FEET TALL)
- ACCESS ACROSS FROM OLEANDER AVENUE
- SEPARATED PARKING AREA



Pulte Home Company and team held an advertised Community Workshop at Town Hall on August 17, 2023.

We've continuously refined our plans to align with the input we've received from residents, including:

- ❖ **Complete overhaul of the proposed color palette.**
- ❖ **Restrict accessibility to New Palm Beach Heights subdivision.**
- ❖ **Enhanced landscape buffers adjacent to New Palm Beach Heights subdivision.**



Throughout the past year, we have continued to meet with community residents and stakeholders such as:

Bosso Realty

Sweet Juno

Thirsty Turtle

Juno Beach Café

Bikes Palm Beach

New Palm Beach Heights subdivision

Sea Oats subdivision

And many more,

We look forward to continuing our discussions with all interested parties and value the meaningful feedback we have received thus far.

SITE PLAN

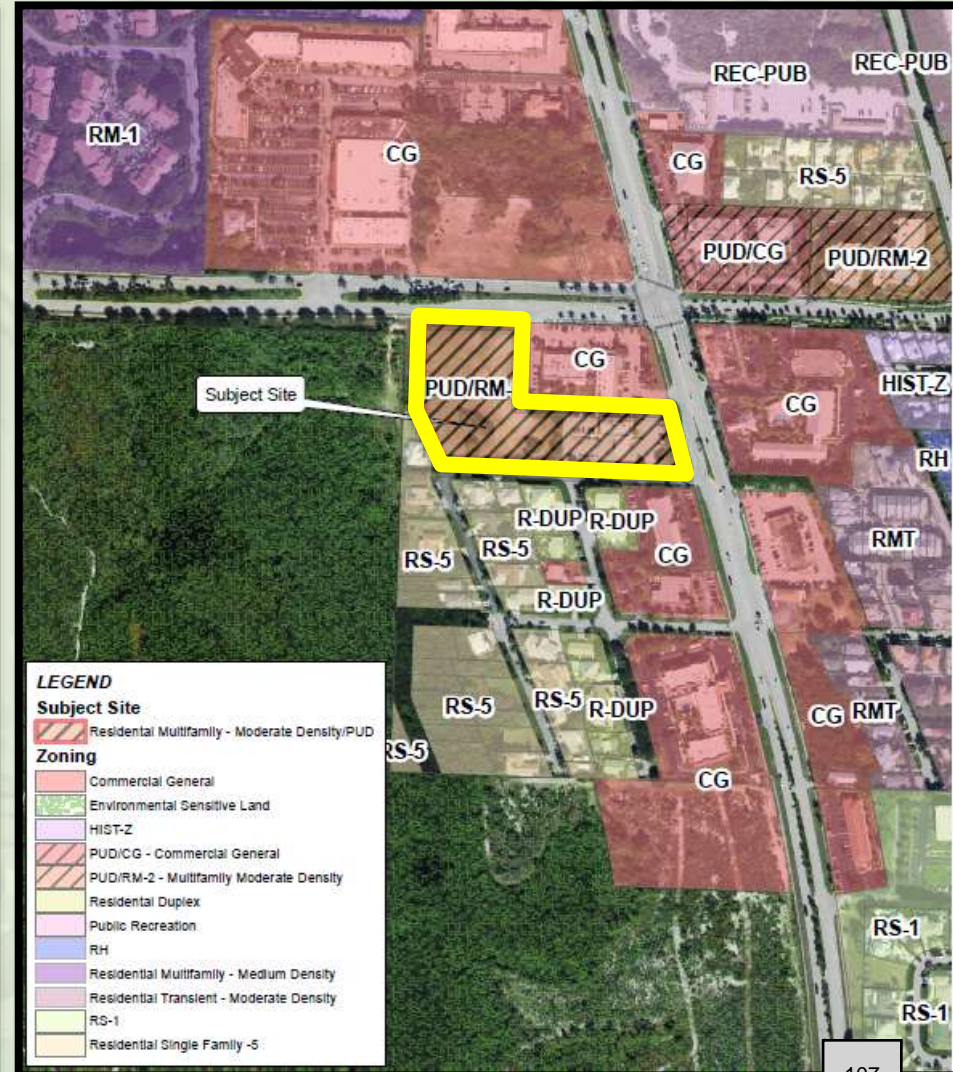


SITE PLAN

PROPOSED FUTURE LAND USE MAP



PROPOSED ZONING MAP



❖ Increased Traffic on Donald Ross Road

Indefinite delay of Hood Road construction

New Development on Donald Ross Road (Alton).

Additional commercial will attract from outside of Juno

❖ Preserving Town Character Amid Regional Growth

Preserving the quiet coastal feel

❖ PBC Acquisition of ESL Lands

Ensuring compatibility with surrounding area

❖ Climate Change & Sustainability Objectives

Warrants increased Green Space & Pervious Area

Reduction in traffic emissions

❖ E-commerce & Post-COVID Environment

FUTURE LAND USE ELEMENT
Goal
Objective 2
<i>Policy 2.3</i>
<i>Policy 2.6</i>
<i>Policy 2.7</i>
<i>Policy 2.11</i>
<i>Policy 2.12</i>
<i>Policy 2.16</i>
Objective 3
<i>Policy 3.1</i>
Objective 5
<i>Policy 5.1</i>
Objective 6
<i>Policy 6.1</i>
Objective 9
Objective 10
<i>Policy 10.2</i>
Objective 11

TRAFFIC CIRCULATION
Goal
Objective 1
<i>Policy 1.1</i>
<i>Policy 1.4</i>
<i>Policy 1.6</i>
<i>Policy 1.8</i>
<i>Policy 1.9</i>
Objective 2
Objective 4
Objective 5
<i>Policy 5.3</i>
<i>Policy 5.4</i>
Objective 8

- ❖ Creates a seamless transitional land use between the New Palm Beach Heights neighborhood and the existing Juno Square Commercial Plaza.
- ❖ Positively affect living conditions in the neighborhood.
- ❖ Significantly decrease traffic and environmental impacts.
- ❖ Significant decrease in maximum impervious surfaces resulting in improved drainage conditions.
- ❖ Improve property values in the adjacent area.
- ❖ Restricts future development to be constructed at a coastal town scale.

This request represents a significant down zoning from 84 DU to 40 DU (18 DU/AC to 8.5 DU/AC)

This request represents a “Sensible Transition”

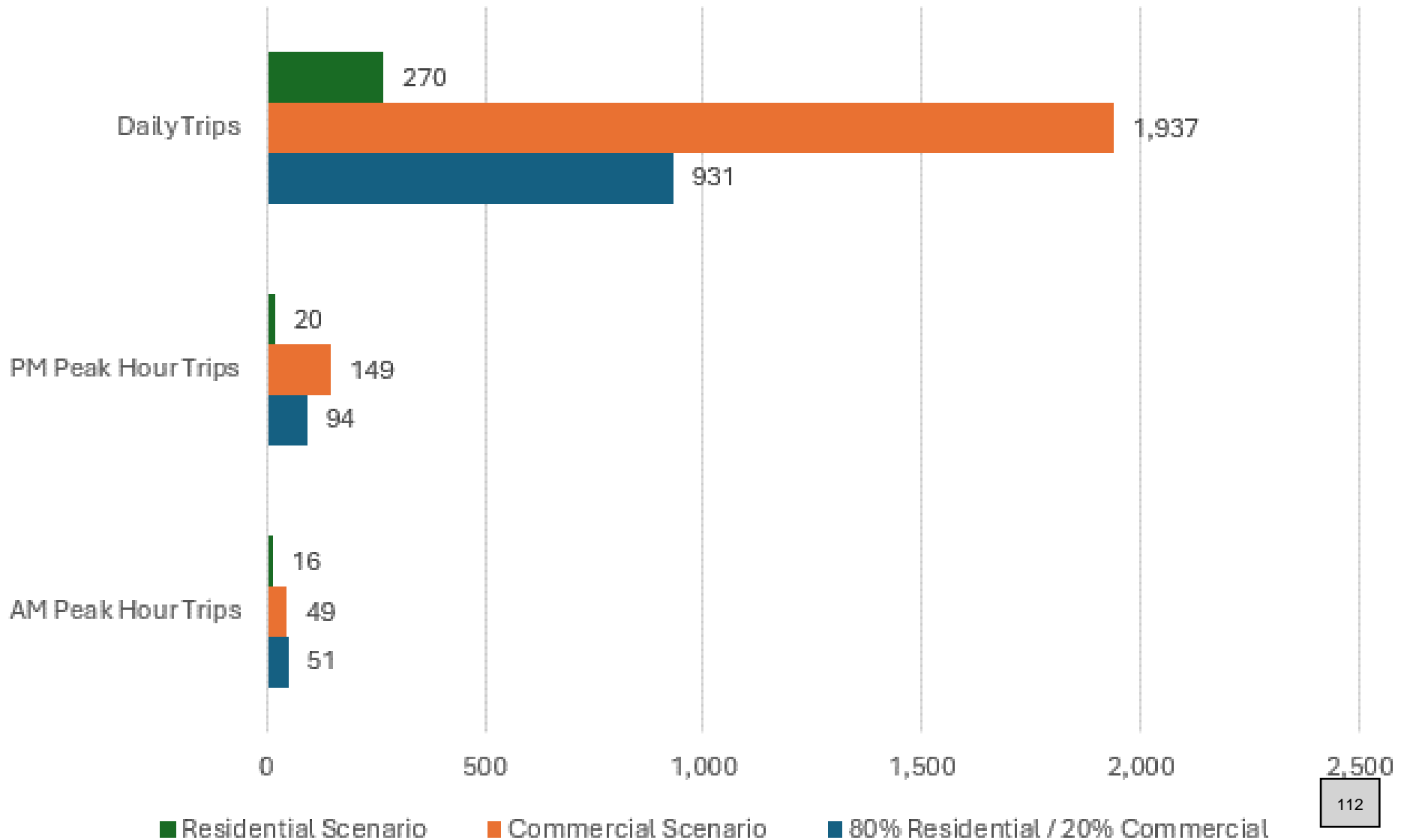
This request represents a “Fluent Transition” between two significantly different land uses.

This request represents a “Better Transition” that will benefit the public.

