



TOWN COUNCIL MEETING MINUTES

May 22, 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
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ISABELLA HICKEY, SENIOR PLANNER
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FIORELLA VERDECIA, ADMINISTRATIVE SECRETARY

AUDIENCE: 36

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – None

PRESENTATIONS

1. Swearing in New Police Officers
2. Employee of the Year - 2023

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

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 5:50pm.

Public Comments Closed at 6:09pm.

CONSENT AGENDA

3. Town Council Meeting Minutes for May 8, 2024
4. Special Event Request - 2024 Loggerhead Triathlon
5. Easement Agreements for Celestial Way Drainage Project
6. Asset Disposals
7. Year to Date (YTD) Financial Statements

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

ACTION: The motion passed unanimously.

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

8. Public Hearing and First Reading on Ordinance No. 788 – Electronic Publication of Legal Notices and Advertisements on Palm Beach County’s Website

MOTION: Davis/Rosengarten made a motion to approve Ordinance No. 788 on first reading.

ACTION: The motion passed unanimously.

9. Legislative Updates – *(see attached updated memorandum.)* - ***No Action Needed***

10. Kagan Park Ground Cover Discussion

MOTION: Rosengarten/ Halpern made a motion to approve moving forward with selecting the new playground equipment and proceeding with Option #4.

ACTION: The motion failed 2-3 with Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Davis opposed.

Mayor Wheeler passed the gavel.

MOTION: Wheeler/ Hosta made a motion to cancel the playground selection and apply for a FRDAP grant in the amount of \$150,000 (75% state funding/25% local funding) and make the immediate minor repairs to the existing equipment; with a funding request of \$10,000 from contingency for the repairs and the agreement for RMPK’s services for the grant application.

ACTION: The motion failed 2-3 with Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis opposed.

MOTION: Davis made a motion to cancel the playground selection and apply for a FRDAP grant in the amount of \$150,000 (75% state funding/25% local funding) and make the immediate minor repairs to the existing equipment along with the temporary replacement of ground cover; with a funding request of \$30,000 from contingency for the repairs, wood mulch ground cover, and the agreement for RMPK’s services for the grant application.

ACTION: The motion failed for lack of a second.

11. Discussion on Reconsidering Bicycle Access At JB# 7

Mayor Wheeler, Councilmember Rosengarten, and Councilmember Davis gave consensus to have staff create a warning policy to enforce against bicycle offenders at JB#7.

12. Suggestions for code improvements for new projects requiring a landscape plan.

Council gave unanimous consensus to have staff obtain a landscaping code benchmark comparative analysis utilizing codes from Palm Beach County, Town of Palm Beach, Town of Jupiter, and other similar jurisdictions.

13. Discussion on a relief option for nonconforming single-family residences

Council gave unanimous consensus to have staff proceed in preparing a code text amendment for the mechanical equipment section of Chapter 34 to incorporate language that addresses minor changes for equipment installed pursuant to a permit that would otherwise be considered nonconforming.

14. Discussion on a Proposed Modified Donation Policy

Council gave unanimous consensus to have staff proceed in creating a resolution to adopt the proposed modified donation policy to provide that Council approve all donations of public safety equipment and to reference Council consideration of the Town's financial goals or positions.

15. Discussion on Polco Survey Ideas

Council gave unanimous consensus to have staff send out a survey to gather input from the public on the Council's goals.

COMMENTS FROM THE COUNCIL

(See attached handout provided by Councilmember Rosengarten.)

Council gave unanimous consensus to have staff propose an amendment to the code to regulate the height of tiered walls.

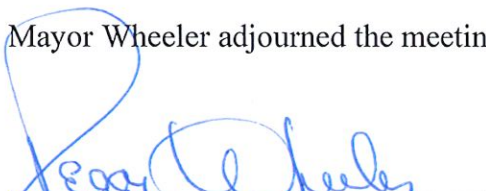
Mayor Wheeler, Vice Mayor Halpern, and Councilmember Davis gave consensus to get a list of all 2024 eligible grants along with more detailed information and a longer timeframe to review.

Council gave unanimous consensus to have a discussion on the replacement of the chain link fence adjacent to the dune walkover (JB7); and have the Hanukkah be from 5pm-7pm, to match the duration of the Christmas by the Lake event.

Vice Mayor Halpern, Councilmember Rosengarten, and Councilmember Davis gave consensus to have a discussion on North Palm Beach's recent Ordinance regulating the volume and massing of single-family dwellings on the next agenda.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:08pm.


Peggy Wheeler, Mayor


Caitlin E. Copeland-Rodriguez, Town Clerk

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CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Jennifer H.R. Hunecke
Susan M. Garrett
Elizabeth V. Lenihan*
Ruth A. Holmes
Ben Saver
Tanya M. Earley
Daniel Harrell, Of Counsel

May 22, 2024

To: Mayor, Vice Mayor, and Members of the Town Council

From: Leonard G. Rubin, Town Attorney

Re: 2024 Legislative Update

Below please find a brief update on bills passed during the 2024 legislative session that could impact the Town.

BILLS ENACTED INTO LAW

HB 1365 – Unauthorized Public Camping and Public Sleeping

This bill prohibits local governments from authorizing or allowing persons to regularly engage in public camping or sleeping on public property. The phrase “public camping or sleeping” is defined as: (1) lodging or residing overnight in a temporary outdoor habitation used as a dwelling or living space and evidenced by the erection of a tent or other temporary shelter, the presence of bedding or pillows, or the storage of personal belongings; or (2) lodging or residing overnight in an outdoor space without a tent or other temporary shelter.

Further, it allows counties to establish and operate designated sleeping areas for persons experiencing homelessness. Such areas would have to meet basic health and safety requirements and would be overseen by the Department of Children and Families. If a county elects to designate such an area within the boundaries of a municipality, it can only do so with a majority vote of the municipality’s governing body. This bill does not require a municipality to establish or operate a designated sleeping area.

Beginning January 1, 2025, municipalities and counties can be sued by their residents, local business owners, or the Attorney General for authorizing or otherwise allowing public camping or sleeping. Before initiating a lawsuit, a plaintiff must give written notice of the alleged violation and five business days to cure it. If a resident or business owner prevails in a civil action, the court may award them court costs, attorneys' fees, investigative costs, witness fees, and deposition costs.

This bill is codified at section 125.0231, Florida Statutes, and has an effective date of October 1, 2024.

SB 1526 – Local Regulation of Nonconforming and Unsafe Structures

This bill, also known as the “Resiliency and Safe Structures Act,” restricts, with limited exceptions, local governments from prohibiting the demolition of nonconforming or unsafe structures, including historical structures, that are seaward of the coastal construction control line. The bill also authorizes the automatic replacement of the structure without requiring the new structure to have historical features or characteristics and prohibits local governments from imposing additional redevelopment restrictions that depart from existing requirements for a similarly situated parcel.

This bill is codified at section 553.8991, Florida Statutes, and took effect upon being signed into law on March 22, 2024.

HB 377 – License or Permit to Operate a Vehicle for Hire

This bill provides that a person who holds a valid, active license or permit issued by a county or municipality to operate a vehicle for hire may operate a vehicle for hire in any other county or municipality without being subject to additional licensing or permitting requirements and without paying additional license or permit fees so long as certain requirements are met.

This bill is codified at section 320.0603, Florida Statutes and has an effective date of July 1, 2024.

SB 676 – Food Delivery Platforms

This bill concerns the regulation of food delivery platforms, defined as a business that acts as a third-party intermediary for the consumer by taking and arranging for the delivery or pickup of orders from multiple food service establishments. This bill expressly preempts the regulation of food delivery platforms to the state.

This bill is codified at section 509.103, Florida Statutes, and took effect upon being signed into law on April 2, 2024.

HB 1451 – Identification Documents

This bill prohibits counties and municipalities from accepting as identification any identification card or document issued by any person, entity, or organization that knowingly issues such identification cards or documents to individuals who are not lawfully present in the United States, except when the documentation is issued by or on behalf of the federal government.

This bill is codified at sections 125.0156 and 166.246, Florida Statutes, and has an effective date of July 1, 2024.

HB 271 – Motor Vehicle Parking on Private Property

This bill makes several changes to the regulation of private parking lot operations and explicitly allows private parking lot signage to be regulated by the municipality in which the property is located.

This bill is codified at section 715.075, Florida Statutes and has an effective date of July 1, 2024.