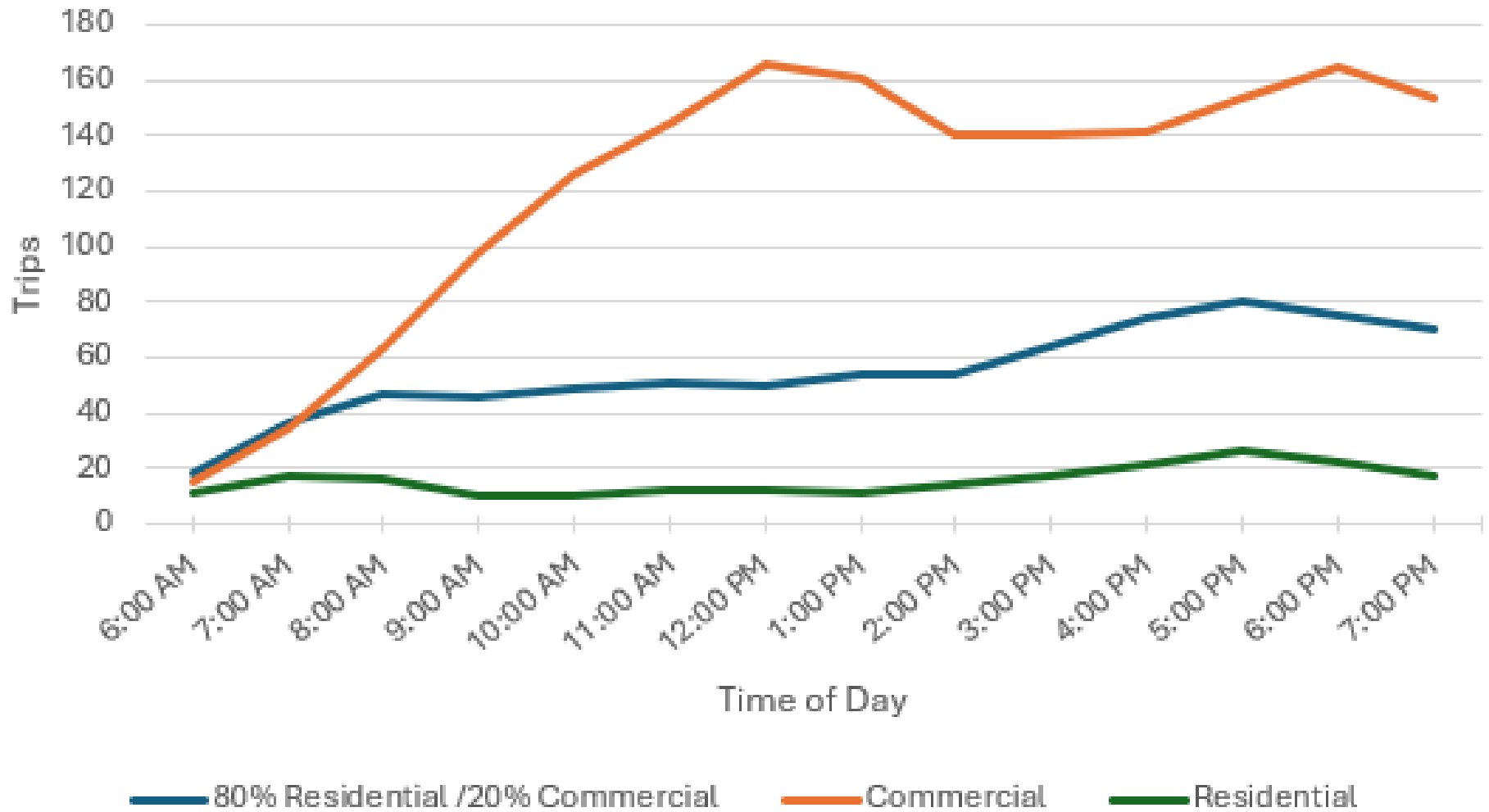
This request satisfies all criteria for Land Use Amendment and all criteria for Re-zoning.

	CURRENT LAND USE / ZONING	PROPOSED LAND USE / ZONING
DENSITY	84 MULTI FAMILY UNITS	40 TOWNHOMES
BUILDING HEIGHT	60 FEET	40 FEET
LOT COVERAGE	40%	18%
BUILDING DIMENSION	200 FEET	154 FEET
DAILY TRIPS	3,102	270

Trip Comparison



Trip Comparison



SCALE & MASS



	RM-2 SITE REGULATIONS	PROPOSED
Max Density	12 DU/AC	8.51 DU/AC
Min Front Setback	30 Feet	41 Feet
Min Side Setback	35 Feet Total (Min 15 ft.)	35 Feet (Each Side)
Min Rear Setback	30 Feet	41.1 Feet
Max Building Height	40 Feet	40 Feet
Max Stories	3 Stories	3 Stories
Max Building Dimension	150 Feet	154 Feet
Min Building Separation	30 Feet	22.5 feet
Max Lot Coverage	35%	18%
Min Landscaped Open Space	15%	41%

SITE PLAN



SITE PLAN












Key West Cracker Style Architecture



ELEVATION | Front

PAINT/ MASONRY/ ROOFING COLORS

- A.  STUCCO BODY/SOFFIT/FASCIA - HIGH REFLECTIVE WHITE (SW7757)
- B.  STUCCO BODY - SNOWDROP (SW6511)
- C.  LAP SIDING - FESTOON AQUA (SW0019)
- D.  BOARD & BATTEN SIDING - HIGH REFLECTIVE WHITE (SW7757)
- E.  TRIM - HIGH REFLECTIVE WHITE (SW7757)
- F.  EXTERIOR FRONT DOOR/ GARAGE DOOR - ROOKWOOD SASH (SW2810)
- G.  LOUVERS/RAILINGS - ROOKWOOD SASH (SW2810)
- H.  AWNINGS - FESTOON AQUA (SW0019)
- I.  METAL ROOF - GRAY
- J.  TILE ROOF - EAGLE LIGHT GREY

LEGEND

1. 5/8" TEXTURED STUCCO
2. 8" CEMENTITIOUS LAP SIDING
3. CEMENTITIOUS BOARD & BATTEN SIDING
4. SAND FINISHED RAISED BANDING
5. ALUMINUM AWNING
6. ALUMINUM LOUVER
7. ALUMINUM RAILING
8. 4"X8" FOAM EXPOSED RAFTER TAIL
9. 10"x16" FOAM GABLE BRACKET
10. 22"x48" FOAM BRACKET
11. 36"X96" FIBERGLASS FRONT DOOR W/ 12" SIDELIGHT
12. 16'X7' STEEL GARAGE DOOR
13. METAL STANDING SEAM ROOF
14. CONCRETE TILE ROOF
15. SUSPENDED ROOF



FRONT ELEVATION-4-UNIT BUILDING-CO2
SCALE: NTS (KEY WEST CRACKER STYLE)



3D MODEL VIEW 1 - On Donald Ross Road looking South East



3D MODEL VIEW 3 - On US Highway 1 looking South West



3D MODEL VIEW 5 - On corner of US Highway 1 and Floral Drive looking North West



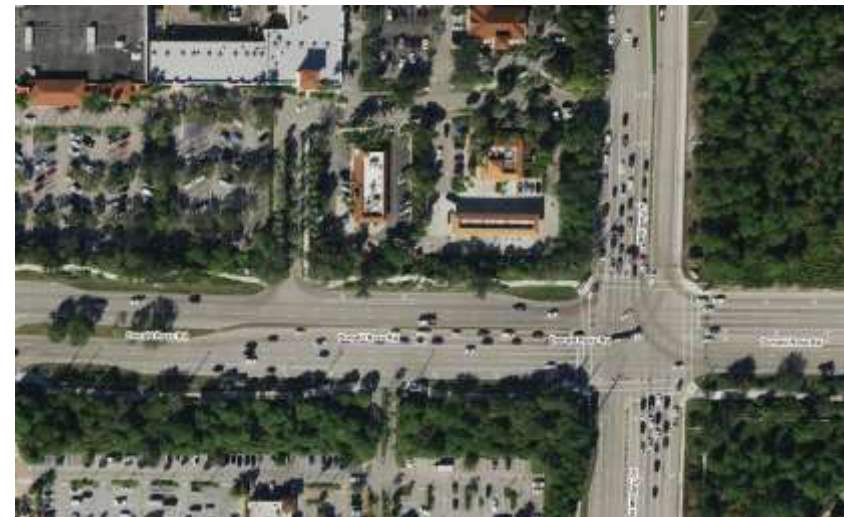
3D MODEL VIEW 6 - On Floral Drive looking North East

LANDSCAPING | NATIVE COASTAL PALETTE

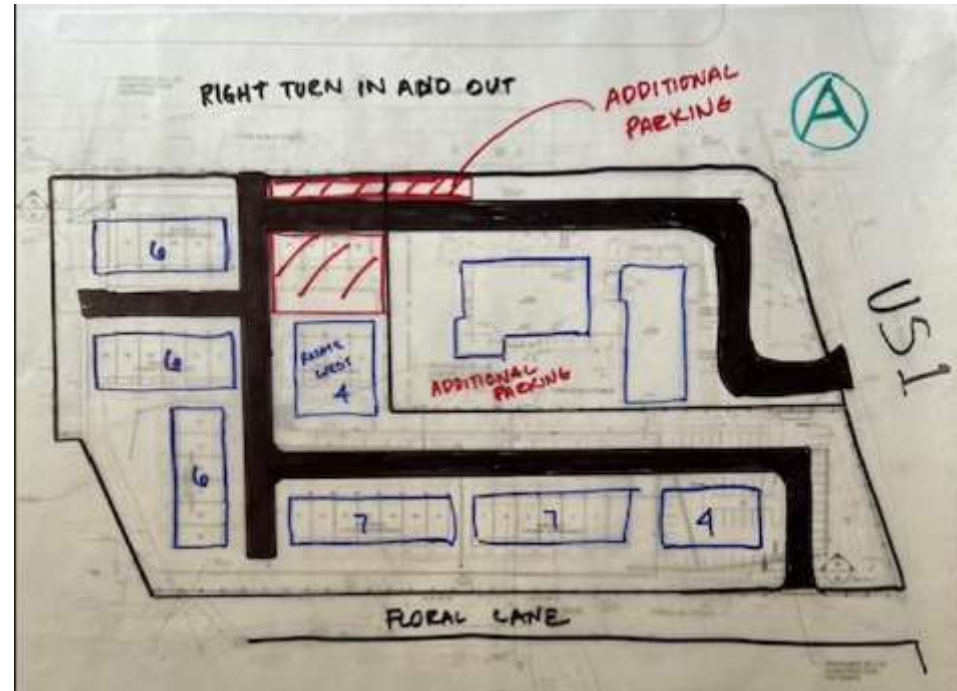
Trees	Palms	Accents	Shrubs & GC's
Gumbo Limbo	Sabal Palm	Joewood	Red Cocoplum
Live Oak	Royal Palm	Croton Discolor	Hobe Sound Cocoplum
Silver Buttonwood	Key Thatch Palm	Fakahatchee Grass	Simpson Stopper
Pigeon Plum	Silver Thatch Palm	Muhly Grass	Spanish Stopper
Ironwood	Florida Thatch Palm	Cycads	Beach Creeper
Seagrape Tree	Seashore Palm	Crabwood	Spider Lily
Royal Poinciana	Sylvestris Palm		Florida Zamia
Mahogany	Saw Palmetto		Fiddlewood
Paradise Tree			Ilex

PROPOSED DRIVEWAY

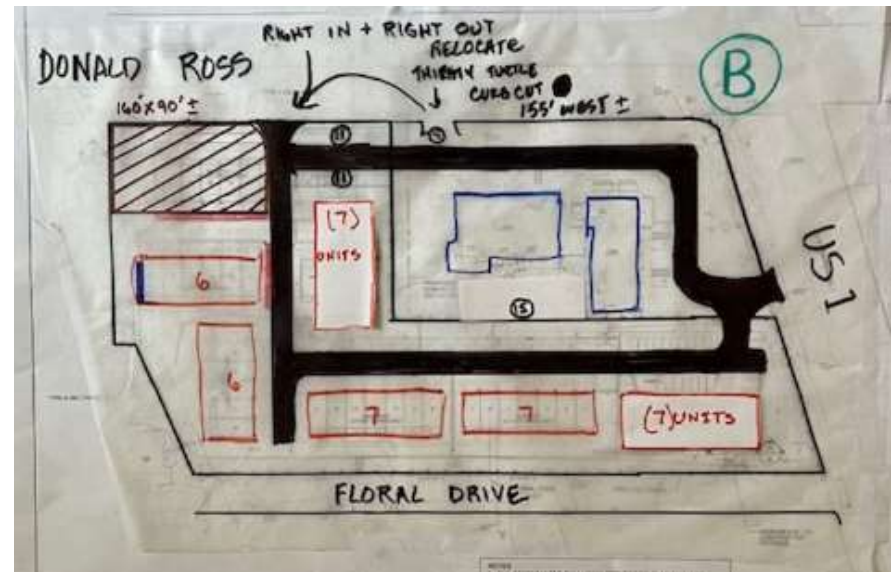
- The proposed driveway meets all local county and professionally-accepted standards for location, spacing, and safety.
- Driveway standards are developed to provide for the safe operation of driveways.
- The driveway locations and spacing are typical of other developments near major intersections.
- Redevelopment of the site eliminates the bank resulting in **16 fewer peak hour trips (less than the existing).**