HB 463 – Lights Displayed on Fire Department Vehicles

This bill authorizes certain government-owned fire department vehicles to show or display blue lights if authorized in writing by the fire chief of the government agency and if shown or displayed only on the rear of such vehicles.

This bill is codified at section 316.2397, Florida Statutes, and has an effective date of July 1, 2024.

SB 1628 – Local Government Actions

This bill provides that if a bond issue amount is greater than \$500 million, the bond referendum must be held at a general election. Further, it eliminates the exception from the requirement to complete a business impact estimate for ordinances concerning a comprehensive plan amendment or land development regulation, including zoning, initiated by a county or municipality. Comprehensive plan amendments and land development amendments initiated by a private party remain exempt.

This bill is codified at sections 100.261 and 166.041, Florida Statutes, and has an effective date of October 1, 2024.

HB 433 – Employment Regulations

This bill prohibits municipalities from establishing, mandating, or otherwise requiring an employer (other than the municipality itself) to meet or provide heat exposure requirements not otherwise required under state or federal law. Further, this bill provides that a municipality may not, through its purchasing or contracting procedures, seek to control or affect the wages of employee benefits

provided by its vendors or use wage or employment benefits as an evaluation factor. It also preempts local governments from regulating scheduling, including predictive scheduling, by a private employer except as required by state or federal law, or pursuant to federal grant requirements.

This bill is codified at sections 448.106, 448.077, and 218.077, Florida Statutes, and has an effective date of July 1, 2024.

HB 1557 – Department of Environmental Protection

This bill would allow municipalities to use the Resilient Florida Grants Program to update their inventory of critical assets and for the cost of permitting projects designed to achieve reductions in the risks or impacts of flooding and sea level rise using nature-based solutions. It further requires a vulnerability assessment to make use of the best available information through the Florida Flood Hub as certified by the Chief Science Officer. This bill also expands the types of projects that can be submitted for inclusion in the Statewide Flooding and Sea Level Rise Resilience Plan.

This bill is codified at section 380.093, Florida Statutes, and has an effective date of July 1, 2024.

HB 601 – Law Enforcement and Correctional Officers

This bill prohibits municipalities from adopting or attempting to enforce any ordinance relating to the investigation of complaints of misconduct by law enforcement or correction officers, or authorizing civilian oversight of law enforcement agencies' investigation of complaints of misconduct by law enforcement or correctional officers.

This bill is codified at section 112.533, Florida Statutes, and has an effective date of July 1, 2024.

HB 267 – Building Regulations

This bill would amend regulations relating to building permits in numerous ways, including,

- Amending the Florida Building Code to state that sealed drawings by a design professional are not required for the replacement of windows, doors, or garage doors in an existing one-family or two-family dwelling or townhouse if certain conditions are met.
- Providing that a local government must approve, approve with conditions, or deny a complete and sufficient building permit application within the following time frames, unless the applicant waives such timeframes in writing:
 - 30 business days for residential units less than 7,500 square feet,
 - 60 business days for residential units 7,500 square feet or more,
 - 60 business days for signs on nonresidential buildings that are less than 25,000 square feet,
 - 60 business days for multifamily residential, not exceeding 50 units; site plan approvals and subdivision plats not requiring public hearing or public notice; and lot grading and site alteration,

- 12 business days for an applicant using a master building permit consistent with section 553.794, Florida Statutes, to obtain a site-specific building permit, and
 - 10 business days for an applicant for a single-family residential dwelling applied for by a contractor licensed in this state on behalf of a property owner who participates in a Community Development Block Grant-Disaster Recovery program administered by the Department of Commerce.
- Requiring a local government to provide written notice to the applicant within 5 business days after receipt of the application of what additional information is needed or the application is automatically deemed to be properly completed and accepted.
 - Providing an applicant has 10 business days for submitting revisions when an application fails to meet applicable regulations, and providing the local enforcement agency has 10 business days after receiving the revisions to approve or deny the building permit, unless the applicant agrees to a longer period in writing.
 - Allowing local governments to use certain fees to upgrade technology hardware and software systems to enhance service delivery.
 - Adopting a new section concerning thermal efficiency standards for unvented attic and unvented enclosed rafter assemblies.
 - Providing that when an applicant utilizes the alternative plans review and inspection procedures in section 553.791, Florida Statutes, by utilizing a private provider who is licensed as an engineer or architect, the local building official must issue a permit or provide written notice regarding plan deficiencies within 10 business days, otherwise, the permit application is deemed approved as a matter of law.
 - Prohibiting local code enforcement agencies from auditing the performance of building code inspection services by private providers operating within the local jurisdiction until the agency has created standard audit procedures for the agency's internal inspection and review staff. The audit procedures must be publicly available online and in print versions, and the audit results for the prior two quarters must also be publicly available.