1. Combines all Donald Ross Road traffic into single driveway.
2. Slightly shifts exiting traffic west toward end of eastbound left-turn lane at Donald Ross Road & US 1.
3. **No reduction of traffic turning off of Donald Ross Road.**
4. Creates conflict internal to the site as residents and retail visitors utilize same driveway. The conflict could potentially cause backup onto Donald Ross Road and increase rear-end collisions.
5. Eliminates Northbound Directional Left Turn into Commercial from US 1 at Floral Drive



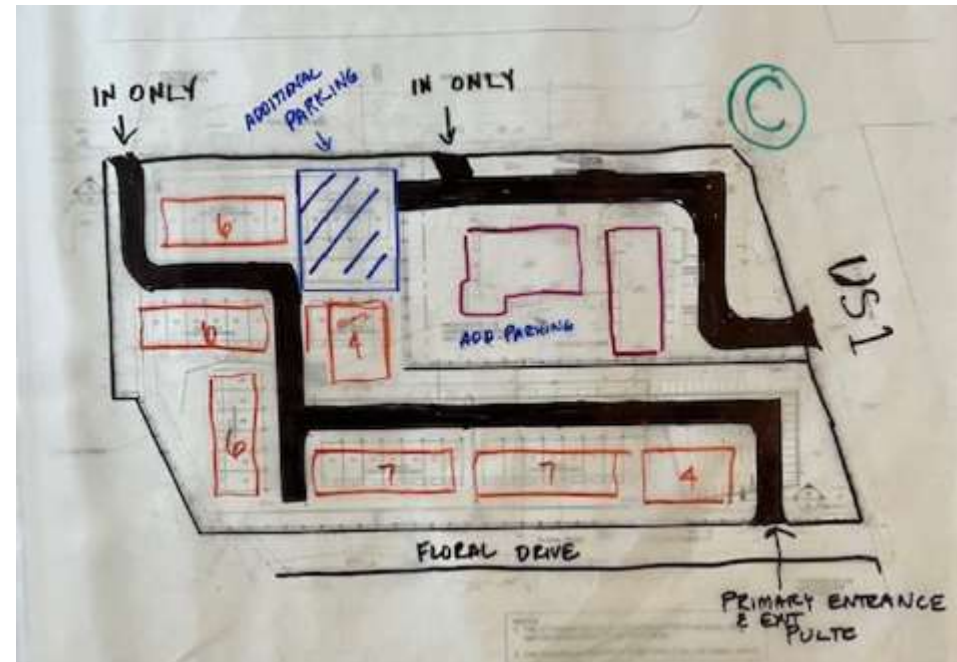
1. Combines all Donald Ross Road traffic into single driveway.
2. Slightly shifts exiting traffic west toward end of eastbound left-turn lane at Donald Ross Road & US 1.
3. No reduction of traffic turning off of Donald Ross Road.
4. Create conflict internal to the site as residents and retail visitors utilize same driveway. The conflict could potentially cause backup onto Donald Ross Road and increase rear-end collisions.
5. Requires residential traffic to utilize the commercial driveway US 1.
6. Creates an internal conflict between residential and commercial traffic at US 1 driveway.



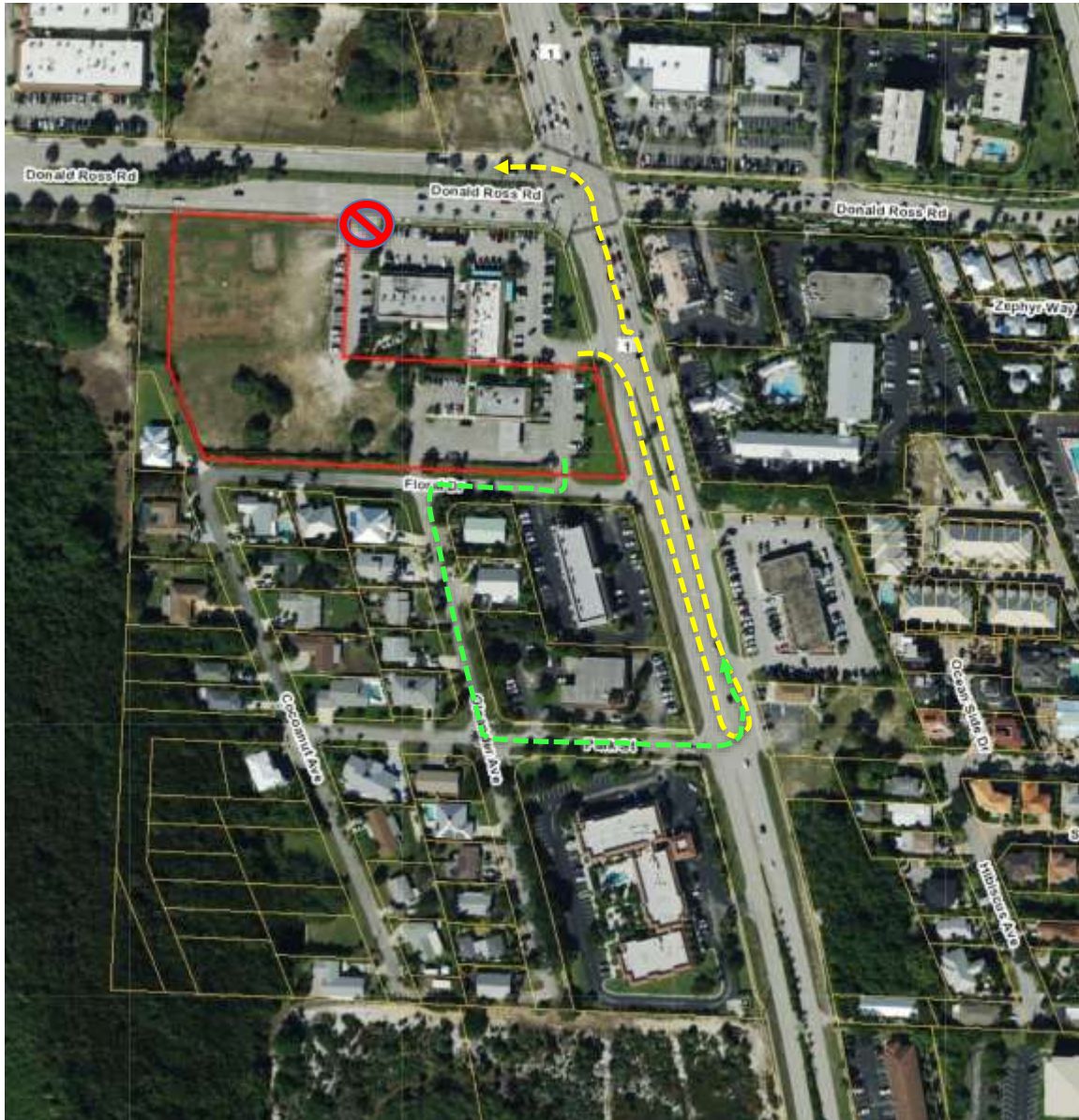
TRAFFIC AND ACCESS



1. **Does not** reduce number of curb cuts on Donald Ross Road.
2. Eliminates residential and commercial traffic from the eastbound left-turn lane at Donald Ross Road & US 1.
3. Shifts all westbound and northbound exiting traffic to US 1, which would have to make a U-Turn at Park Street.
4. Eliminates Northbound directional left into the site at Floral Drive
5. **Does not** reduce the volume of traffic at Donald Ross Road & US 1 intersection.



TRAFFIC AND ACCESS



SITE PLAN



AREA MODIFICATIONS

	RM-2 SITE REGULATIONS	PROPOSED
Max Density	12 DU/AC	8.51 DU/AC
Min Front Setback	30 Feet	41 Feet
Min Side Setback	35 Feet Total (Min 15 ft.)	35 Feet (Each Side)
Min Rear Setback	30 Feet	41.1 Feet
Max Building Height	40 Feet	40 Feet
Max Stories	3 Stories	3 Stories
Max Building Dimension	150 Feet	154 Feet
Min Building Separation	30 Feet	22.5 feet
Max Lot Coverage	35%	18%
Min Landscaped Open Space	15%	41%

❖ Pursuant to Sec. 33-1333, “...area modifications (waivers) are intended to provide the necessary latitude for the developer to make creative and efficient use of his/her property.”

SITE PLAN



This project includes a series of meaningful benefits to the Juno Beach community such as:

- **ENHANCEMENT OF THE PUBLIC SIDEWALK ALONG DONALD ROSS AND US HWY 1.**
 - Expand the existing sidewalk to create a meandering multi-modal “green” path.
 - Lush landscaping designed to provide shade and maintain the coastal theme.
 - Enhance walkability and public safety along these major roadways.
 - Significant upgrade to pedestrian networks by including dedication of additional easements.

- **(69) SHARED PARKING SPACES AVAILABLE TO JUNO SQUARE COMMERCIAL PLAZA.**
 - Significant enhancement to the plaza’s parking conditions.
 - Screened from US Hwy 1 with a thick landscape buffer.

- **COSMETIC ENHANCEMENTS TO JUNO SQUARE COMMERCIAL PLAZA**
 - Architectural metal awnings, standing-seam metal roof, and exterior paint representing the coastal theme of Juno Beach.
 - Additional landscape enhancements.

(Continued)

- **LIMITED ACCESS TO FLORAL DRIVE.**
 - The existing access driveway across from Oleander Avenue has been removed to significantly reduce any potential traffic within the New Palm Beach Heights subdivision.
 - Signage at the southeast driveway will be installed to prohibit right turns onto Floral Drive.
- **STAGING AREA FOR COUNTY VEHICLES TO MAINTAIN THE ADJACENT PRESERVE SITE.**
- **The abandonment of the Coconut Ave ROW will result in a payment of not less than \$300,000 to the Town of Juno Beach.**

This proposal combined with the enhancements to the Juno Square Commercial Plaza aims to create an attractive gateway into the Town of Juno Beach.

ZONING

- Removes the possibility of less desirable development based on current zoning and state laws.
- Appropriate transition of density/intensity between the New Palm Beach Heights subdivision and the Juno Square Commercial Plaza.

ACCESSIBILITY & AESTHETICS

- Enhanced walkability and circulation.
- Limited access to floral drive.
- Collaboration with community stakeholders

SURROUNDING CONDITIONS

- Limited access to Floral Drive.
- Re-establish and enhance drainage along Floral Drive.

ARCHITECTURE & LANDSCAPE

- Four-sided architecture.
- Lush landscape buffers with native plantings.
- Coastal town scale.

MAINTAIN THE CHARACTER OF JUNO BEACH

RIGHT OF WAY ABANDONMENT (MINIMUM) \$300,000.00
PBC ERM ACCESS IMPROVEMENTS \$ 75,000.00

- STABILIZED ACCESS TO ESL SITE
- NEW FENCING AND DUAL GATES
- STABILIZED MOBILIZATION AREA

JUNO SQUARE ARCHITECTURAL ENHANCEMENTS \$1,409,850.00

- NEW STANDING METAL SEAM ROOFING
- DECORATIVE RAILINGS
- ARCHITECTURAL METAL AWNINGS
- PAINTING

STREETSCAPE, MULTIMODAL PATH & LANDSCAPE \$125,000.00

- REMOVE & REPLACE SIDEWALK W 8' MMP
- NEW LANDSCAPING & IRRIGATION
- DEDICATION OF PUBLIC SIDEWALK EASEMENTS

▪ **TOTAL \$1,909,850.00**

▪ **PUBLIC BENEFIT PER UNIT \$47,746.25**



ENHANCEMENTS & UPGRADES

- Architectural metal awnings.
- Colored louvers and patio fencing.
- New paint.
- New standing-seam metal roof.