This bill is codified in various sections of the Florida Statutes and has an effective date of January 1, 2025.

SB 328 – Affordable Housing

This bill amends various provisions of the Live Local Act including:

- Clarifies that the phrase “currently allowed” density, height, and floor ratio does not include any bonus, variance, or other special exemption provided for in the local government’s regulations.
- Provides that a municipality may not restrict the floor area ratio of a proposed development below 150 percent of the highest currently allowed floor area ratio on any land in the municipality where development is allowed.

- Provides that if the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes, the municipality may restrict the height of the proposed development to 150% of the tallest building on any property adjacent to the proposed development, the highest currently allowed height in the municipality's regulations, or 3 stories, whichever is higher.
- Modifies parking reduction requirements for developments near a major transportation hub or within a transit-oriented development or area.
- Requires municipalities to maintain on their websites a policy containing procedures and expectations for certain administrative approvals.

This bill is codified at section 166.04151, Florida Statutes, and took effect upon being signed into law on May 16, 2024.

SB 1084 – Department of Agriculture and Consumer Services

This bill, among other things, preempts the regulation of electric vehicle charging stations to the state and prohibits municipalities from enacting or enforcing any regulation relating to electric vehicle charging stations.

This bill is codified at section 366.94, Florida Statutes, and has an effective date of July 1, 2024.

PROPOSED CONSTITUTIONAL AMENDMENTS

HJR 7017 – Annual Adjustment to Homestead Exemption Value

This bill proposes a constitutional amendment to require an annual adjustment to the value of certain homestead exemptions (applicable to all taxes, except school taxes) each year for inflation using the percent change in the Consumer Price Index, if such percent change is positive. The constitutional amendment must be approved by at least 60% of voters during the November 2024 election.

If approved, this constitutional amendment would take effect on January 1, 2025.

BILLS THAT HAVE PASSED THE HOUSE AND SENATE

HB 7019 – Exemption of Homesteads

This bill would implement HJR 7017 if it is approved by the voters by requiring an annual adjustment to the value of certain homestead exemptions each year for inflation using the percentage change in the Consumer Price Index, if such percent change is positive. The bill would also require the Legislature to appropriate moneys to offset the reductions in ad valorem tax revenue experienced by fiscally constrained counties.

This bill would be codified at sections 196.031 and 218.136, Florida Statutes, and would take effect on January 1, 2025.

HB 479 – Alternative Mobility Funding Systems

This bill revises and provides additional guidance concerning the use of mobility plans and the collection of mobility fees. It provides that if a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must enter into an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts. The interlocal agreement must ensure that the developer is not charged twice for the same transportation capacity impacts, establish a plan-based methodology for determining the legally permissible fee to be charged, and provide a method for the proportionate distribution of the revenue collected or provide a method of assigning responsibility for the mitigation of the transportation capacity impacts belonging to the county and the municipality. The county or municipality issuing the building permit must collect the fee unless agreed to otherwise. This bill also provides that if by October 1, 2025, the interlocal agreement is not executed, the developer shall receive a 10 percent reduction in the total fee calculated and additional administrative requirements shall be imposed on the local government.

This bill further provides that when increasing an impact fee based on a study, a local government can only use available data within the past four years and the new study must be adopted within twelve months of its initiation.

This bill would be codified at sections 163.3164, 163.3180, and 163.31801, Florida Statutes, and has an effective date of October 1, 2024

SB 812 – Expedited Approval of Residential Building Permits

This bill requires municipalities that have 10,000 residents or more and 25 acres or more of contiguous land that the municipality has designated in its comprehensive plan and future land use map as land that is agricultural or to be developed for residential purposes to create a program to expedite approval of residential building permits. The program must include a two-step application process for the adoption of a preliminary plat and allows the applicant to identify the percentage of planned homes or the number of building permits that the governing body must issue. At an applicant's request, the municipality must issue no less than 50% of the permits for dwellings to be built if certain conditions have been met. It also requires the municipality to establish a registry with at least three qualified contractors who may be used for processing and expediting the review of an application for a preliminary plat. To avail itself of this program, an applicant must indemnify the municipality from liability or damages resulting from the issuance of a building permit.