COMMERCIAL ENHANCEMENTS



COMMERCIAL ENHANCEMENTS



COMMERCIAL ENHANCEMENTS



COMMERCIAL ENHANCEMENTS



SCALE & MASS



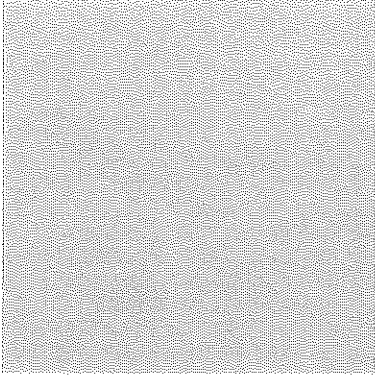


Thank you for
your valuable
feedback

3D MODEL VIEW 1 - On Donald Ross Road looking South East

The Dunes at Juno Beach

Key West Cracker Style

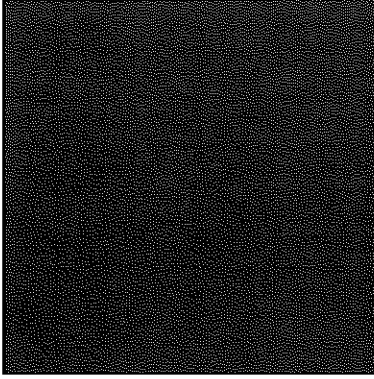


Lap Siding - SW0019
Festoon Aqua

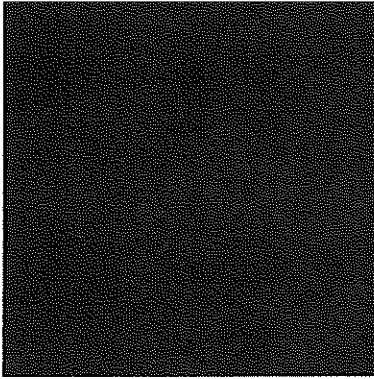
Stucco Body - SW6511
Snowdrop

Stucco Body/Soffit/Fascia - SW7757
High Reflective White

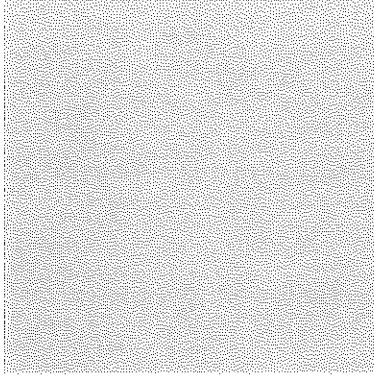
Board & Batten Siding - SW7757
High Reflective White



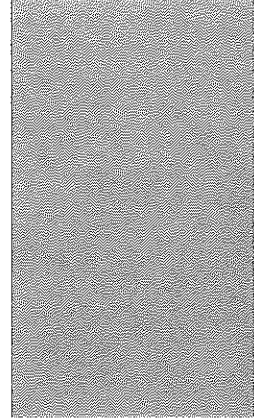
Louvers/Railings - SW2810
Rookwood Sash



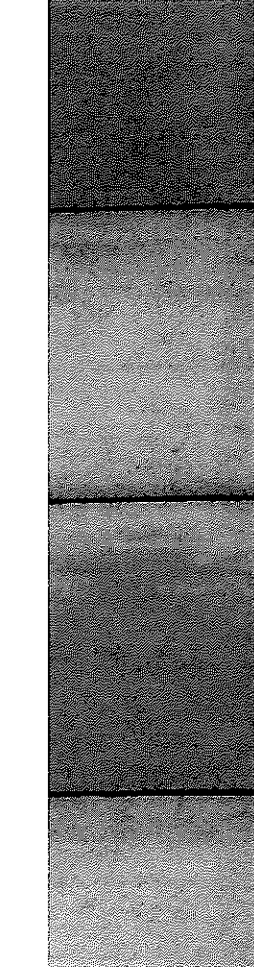
Exterior Front Door/Carage Door -
SW2810 Rookwood Sash



Awnings - SW0019
Festoon Aqua



Trim - SW7757
High Reflective White



Eagle Roofing - Bel Air Light Gray Range



4x8 Glacier Paver - Running Bond Pattern
On All Schemes

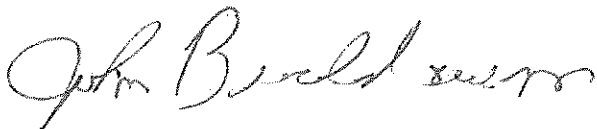
Item #7.

Gulf Coast Supply and
Manufacturing - GulfLok
Ash Gray

Dear Mayor Wheeler and Council Members:

Bucksbaum Properties, the owner of Plaza La Mer, is pleased to support the Dunes at Juno Beach project across the street from our property. Their willingness to work with both residential and commercial neighbors to present such a project we view in a positive manner. We wish them well and encourage your support.

Sincerely,



John Bucksbaum

Sea Oats of Juno Beach Condominium Association, Inc.
800 Sea Oats Drive
Juno Beach, Florida 33408

September 23, 2024

Re: Dunes at Juno Beach

Dear Mayor Wheeler and Esteemed Council:

Unfortunately, there is a conflict with your September 25th meeting and a duly-noticed meeting of the Sea Oats Property Owners' Association so attendance at the council meeting is not possible.

On behalf of our community, board members have discussed the planned project of The Dunes of Juno Beach with Aimee Carlson and Sharon Merchant among others. In discussions, our most important concern was and is the additional traffic this project would bring to our area. As council, many of you know the difficulty our residents have entering and exiting our complex with the twice-an-hour opening of the Donald Ross bridge, the increased seasonal traffic, and the added traffic we have had to deal with since the closing of the US1 bridge reconstruction in Tequesta.

We have refrained from expressing an alternate opinion to the current plan offered by Pulte. Forty residential units with the traffic pattern they demonstrated seemed reasonable. However, it has come to our attention that an alternate plan has been suggested to improve traffic flow for the proposed Dunes at Juno Beach project. This alternate plan changes the ingress/egress on Donald Ross Road to enter only. This suggestion would highly impact the Sea Oats community which was established in 1985. All Dunes traffic from US 1 would have to go west onto Donald Ross Road and make a U-turn at the crossway at the entrance to the Sea Oats complex. This would further exacerbate our difficulty to exit east.

As you know, we struggle with traffic regularly and anticipate more traffic associated with the Caretta project. For many years, Sea Oats has asked several times for a traffic light at our entrance - these requests have been denied. A DO NOT BLOCK box was painted on the roadway at our entrance which has helped. Additionally, four flashing lights were also installed as our continued complaints were heard. To have all traffic from the Dunes U-turning in this area would now interrupt and defeat the progress we have made to date.

If the council is considering any changes to the existing plan for the Dunes, it would be our preference that Donald Ross would be outbound only causing the least impact to our community. Please consider the concerns and impact your decision would have on all of the 214 unit owners at Sea Oats when voting on this decision regarding the traffic patterns of the Dunes.

On behalf of the Sea Oats of Juno Beach Board of Directors,

Barbara Bisceglia, President



August 5, 2024

Dear Mayor Wheeler and Town Council,

I am writing to express my support for the proposed Dunes at Juno Beach project. This development brings benefits to our community without imposing undue burdens.

As a business owner in this community, I believe the Dunes at Juno Beach project will have a positive economic impact. Attracting new residents and visitors will create opportunities for local businesses to thrive and grow.

The addition of 40 charming Key West-style townhomes will undoubtedly enhance our neighborhood's appeal. I am pleased that the project includes plans to improve the commercial plaza across the street with fresh paint, new attractive awnings, safer sidewalks, and beautiful landscaping. These upgrades will not only beautify our surroundings but also contribute to a safer and more enjoyable environment for residents and visitors alike.

I appreciate that the project team has been proactive in addressing resident concerns. Through multiple meetings and ongoing dialogue, they have diligently worked to resolve issues and ensure that community feedback is incorporated into the plans. This commitment to transparency and responsiveness deserves recognition.

In conclusion, I urge you to support this project for the continued enhancement of our community. Thank you for your consideration.

Best regards,

Tom Battaglia

Owner

The Vine Post

817 Donald Ross Road

Juno Beach, FL 33408

Juno Beach Café
13967 U.S. Hwy 1
Juno Beach, FL 33408

September 24, 2024

Ladies and Gentlemen of the Council,

Juno Beach Café has been a cherished part of our coastal town for over twenty years, serving as a welcoming spot for both locals and tourists since we opened our doors in 1998. Located just a short stroll from the beach, we've grown alongside the community, offering a friendly and inviting atmosphere where people can enjoy a delicious breakfast or lunch. While the town has changed around us, our commitment to being a cornerstone of this vibrant area has never wavered.

We have recently been provided copies of three alternative site plan designs which are being reviewed by you and town staff, showing impacts to our center which we cannot support. These proposed alterations are not only unsafe but also pose a potential threat to the livelihood of our business and the safety of our staff. Redirecting traffic to make a right turn onto Donald Ross may ease road congestion, but it risks creating severe traffic issues within our Plaza, leading to unsafe conditions and gridlock. The suggestion to shift our main commercial entrance further west to align with the access point for Pulte's residential development could have a detrimental effect on our operations.

Pulte's plan to develop 40 townhomes and revitalize our Plaza represents a tremendous opportunity for our community. Positioned near the intersection of Donald Ross Road and US-1, Juno Beach Café plays a key role in the daily lives of our residents and visitors. We fully support Pulte's proposal, which promises to turn our commercial center into a landmark that reflects the best of Juno Beach. Pulte has worked closely with John Bills, the Plaza's owner, to put forward thoughtful upgrades, including repainting the buildings, adding new, attractive awnings, and enhancing the landscaping.

Given the extensive collaboration and careful planning that have gone into Pulte's project, I strongly urge the council to approve the plan as presented. The proposed commercial upgrades and site plan offer the best path forward for our Plaza and the broader community and give us certainty that Juno Beach remains a quaint beach community and not overrun with high rise condos or chain restaurants.

Thank you for considering this important matter.

Theresa M. Anderson

Thirsty Turtle Seagrill
13981 U.S. Highway 1
Juno Beach, FL 33408



September 24, 2024

Dear Mayor Wheeler and Esteemed Council:

Since 1994, Thirsty Turtle has been a proud fixture of the Juno Beach community, earning a place in the hearts of locals and visitors alike. Over the years, we've witnessed the remarkable transformation of this vibrant coastal town, from its growing population to the expansion of new developments. Throughout it all, we've remained dedicated to providing a warm and welcoming atmosphere where everyone can enjoy great food, cold drinks, and friendly service.

In all our years here, we haven't encountered a developer who has shown as much genuine concern for our community as Pulte. Their commitment has been evident in their repeated efforts to engage with us, keeping us informed and actively seeking ways to collaborate and be a supportive neighbor.

We strongly support Pulte's proposed 40-unit townhome project and the commercial upgrades to our Plaza, which serve as the gateway to Juno Beach. These enhancements promise to significantly benefit our community, transforming our commercial center into a cohesive, well-planned development with consistent landscaping and architecture. Pulte has worked closely with John Bills, the Plaza's owner, to propose improvements including refreshing the buildings with new paint, adding attractive awnings, and enhancing the landscaping. In addition, the sidewalks along US Highway One and Donald Ross Road are slated for upgrades, making the area more inviting, safe, and pedestrian friendly.

Recently we learned that after more than a year of collaboration with the community, last-minute, unvetted site plan sketches have surfaced, proposing significant changes to the internal traffic flow of our center. These changes are not supported by us and we ask you to please approve the plan that has been carefully designed over the last year and keeps our driveway in its existing location.

One particularly troubling suggestion is the limitation of a right-turn only from Donald Ross Road, which would create internal traffic circulation and safety issues within our Plaza. Additionally, moving our main entrance further west and combining it with Pulte's residential entrance is both confusing and unsafe. This consolidation would negatively impact our business and jeopardize the safety of both residential and commercial traffic.

The proposed changes would also force all traffic to exit onto US-1 and Floral Drive, leading to serious congestion and internal traffic issues within our center. The suggestion to merge the Pulte driveway with the Juno Square driveway and push it further west is unacceptable, as it would diminish our property value, force commercial traffic through a residential neighborhood, and cause confusion for drivers trying to locate the center. Thirsty Turtle has expressed strong opposition to these changes to Mr. Bills, citing concerns about reduced visibility and the negative impact on our business.

The site plan as originally drawn by Pulte, along with the proposed commercial upgrades, remains the best option for our Plaza and the community. I strongly urge the approval of Pulte's applications tonight, which have been thoroughly vetted with the community. Allowing major site plan changes at this stage would be a disservice to everyone involved after a year of dedicated collaboration.

Regards,

Ron Paranzino

COO

Thirsty Turtle Group



September 24, 2024

Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Dear Members of the Town Commission:

My grandfather and his partners originally developed Juno Square Plaza. I have been proudly managing Juno Square, located on the southwest corner of Donald Ross and US1, since 1991 for our ownership group. Over the decades, we have steadily expanded our engagement in the South Florida real estate market, particularly in Palm Beach County. In that time, we developed, built, and managed over four million square feet of commercial and office space. The Juno Square Plaza, in particular, has been an important commercial center for the Town of Juno Beach and is home to the popular Juno Beach Café and Thirsty Turtle, among many others.

Pulte Homes is under contract to purchase my property adjacent to the center and worked tirelessly with the Town and community for over a year to iterate their design to best meet the needs of the community and closest neighbors. Recently, I met with Paul Kneeland, who lately presented some alternative design concepts for the Pulte community and my center. It's important to point out that Paul is suggesting changes to my Plaza, which isn't even part of the Pulte application.

While I appreciate Paul's interest in addressing traffic concerns at the Donald Ross/US1 intersection, none of the proposed solutions are acceptable for my center. These changes not only negatively impact all of our tenants and disrupt internal circulation patterns, but they also eliminate parking, which is critical to the viability of our long-term commercial tenants. Moreover, these proposals violate our existing, vested approvals, which has nothing to do with the property we are selling that has a separate property control number.

A couple main points I'd like to highlight:

- The suggestion to consolidate the Pulte driveway and the Juno Square driveway is not acceptable as it will negatively impact our property value by reducing accessibility to our center and commingle all commercial traffic through a residential neighborhood/access road. My tenants have expressed opposition to this as their visibility will be impacted and cause confusion for drivers trying to find the center. We should maintain the segregated accesses along Donald Ross to make sure the turn in locations are very clear to those patronizing our shops and the new townhome community. Given the likelihood of confusion and the additional conflict points created by commingling residential and commercial

3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, FL 33410
(561) 627-4000 • Fax (561) 625-9230

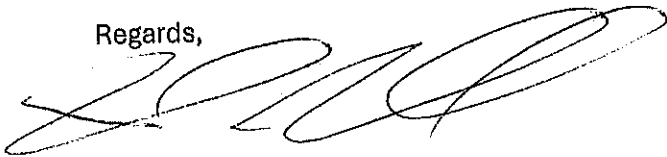
Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatements of fact, errors, omissions, prior to sale, withdrawal from market, or change in price without notice.

traffic, relying on the County access control standards, which Pulte's plan exceeds, is the best and safest way to proceed.

- The proposal to restrict the Donald Ross driveway to right-in only, thereby preventing traffic from leaving the center onto Donald Ross, goes against over a year of feedback from our neighbors and key stakeholders. This will force all of the traffic to exit on US-1 and Floral Drive, which will create serious traffic and congestion issues internal to my center and new conflicts along the New Palm Beach Heights neighborhood and US1.
- I do also want to mention that we have several backup contracts for the property. It is important to clearly highlight the alternatives to Pulte's plan. We provided Pulte the time to meet with the community and pursue the entitlements necessary to build a for sale townhome project but now we need to move forward to a closing as soon as possible. Some of the offers are for end uses that are compatible with current zoning and therefore by-right approvals. With the current land uses, they have much higher traffic intensities than Pulte's proposed project. If the community's priority is limiting traffic onto Donald Ross because of the existing congestion, the Pulte project with a segregated entrance is by far the best way to proceed.

I strongly urge the approval of Pulte's applications today, which have been thoroughly vetted with the community and my tenants to develop a project plan which fits the character of Juno and will be a benefit to the community. To require major site plan changes at this late stage would be a disservice to the process and to us, our tenants, Pulte, and the New Palm Beach Heights neighbors who spent many hours collaborating over the past year to come to agreement on the currently proposed plan.

Regards,



John Clark Bills

To: Frank Davila, Director Planning and Zoning

From: Diana Davis, Town Council

Date: 9-23-2024

RE: Review of Site Plan submitted by landowner Juno Square LLP jointly with Pulte Homes, LLC for Townhouses on Christmas Tree lot adjoining the Juno Square Plaza commercial property

General Comments on Site Plan

Traffic Circulation & Optimization, Shared Parking Location, and Setbacks

1. Consider alternative site plan layouts as provided in drawings by a Juno Beach resident, who has 30-year experience in commercial development, provided to generate creative ideas that could optimize traffic circulation and improve traffic flow onto Donald Ross Road and U.S. 1. See, ATTACHMENTS
2. Evaluate the existing curb cuts for the Juno Square Plaza and consider moving to the west for traffic optimization for the intersection of Donald Ross and U.S. 1 (an intersection that fails LOS during season at peak hour evening)
3. Evaluate the proposed location of the shared parking and consider whether it should be closer to the primary user, which is Thirsty Turtle or Juno Beach Café in the Juno Square Plaza
4. Evaluate the location of the shared parking given the proposed ingress and egress from the Juno Square Plaza and consider whether a commercial plaza should exit through a residential street from the shared parking proposed. Evaluate whether the shared parking should remain commercial property or be rezoned as residential. Juno Beach Code Sec. 34-911 ingress and egress for commercial zoned properties.
5. Evaluate the setbacks for the Juno Square Plaza with the existing lots created and determine whether the property could be re-platted and the property lines re-drawn, so that the building setbacks would be in compliance prior to the development of adjoining properties. Juno Beach Code Sections: 34-631 Building Site Regulations- 30' set back; 34-907 Landscape Requirements for GC next to Residential – 6' landscape buffer for screening; and 34-1352 Allow Non-Conformities but not increasing the non-conformity.

Right of Way Abandonment / Value and Public Benefit Proposal

6. Right of Way Abandonment - Proposal for value for right of way abandonment and public benefits – suggest a land donation to the Town for property that adjoins the Donald Ross Road. See, resident proposal for a redesigned site plan that considers a land donation and a shared agreement for use of additional parking with the Town.

7. Proposal for Public Benefit – bury the overhead power line on U.S. 1. The landscape plan can then be adjusted to have Royal Palms match the Caretta project on the north side of Donald Ross, with both their spacing and quantity. Note that the Caretta project is burying the power line on the north side of Donald Ross along U.S. 1.

Specific Comments on Site Plan

8. Add elevated earthen berm or wall with landscaping to screen the project from drive by views on the entrances on Donald Ross Road and on the entrance at U.S. 1. The U.S. 1 planting area is shown as a swale, once converted into a landscaped elevated earthen berm or landscaped terraced wall, there will be a need to add infiltration capacity to address stormwater that would have otherwise been managed by the area as a swale.

9. Landscaping of Streets – add Royal Palms to line both Donald Ross and U.S. 1 to mimic the Caretta Landscaping as entrance to Juno Beach (see above proposal to bury power line)

Juno Beach Code Roadway Planting Requirements: Trees min 16' in height spaced max of 30 feet on center. Shade trees 45' on center. 3 palm trees equal a shade tree unless coconut palm, canary island date palms and royal palms if min. overall height 16 feet, accent trees min 8-10ft in height shrubs min 24 inches in height .

Donald Ross Road Street scape required 12' width and 11' width of landscape area.

U.S. 1 Street Scape requires a 9' width of landscape area.

10. Landscape specific comments: Quality and Quantity of species proposed.

A. The western border of the site adjacent to Juno Dune Natural Area - Landscape Plan Question: Why only four live oaks on site? – these native trees provide huge benefits as canopy trees. Need more live oaks adjacent to the PBC Natural Area, replace the Royal Poinciana with Oak trees.(Landscape Plan page 1)

B. The eastern border of site adjacent to the Juno Square Shopping Center. There is a 6' concrete wall, need 24" of hedge material on inside of wall (it is provided on the outside of the wall only) ; need canopy trees planted 24" on center along inside of that wall to screen

and provide energy efficiency of shade to cool down the wall for buildings 4 & 2 (Landscape Plan page 1)

11. Interior Building Landscaping – building parameter, front and rear yards, and between buildings - Six unit buildings only have on 2 large canopy trees planted around them. It is not sufficient for shading and softening the buildings to those viewing the rectangular structures. More canopy trees are needed in the plan for softening the buildings and for shade. What percentage of the landscaping is dedicated to the interior of the project versus the project boundaries and roadway landscaping?

12. Existing Tree Disposition Plan – describe why more trees are not being relocated. 23 remove, (3 poor shape or non-native), others possibly relocate. See also Boundary Topography and Tree Survey for distribution of existing trees.

13. Boundary Topography and Tree Survey page 3 – replace canopy trees missing in parking lot islands in the Juno Square Parking lot.

14. Color Rendition of Corner pg 1 – remove 7 coconut palms lining Donald Ross Road to the intersection of U.S. 1, the right of way bordering Juno Square Shopping Center, replace with Royal Palms to match the Caretta project and to provide symmetry as the entrance of Juno Beach.

15. Color Rendition pg 2 – on Floral Drive looking North East – confirm that the tall palm trees are Royal Palms.

16. Color Rendition pg 3-7 – coconut palms replaced with Royal Palms; same page 4 – remove coconut palms, same page 5 remove coconut palms replace Royal Palms, page 7 – not enough canopy trees

17. Color Rendition pg 7 - sign appears to be neon back lighting – make sure it meets code for signage – more traditional lighting suggested so long as it meets dark skies criteria