This bill would be codified at section 177.073, Florida Statutes, and would be effective upon enactment.

SB 1420 – Department of Commerce

This bill would amend requirements related to comprehensive plan amendments and requires local governments to adopt comprehensive plan amendments within 180 days after the receipt of agency comments, otherwise, the amendments are deemed withdrawn. Additionally, within 10 working days after adoption, a local government must transmit all comprehensive plan amendments to the state land planning agency and any other agency or local government that provided timely comments, otherwise, the amendments are deemed withdrawn.

This bill would be codified at section 163.3184, Florida Statutes, and has an effective date of July 1, 2024.

SB 280 – Vacation Rentals

This bill amends laws concerning vacation rentals. While regulation of vacation rentals is generally preempted to the state, it allows local governments to require the registration of vacation rentals with a local vacation rental registration program. In order to register a property under the local vacation rental registration program, local governments may require the operator of a vacation rental to, among other things, pay in full all recorded municipal liens against the subject vacation rental premises; designate and maintain at all times a responsible party who is capable of responding to complaints or emergencies related to the vacation rental; and comply with maximum overnight occupancy standards (no more than two people per room plus two, or at a minimum of 50 sq ft. per person).

Local governments may impose a fine of up to \$500 per day for failure to register under the local program or for failure to continue to meet registration requirements. Before issuing a fine, the local government must issue a written notice of violation and provide the vacation rental operator 15 days to cure the violation. A certified copy of an order imposing a fine may be recorded in the public records and thereafter constitute a lien against the real property on which the violation occurred. This bill further provides standards for when a local government may suspend or revoke a vacation rental registration.

This bill also includes new requirements for advertising platforms of vacation rentals including a requirement that the advertising platforms collect and remit all required taxes; require persons listing a vacation rental to include state and local registration numbers; and adopt anti-discrimination policies. The regulation of advertising platforms is preempted to the State.

This bill would be codified at numerous sections of Florida Statutes and has an effective date of July 1, 2024.

HB 473 – Cybersecurity Incident Liability

This bill exempts municipalities from liability in connection with a cybersecurity incident if the municipality substantially complies with the current training and cybersecurity standards

requirements under Section 282.3185, Florida Statutes. It further provides that failure of a municipality to substantially implement a cybersecurity program that complies with the standards of section 768.401 is not evidence of negligence and does not constitute negligence per se. If a municipality is named as a defendant in an action relating to a cybersecurity incident, the municipality has the burden of proof to establish substantial compliance.

This bill would be codified at section 768.401, Florida Statutes, and would be effective upon becoming law.

SB 674 – United States-produced Iron and Steel in Public Works Projects

This bill provides that when a governmental entity enters into a contract for a public works project or for the purchase of materials for a public works project, they must include a contract requirement that any iron or steel product permanently incorporated in the project be produced in the United States, except in limited circumstances. A “public works project” means an activity paid for with any state-appropriated funds or state funds administered by a governmental entity which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any governmental entity.

This bill would be codified at section 255.0993, Florida Statutes, and has an effective date of July 1, 2024.

Should you have any questions or be in need any additional information any of the bills referenced above, please do not hesitate to contact me.

WHITE House Briefing Statement

JULY 27, 2023

Provided by Councilmember
Rosengarten

Biden-Harris Administration Announces Actions to Lower Housing Costs and Boost Supply

Launches first-of-its-kind program to address land use and zoning barriers that limit housing

President Biden's economic vision is about building an economy from the middle out and bottom up, not the top down— that's Bidenomics. A critical foundation of that vision, and the central goal of the Biden-Harris Administration's Housing Supply Action Plan, is an economy where everyone has access to a safe and affordable home. That vision means lowering costs, including by building and preserving more housing, particularly for lower- and middle-income households. Today's announcements will lower housing costs by tackling challenges that have stifled affordable housing for decades, as well as seizing immediate opportunities:

- Reducing barriers to build housing like restrictive and costly land use and zoning rules;
- Expanding financing for affordable, energy efficient and resilient housing; and
- Promoting commercial-to-residential conversion opportunities, particularly for affordable and zero emissions housing.