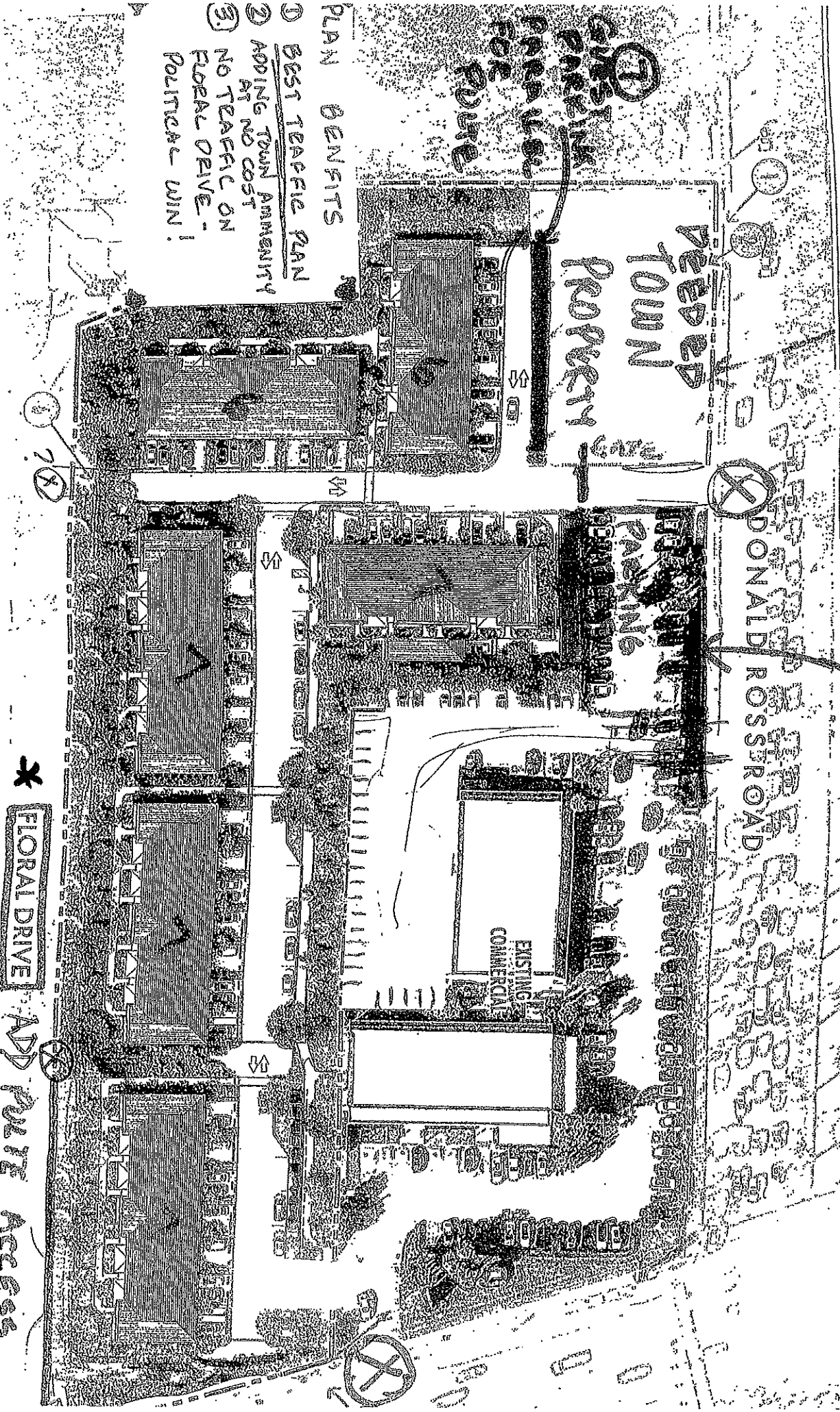
18. Architectural Review - At the architectural charette held April 26, 2023, a soft color palette was identified for the Juno Beach - Key West Cracker (Late Victorian) architectural style. (Criteria of 34-116(3)(b)1.h., Soft color accent palette). The currently shown dark roof and the dark porch railings & accent areas are too dark. Rookwood Sash is too dark - a lighter color is more in keeping with the Key West Cracker (Late Victorian style). The porch railings for the Juno Square Plaza are white, it would complement the neighboring buildings if they matched.

ONLY 2 ACCESS POINTS
* ADD ADDITIONAL ACCESS POINTS

THE DUNES AT JUNO BEACH

Juno Beach, Florida

PARKING EMERGENCY BREAK TIME TOWN
SINCE W/SHOPPING CENTER



RIGHT TURN IN AND OUT

ADDITIONAL PARKING



DRIVE

ADDITIONAL PARKING

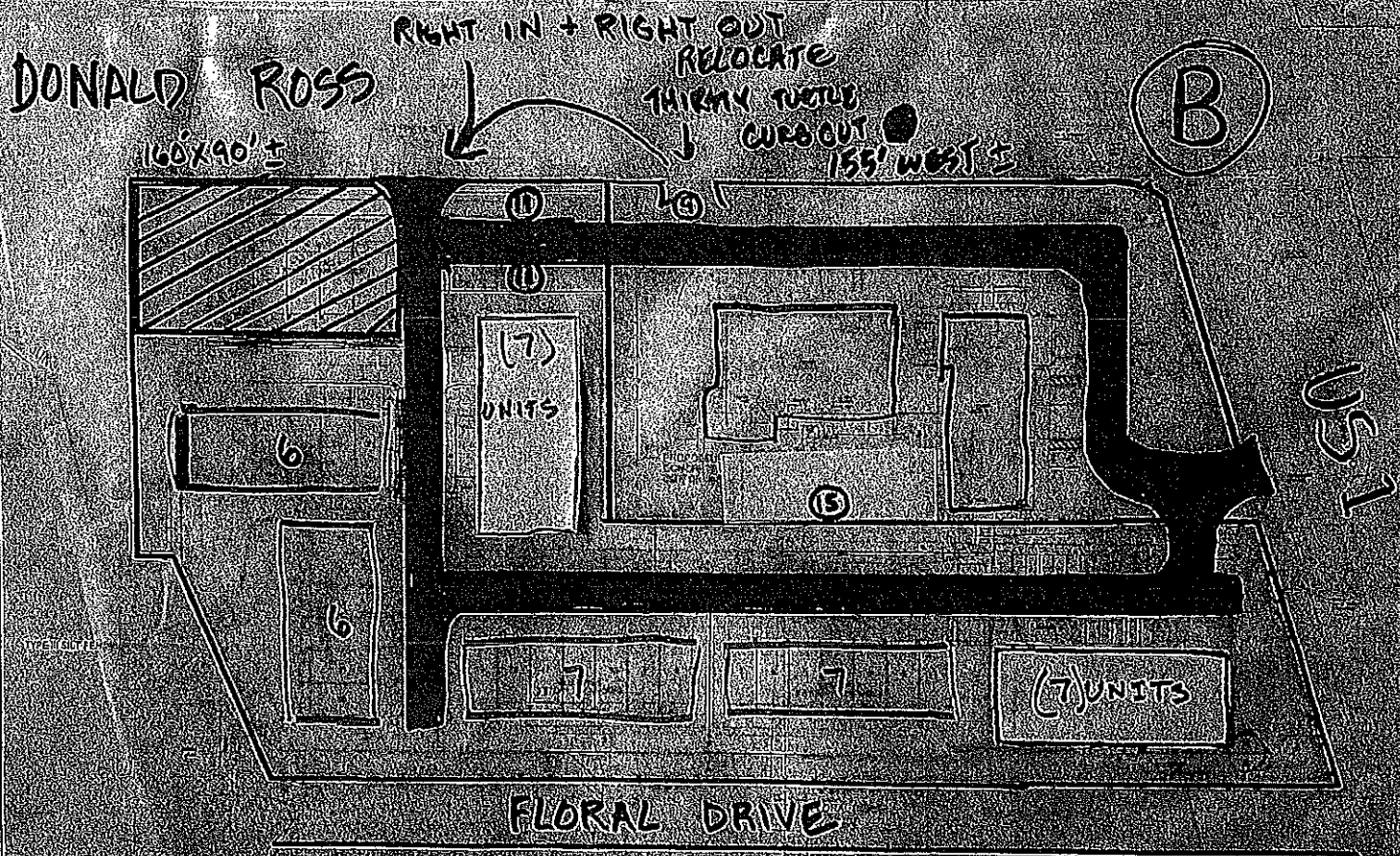
FURAL CANE

HINARS

PROFESSIONAL ENGINEER

THE DUNES ARCHITECTS

CONTRACTOR



NOTES:
 1. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED PRIOR TO ANY SITE WORK.
 2. THE STORAGE OF EQUIPMENT/MATERIALS MUST BE DONE ON SITE.

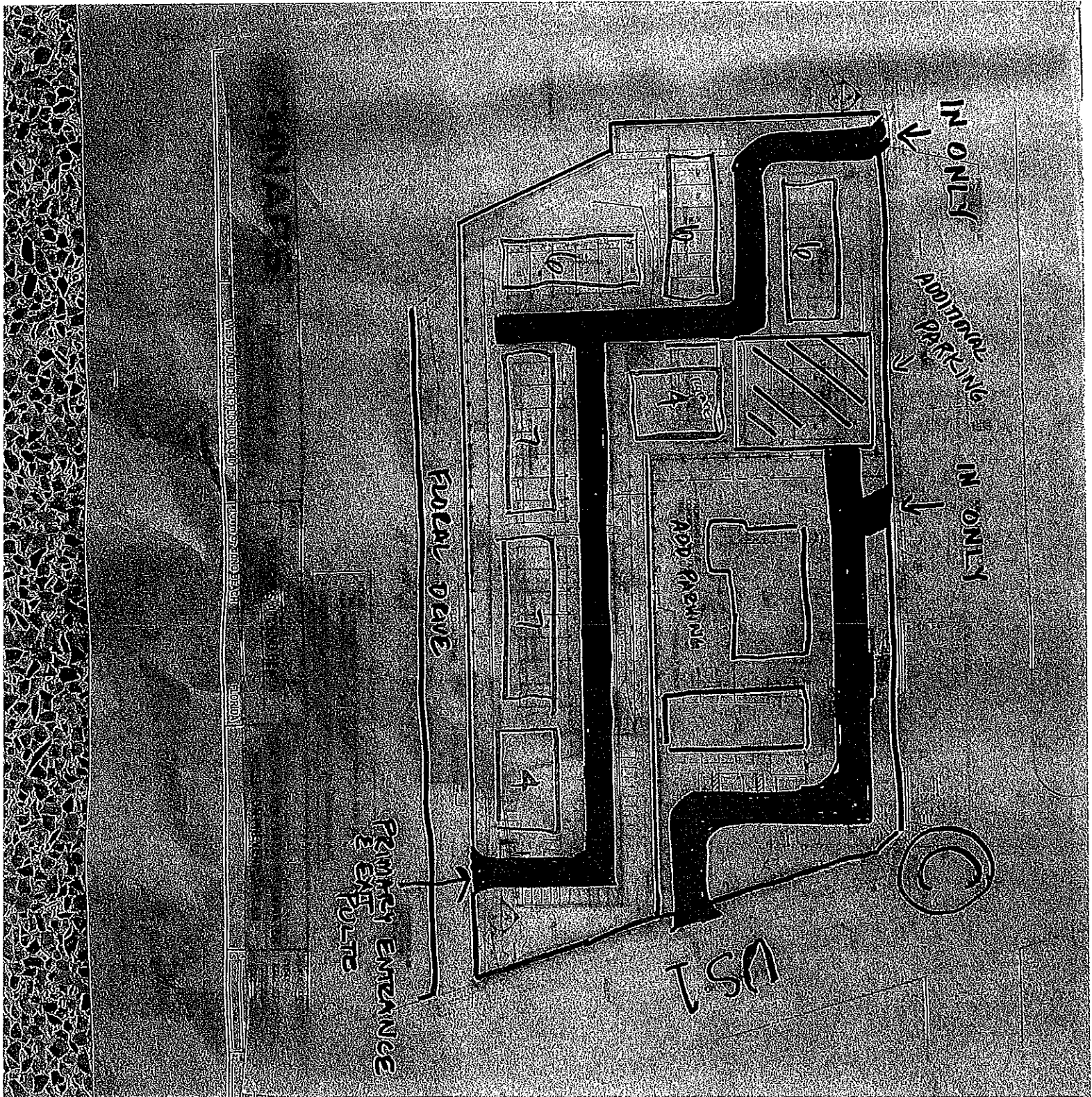
SCHNARS
 ENGINEERING CORPORATION
 6700 N. W. 11th Ave.
 Fort Lauderdale, FL 33309
 TEL: (954) 571-1111
 FAX: (954) 571-1112

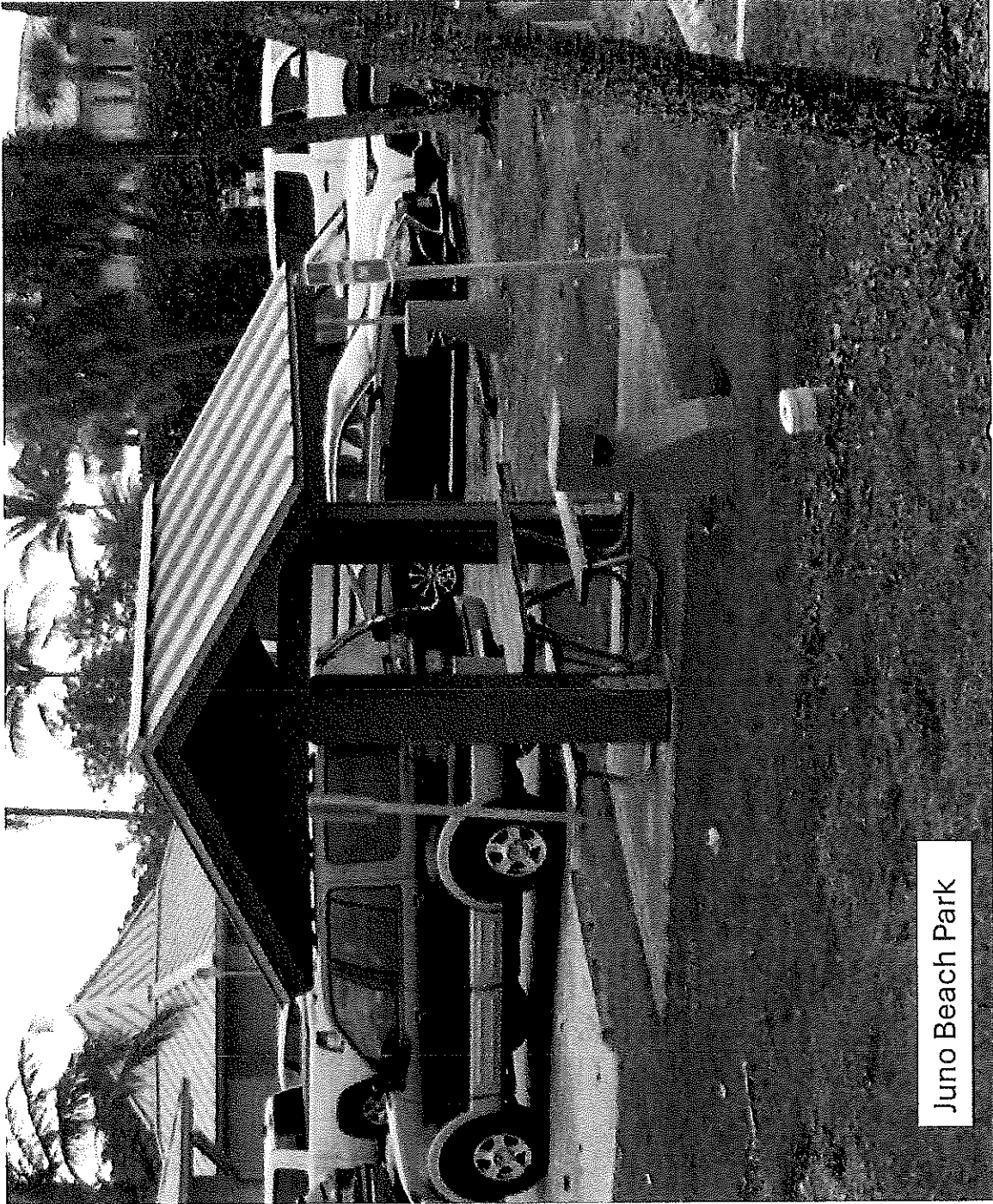
PULTE HOME GROUP, LLC
 1415 CENTRE PARK BOULEVARD, SUITE 400
 WEST PALM BEACH, FLORIDA 33411

PROJECT: THE DUNES AT JUNO BEACH
 TOWN OF JUNO BEACH
 FLORIDA

DATE: 1/15/15
 CONSTRUCTION PERIOD STORMWATER
 POLLUTION PREVENTION PLAN

SCALE: AS SHOWN
 SHEET NO. 158
 DATE: 1/15/15





Juno Beach Park

Juno Dunes Natural Area



Subject: Form submission from: PUBLIC COMMENTS

Wed, Sep 25,



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Submitted on Wednesday, September 25, 2024 - 11:39am

Submitted by anonymous user: 50.206.43.210

Submitted values are:

First Name Judith

Last Name Thomas

Address 200 Uno Lago Drive, Apt 104

Email Address lopez995@msn.com

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

Public Comment / Question

1. I vote NO to dismantling our building codes for the Christmas Tree Lot!
2. I vote YES to demand a moratorium on all development until a comprehensive Master Plan is in place.
3. I vote YES to push for the Master Plan now.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19775>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:32am

Submitted by anonymous user: 23.124.37.70

Submitted values are:

First Name Patricia

Last Name Pilla

Address 811 bay colony dr s

Email Address pillap@verizon.net

Agenda Item Number (Ex: 1, 2, 3) 1 no

Public Comment / Question

The traffic is too heavy now, especially in season.. I demand a Moratorium on all development, Master Plan Now

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19774>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:27am

Submitted by anonymous user: 73.245.147.206

Submitted values are:

First Name Jeffrey

Last Name Schwartz

Address 1733 W Hemingway Dr

Email Address jschwa3467@aol.com

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

Public Comment / Question

VOTE NO to dismantling our building codes for the "Christmas Tree Lot."

Demand a Moratorium on all development until a comprehensive Master Plan is in place. We can't afford piecemeal changes that ignore the big picture.

Push for the Master Plan NOW – the funds are there, and the delays must end. Our town needs a clear, unified vision for the future.

Establish a Code of Conduct for Council Members and staff. Hold them accountable for their actions.

Demand accountability from leadership – including the resignation of Marianne Hosta, who was recently convicted of Battery. Unprovoked violence has no place in our town government.

Repeal the unnecessary vote on the donated police dog, which adds long-term expenses to the town budget. Instead, let's invest in the people who serve us, our human officers deserve better health care plans.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19773>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 11:24am

Submitted by anonymous user: 71.191.251.80

Submitted values are:

First Name Robert

Last Name Fildes

Address 500 Ocean Drive

Email Address fildes@aol.com

Agenda Item Number (Ex: 1, 2, 3) Town Council Meeting Today, 90/25/2024

Public Comment / Question

I urge the following: 1. Town council to vote NO to dismantling our building codes for the "Christmas Tree Lot.
2. Please establish Moratorium on all development until a comprehensive Master Plan is in place. We can't afford piecemeal changes that ignore the big picture.

We need a Master Plan NOW – the funds are there, and the delays must end. Our town needs a clear, unified visi
the future.

3. Do we have a Code of Conduct for Council Members and staff. If not, please create one.

Robert D. Fildes, MD

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19772>

Subject: Form submission from: PUBLIC COMMENTS

Wed, Sep 25,



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Submitted on Wednesday, September 25, 2024 - 11:20am

Submitted by anonymous user: 76.108.220.137

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) 10

Public Comment / Question

I highly recommend that you use an outside agency to help fill the Interim Town Manager position. There is a current lack of trust in the town's leadership, including on the Council and among the staff. This is an opportune time to show trust in leadership and hire someone who will be able to see the whole picture clearly and be able to lead us to the best solution for Town Manager moving forward. The town faces multiple challenges and a fresh look and a fresh face is needed. There are concerns that staff assists developers in circumventing town codes and restrictions. While this suspicious and improper behavior exists, the town must choose someone from the outside not current staff. I urge you to find a neutral person through a hiring agency. We need a fresh start. We have serious business to attend to. Let's get serious!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19771>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25, 1

Submitted on Wednesday, September 25, 2024 - 10:47am

Submitted by anonymous user: 76.108.220.137

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) 9

Public Comment / Question

I would like to comment tonight on your inevitable decision to approve the Pulte project. Those who speak up tonight know that we might as well be talking to our shoe when we step up to speak to you. It's a waste of our time, we know that, but we show up anyway. When we speak up, hopefully there are residents out there listening by Youtube or a sitting here who will begin to see the big picture and the significant changes brought on by developer pressure and subsequent votes of this Council. The harm you will do with this vote is irreversible.

You are selling us out. Why aren't you waiting until a Master Plan is developed before making decisions that cannot be reversed.

I would now like to direct my comments on the Pulte project to the Juno Beach citizens.

Fellow residents, you must ask yourselves, what is the personal motivation for each Councilmembers' vote. The Council agreed to develop a Master Plan but are now backing away from the idea. Is that because they would be held accountable to the plan when voting against the best interests of the town? These significant decisions to destroy zoning and codes without a Vision or Master Plan are irresponsible and make the Council poor stewards of our trust. Poor stewards of our trust! That will be their legacy.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19769>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25, 1

Submitted on Wednesday, September 25, 2024 - 10:30am

Submitted by anonymous user: 209.201.86.11

Submitted values are:

First Name Jeff

Last Name Rossi

Address 62 Uno Lago Drive

Email Address jeffrossi1@yahoo.com

Agenda Item Number (Ex: 1, 2, 3) 1,2, or 3 not sure which one...

Public Comment / Question

Zoning and building codes are established to regulate land use and development, ensuring safety and community standards. While changes may sometimes be necessary, here are 10 reasons why maintaining Juno Beaches exist codes could be upheld:

Preserving Character: Unnecessary changes can alter a community's unique character and aesthetic appeal.

Protecting Property Values: Consistent zoning can help maintain or increase property values.

Ensuring Safety: Codes often include safety measures to prevent fires, structural collapse, and other hazards.

Managing Traffic: Zoning can help regulate traffic flow and prevent congestion.

Protecting the Environment: Codes can address environmental concerns, such as preserving green spaces and preventing pollution.

Maintaining Community Services: Zoning can help ensure the appropriate location of schools, hospitals, and other essential services.

Preventing Overdevelopment: Uncontrolled development can strain infrastructure and lead to negative consequences.

Avoiding Legal Disputes: Changes to codes can sometimes lead to legal challenges and disputes.

Maintaining Stability: Consistent Juno Beach codes provide stability and predictability for businesses and residents.

Considering Long-Term Impacts: Changes to Juno Beach building codes and zone should be carefully evaluated to avoid unintended consequences in the long term.

It's important to note that while maintaining existing codes can be beneficial, there may be times when changes are necessary to address evolving needs or address specific issues. Any changes to Juno Beach codes and zoning should be carefully considered and evaluated to ensure they align with the overall goals of the community.

"Keep Juno Beach Small" Thank you Jeff Rossi.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19768>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@unicodeweb.com>
to ccopeland

Wed, Sep 25, 11

Submitted on Wednesday, September 25, 2024 - 10:04am

Submitted by anonymous user: 73.205.138.82

Submitted values are:

First Name Ramin

Last Name Tabib

Address 13957 US 1 Juno Beach, FL

Email Address ramin.tabib@outlook.com

Agenda Item Number (Ex: 1, 2, 3) 7,8,9

Public Comment / Question

To whom it may concern,

I am the owner of Sweet Juno, a new business in the shopping center plaza on the southwest corner of US1 and I Ross. As owners of multiple businesses, we believe the public and private partnerships are essential for overall su We believe that businesses thrive when they create value for the communities they serve. We aspire to create val the citizens of Juno Beach with our new venture.

This is a note of support for the Pulte project to develop 40 townhomes adjacent to our shopping center. The reas the support is that Pulte has demonstrated a commitment to developing the project in a way that is additive to the community, an approach we share. I've been impressed how diligent and thorough the Pulte representatives have in obtaining feedback for the project and ensuring that all parties may benefit.

Please feel free to reach out if you have any questions.

thanks,

Ramin

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19767>

Subject: Form submission from: PUBLIC COMMENTS

Wed, Sep 25, 9:4



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Submitted on Wednesday, September 25, 2024 - 9:40am

Submitted by anonymous user: 99.38.94.43

Submitted values are:

First Name Ron

Last Name Paranzino

Address 13981 U.S. Highway 1

Email Address ron@thirstyturtlegroup.com

Agenda Item Number (Ex: 1, 2, 3) 7,8,9

Public Comment / Question

Dear Mayor Wheeler and Esteemed Council:

Since 1994, Thirsty Turtle has been a proud fixture of the Juno Beach community, earning a place in the hearts of locals and visitors alike. Over the years, we've witnessed the remarkable transformation of this vibrant coastal town from its growing population to the expansion of new developments. Throughout it all, we've remained dedicated to providing a warm and welcoming atmosphere where everyone can enjoy great food, cold drinks, and friendly servi

In all our years here, we haven't encountered a developer who has shown as much genuine concern for our community as Pulte. Their commitment has been evident in their repeated efforts to engage with us, keeping us informed and actively seeking ways to collaborate and be a supportive neighbor.