Recent data show that inflation in rental markets is decelerating and more apartments are on track to be built this year than any year on record. The Administration's actions are directly leading to the creation of tens of thousands of affordable housing units. For example, jurisdictions participating in the American Rescue Plan's (ARP) HOME program will produce at least 20,000 units of affordable housing and support an additional 23,000 households with rental assistance, non-congregate shelter, or supportive services. Treasury recently announced that communities across

the country will use ARP State and Local Fiscal Recovery Fund funds for 2,500 separate projects and developments to meet housing needs and combat homelessness. And since the Administration's restart of the Federal Financing Bank's Risk Sharing program, almost 12,000 rental homes have been created or preserved.

Today's actions further build on the Biden-Harris Administration's Housing Supply Action Plan and updates announced last fall, and are a down payment on the historic housing investments proposed in the President's Budget that would boost supply, lower costs and cut dangerous climate pollution, promote homeownership, protect renters, and promote fair housing. They also complement the actions by the Biden-Harris Administration in just the last week, including a crackdown on junk fees in the rental housing market, and new steps announced today that build on its Blueprint for a Renters Bill of Rights.

Reducing Barriers to Build Housing Like Restrictive and Costly Land Use and Zoning Rules

Local land use laws and zoning regulations limit where, and how densely, housing can be built. This constrains housing supply, perpetuates historical patterns of segregation, prevents workers from accessing jobs, and increases energy costs and climate risk. Today, the Biden-Harris Administration is announcing new actions to fund jurisdictions committed to removing barriers that restrict housing production and preservation, including by:

Announcing the Department of Housing and Urban Development's (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) program. Restrictive local land use rules slow down housing production, or prohibit housing being developed at all, which increases the costs to rent or purchase a home. Such restrictive rules are often also inconsistent with fair housing principles. This first-of-its-kind \$85 million federal program will provide communities with funding to identify and remove barriers to affordable housing production and preservation. HUD will award grants of up to \$10 million to jurisdictions that have an acute demand for affordable housing and are working to identify, address, or remove barriers to housing production and preservation. Funding can be used for planning and policy activities to allow for higher-density zoning and rezoning for multifamily

and mixed-use housing, **streamlining affordable housing development, and reducing requirements related to parking and other land use restrictions.** Funding can also be used for infrastructure activities necessary for the development or preservation of housing.

Reducing land-use restrictions and improving transportation access to housing. Earlier this month, the Department of Transportation announced its Reconnecting Communities and Neighborhoods (RCN) program, which will provide up to \$3.16 billion for planning and capital construction projects that prioritize disadvantaged communities and improve access to daily destinations. This includes improving connections to affordable housing, fostering equitable development, and increasing housing supply through zoning reform. RCN includes a \$450 million Regional Partnership Challenge that will incentivize stronger regional partnerships to tackle persistent equitable access and mobility challenges, with land use reform as a key priority.

Encouraging the improvement of land use in Economic Development Administration grant programs. The Economic Development Administration (EDA) updated its “Investment Priorities” that **guide the agency’s grantmaking to include an emphasis on efficient land use, where commercial uses, economic activity, and employment opportunities are concentrated and accessible to nearby residential density.** Moving forward, **EDA will more explicitly incentivize projects that include an emphasis on density in the vicinity of the project -** which can in turn encourage greater housing supply and allow people to live closer to work and services they need.

Expanding Financing to Create and Repair Affordable, Energy Efficient and Climate Resilient Housing

Gaps in access to financing, along with the complexity of mixing funding sources, limit the production or preservation of affordable housing. The Biden-Harris Administration is taking the following actions to expand financing for affordable, energy efficient, and **climate resilient housing** going forward:

Providing new financing for affordable, energy efficient, climate resilient

housing and clean energy investments. This month, the Environmental Protection Agency (EPA) announced its \$27 billion Greenhouse Gas Reduction Fund (GGRF), which will mobilize private capital and provide financing for thousands of clean energy projects, including cost-saving retrofits of existing homes and buildings, construction of zero emissions buildings, and commercial to residential conversions, among others. Such investments will reduce pollution and lower utility costs. This announcement follows HUD's announcement of its Green and Resilient Retrofit Program with over \$830 million available in grants and loan subsidy, for loan commitments up to \$4 billion, to modernize existing HUD-assisted affordable homes so they remain available for families into the future. The Department of Energy also released \$90 million to advance efficiency and resilience through building codes, and HUD, FHA, and the United States Department of Agriculture proposed modernizing energy codes.