We strongly support Pulte's proposed 40-unit townhome project and the commercial upgrades to our Plaza, which serve as the gateway to Juno Beach. These enhancements promise to significantly benefit our community, transforming our commercial center into a cohesive, well-planned development with consistent landscaping and architecture. Pulte has worked closely with John Bills, the Plaza's owner, to propose improvements including refreshing the buildings with new paint, adding attractive awnings, and enhancing the landscaping. In addition, the sidewalks along US Highway One and Donald Ross Road are slated for upgrades, making the area more inviting, safe, and pedestrian friendly.

Recently we learned that after more than a year of collaboration with the community, last-minute, unvetted site plan sketches have surfaced, proposing significant changes to the internal traffic flow of our center. These changes are supported by us and we ask you to please approve the plan that has been carefully designed over the last year and keeps our driveway in its existing location.

One particularly troubling suggestion is the limitation of a right-turn only from Donald Ross Road, which would create internal traffic circulation and safety issues within our Plaza. Additionally, moving our main entrance further west and combining it with Pulte's residential entrance is both confusing and unsafe. This consolidation would negatively impact our business and jeopardize the safety of both residential and commercial traffic.

The proposed changes would also force all traffic to exit onto US-1 and Floral Drive, leading to serious congestion and internal traffic issues within our center. The suggestion to merge the Pulte driveway with the Juno Square driveway and push it further west is unacceptable, as it would diminish our property value, force commercial traffic through a residential neighborhood, and cause confusion for drivers trying to locate the center. Thirsty Turtle has expressed

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 8:48am

Submitted by anonymous user: 76.108.222.193

Submitted values are:

First Name Dimi

Last Name Kalivas

Address 140 Ocean Dr

Email Address dimikali@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 7-9

Public Comment / Question

Approval of the Pulte project on the Christmas Tree lot is just another example of the Planning and Zoning Board circumventing the zoning and caving to developers regarding the consequences and damage to the Town.

As an affected resident, I am requesting the Town Council to pause the discussion and approval process to further and revamp the project. The Council needs to address the need for a traffic study to determine the impact on Donald Ross Road. Further impact on traffic could possibly be alleviated by flipping the proposed parking area fronting US 1, thereby alleviating the traffic on Donald Ross.

A vote to approve the project as currently presented is merely a manipulation of our building existing building code unacceptable.

I urge the Council to take the time to reconsider the approval as presented.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19765>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Wed, Sep 25,

Submitted on Wednesday, September 25, 2024 - 8:28am

Submitted by anonymous user: 76.108.222.193

Submitted values are:

First Name Andrew

Last Name Spilos

Address 140 Ocean Dr

Email Address aspilos@comcast.net

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

Public Comment / Question

Good evening, Council and residents.

Andrew Spilos 140 Ocean Drive

When Dimi and I met Marianne Hosta we felt she was the right candidate for Town Council. We supported her campaign and urged our friends and neighbors to support her.

She has continually attacked residents and Council Members in her blog and now she has been convicted of physical assault on Bianca Cooke, the former Mayor's wife. She has been sentenced to Community Service hours and an anger Management course.

She has proven to the community she is unfit for office and her behavior is a detriment to the Town Council. I am demanding she resign from the Town Council! If she refuses to resign the alternative is to initiate a recall election to have her removed.

It is unfortunate the Town Council failed to adopt a Code of Conduct. Her behavior should not be condoned, and the Council needs to address the need and adopt a Code of Conduct.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19764>

Subject: Form submission from: PUBLIC COMMENTS

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Tue, Sep 24, 3:5

Submitted on Tuesday, September 24, 2024 - 3:57pm

Submitted by anonymous user: 172.15.189.9

Submitted values are:

First Name John

Last Name Bills

Address 3910 RCA Blvd Suite 1015

Email Address jcb@jcbills.com

Agenda Item Number (Ex: 1, 2, 3) 7, 8, 9

Public Comment / Question

Dear Members of the Town Commission:

My grandfather and his partners originally developed Juno Square Plaza. I have been proudly managing Juno Square, located on the southwest corner of Donald Ross and US1, since 1991 for our ownership group. Over the decades, we have steadily expanded our engagement in the South Florida real estate market, particularly in Palm Beach County. In that time, we developed, built, and managed over four million square feet of commercial and office space. The Juno Square Plaza, in particular, has been an important commercial center for the Town of Juno Beach and is home to the popular Juno Beach Café and Thirsty Turtle, among many others.

Pulte Homes is under contract to purchase my property adjacent to the center and worked tirelessly with the Town community for over a year to iterate their design to best meet the needs of the community and closest neighbors. Recently, I met with Paul Kneeland, who lately presented some alternative design concepts for the Pulte community and my center. It's important to point out that Paul is suggesting changes to my Plaza, which isn't even part of the Pulte application.

While I appreciate Paul's interest in addressing traffic concerns at the Donald Ross/US1 intersection, none of the proposed solutions are acceptable for my center. These changes not only negatively impact all of our tenants and disrupt internal circulation patterns, but they also eliminate parking, which is critical to the viability of our long-term commercial tenants. Moreover, these proposals violate our existing, vested approvals, which has nothing to do with the property we are selling that has a separate property control number.

A couple main points I'd like to highlight:

- The suggestion to consolidate the Pulte driveway and the Juno Square driveway is not acceptable as it will negatively impact our property value by reducing accessibility to our center and commingle all commercial traffic through a residential neighborhood/access road. My tenants have expressed opposition to this as their visibility will be impacted and cause confusion for drivers trying to find the center. We should maintain the segregated accesses at Donald Ross to make sure the turn-in locations are very clear to those patronizing our shops and the new townhome community. Given the likelihood of confusion and the additional conflict points created by commingling residential commercial traffic, relying on the County access control standards, which Pulte's plan exceeds, is the best and safest way to proceed.
- The proposal to restrict the Donald Ross driveway to right-in only, thereby preventing traffic from leaving the center onto Donald Ross, goes against over a year of feedback from our neighbors and key stakeholders. This will force all of the traffic to exit on US-1 and Floral Drive, which will create serious traffic and congestion issues internal to my center and new conflicts along the New Palm Beach Heights neighborhood and US1.
- I do also want to mention that we have several backup contracts for the property. It is important to clearly highlight the alternatives to Pulte's plan. We provided Pulte the time to meet with the community and pursue the entitlement necessary to build a for-sale townhome project but now we need to move forward to a closing as soon as possible.

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Tue, Sep 24, 1:0

Submitted on Tuesday, September 24, 2024 - 1:00pm

Submitted by anonymous user: 73.205.139.30

Submitted values are:

First Name Barbara

Last Name Bisceglia

Address 201 Sea Oats Drive

Email Address barbbisc@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 7, 8, 9

Public Comment / Question

Sea Oats of Juno Beach Condominium Association, Inc.

800 Sea Oats Drive

Juno Beach, Florida 33408

September 23, 2024

Re: Dunes at Juno Beach

Dear Mayor Wheeler and Esteemed Council:

Unfortunately, there is a conflict with your September 25th meeting and a duly-noticed meeting of the Sea Oats Property Owners' Association so attendance at the council meeting is not possible.

On behalf of our community, board members have discussed the planned project of The Dunes of Juno Beach with Aimee Carlson and Sharon Merchant among others. In discussions, our most important concern was and is the additional traffic this project would bring to our area. As council, many of you know the difficulty our residents have entering and exiting our complex with the twice-an-hour opening of the Donald Ross bridge, the increased season traffic, and the added traffic we have had to deal with since the closing of the US1 bridge reconstruction in Teques

We have refrained from expressing an alternate opinion to the current plan offered by Pulte. Forty residential units with the traffic pattern they demonstrated seemed reasonable. However, it has come to our attention that an alternate plan has been suggested to improve traffic flow for the proposed Dunes at Juno Beach project. This alternate plan changes the ingress/egress on Donald Ross Road to enter only. This suggestion would highly impact the Sea Oat community which was established in 1985. All Dunes traffic from US 1 would have to go west onto Donald Ross R and make a U-turn at the crossway at the entrance to the Sea Oats complex. This would further exacerbate our difficulty to exit east.

As you know, we struggle with traffic regularly and anticipate more traffic associated with the Caretta project. For many years, Sea Oats has asked several times for a traffic light at our entrance - these requests have been denied. A DO NOT BLOCK box was painted on the roadway at our entrance which has helped. Additionally, four flashing lights were also installed as our continued complaints were heard. To have all traffic from the Dunes U-turning in the intersection would now interrupt and defeat the progress we have made to date.

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Tue, Sep 24,

Submitted on Tuesday, September 24, 2024 - 12:12pm

Submitted by anonymous user: 174.218.21.176

Submitted values are:

First Name Susan

Last Name Van Lindt

Address 504 Sea Oats Dr

Email Address Svanlindt@icloud.com

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

Public Comment / Question

Dear council- thank you for your time and consideration of the traffic raised by the proposed Pulte homes project. I commend Council person Rosengarten for wanting a traffic circulation study, the proposed entrance on Donald R Road would be a detriment to the residents of Sea Oats. If residents or visitors going to Pulte are coming from US anywhere from the east, they would be forced to make a u-turn in front of Sea Oats. This is a dangerous intersection. Sea Oats residents are familiar with how to navigate this area but if you throw u-turns into the mix as a frequent occurrence, it will be a nightmare. As you know, we have been asking for a traffic light here for a long time. We have heard from council about lowering the speed limit on this section of road. We need relief, not additional traffic problems. Please consider the needs of the Sea Oats residents before you approve anything for this project.

Thank you for your time and consideration.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19761>

Subject: Form submission from: PUBLIC COMMENTS



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Sun, Sep 22,

Submitted on Sunday, September 22, 2024 - 6:33pm

Submitted by anonymous user: 73.124.47.120

Submitted values are:

First Name michele

Last Name galasso

Address 100 uno lago drive Unit 303

Email Address michele@atlasinterpreting.com

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

Public Comment / Question

I want to compliment our entire police force for doing such a great job. they are very visible and this keeps us safe People from West Palm tell me they are afraid to drive near Juno for fear of getting ticketed! I am thrilled to hear th find this to be the utmost form of flattery. Our officers are going above and beyond. We are very grateful!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19759>

Subject: Form submission from: PUBLIC COMMENTS

Thu, Sep 19,



Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
to ccopeland

Submitted on Thursday, September 19, 2024 - 11:49am

Submitted by anonymous user: 104.28.55.219

Submitted values are:

First Name Bob

Last Name Reimers

Address 427 Juno Dunes Way

Email Address rreimers40@gmail.com

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

Public Comment / Question

The recent guilty verdict disqualifies Hosta as a council person. If Mayor Wheeler has any integrity she will ask Ho resign immediately.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19758>



TOWN OF JUNO BEACH

G + 7

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 #: Frasher DATE: _____

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

I WOULD LIKE MY COMMENT READ INTO THE RECORD:
General #7



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 #: Pulte-7 DATE: 9-25-24

NAME: Jonathan Butler PHONE NO.: 561-572-2261

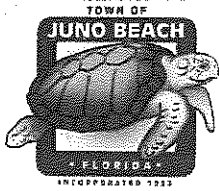
REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



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 #: Route 7 DATE: _____

NAME: PAUL KNEELAND PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 777 HIBISCUS AVE

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

#7

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 #: _____ DATE: 9/25/24

NAME: Bill Black PHONE NO.: _____

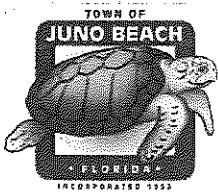
REPRESENTING (IF APPLICABLE): _____

ADDRESS: 13896 Coconut Ave

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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 #: PC DATE: _____

NAME: Spence Allen PHONE NO.: 561 832 7880

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 451 Olympus DR

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____