Making it easier to build and rehabilitate apartments with FHA-insured mortgages. HUD announced new guidelines that increase the dollar amount threshold at which a multifamily loan is considered a large loan and is subject to additional underwriting requirements from \$75 million to \$120 million. This change will simplify underwriting and reduce development costs for large multifamily properties financed with FHA-insured mortgages without presenting undue risk to FHA, significantly expanding commitments for affordable housing financing. HUD will review this large loan limit annually.

Streamlining financing for the creation of affordable housing. HUD announced that it will allow larger loans to participate in the agency's Low Income Housing Tax Credit (LIHTC) Pilot Program, which increases the number of apartment sites eligible for a program that streamlines financing. HUD also updated guidelines to allow public housing authorities (PHAs) to more easily use housing vouchers and mixed-finance transactions to create or preserve housing.


Repairing and expanding affordable housing. HUD published new guidance for public housing authorities and multifamily housing owners participating in the Rental Assistance Demonstration, providing them with additional tools to repair and build deeply affordable housing. The guidance also promotes water- and energy-efficiency investments, and includes new

requirements that address climate resilience, adopts stronger energy efficiency standards, and supports repairs to thousands of existing affordable units in the next three years.

Empowering homeowners to be part of the solution by increasing financing for onsite housing units. In April, FHA proposed updates that, if implemented, would make it easier to finance accessory dwelling units (ADUs), which are additional onsite housing units. Among the changes is the ability to include projected rental income from an ADU as part of the qualifying income when purchasing or refinancing a home. This added flexibility would expand opportunities for low- and moderate-income homeowners to benefit from the wealth-building potential of ADUs while increasing the stock of affordable housing.

Promoting Commercial-to-Residential Conversions

Across the country, commercial vacancies are affecting urban and regional economies. Commercial-to-residential conversion can counteract those effects, reenergize local economies, and add to the supply of housing. The adaptive reuse of these properties also presents an opportunity to create zero-emissions housing, which will reduce energy costs for residents and cut dangerous climate pollution. Recognizing that opportunity, the Biden-Harris Administration is launching a new commercial-to-residential conversion initiative that is:



Leveraging federal funding and other tools to support conversions. The White House will lead a new interagency working group to develop and advance federal funding opportunities that support the conversion of commercial properties to housing, and leverage climate-focused federal resources to create zero emissions and affordable units. For example, programs like HUD's PRO Housing announced today, as well as investments from President Biden's Inflation Reduction Act and Bipartisan Infrastructure Law, can be used for such conversions. As part of this initiative, the General Services Administration (GSA) will launch an effort to identify and market surplus federal properties that represent the best opportunities for commercial-to-residential conversions. Ongoing conversion projects from GSA dispositions are already producing over 1,000 new housing units. The initiative will continue to convene developers, municipalities, and other

stakeholders to learn about opportunities and challenges.

Funding research that supports commercial to residential conversions.

This week, HUD announced new funding to support research on office-to-residential conversions, including producing a new guide for state and local policymakers on how to make these projects more economically viable. Building on a public convening held this week on office-to-residential conversions, HUD will release a policy brief on this topic later this year.

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

Form submission from: PUBLIC COMMENTS

1 message

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

Fri, May 17, 2024 at 6:40 PM

Submitted on Friday, May 17, 2024 - 6:40pm

Submitted by anonymous user: 172.58.132.53

Submitted values are:

First Name Debra

Last Name Levulis

Address 401 Sunset Way Juno Beach FL 33408

Email Address johndeb642@gmail.com

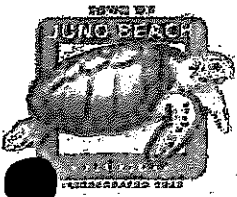
Agenda Item Number (Ex: 1, 2, 3) Item 12 Update landscape requirements for new developments

Public Comment / Question

Landscape codes for Juno Beach have not been updated by the town council. Required landscaping for commercial and multifamily developments that have been built have not always had their required landscaping replaced after storms and other losses. Prohibited plant species have taken over commercial and multi family and single family homes throughout Juno Beach. Code enforcement has not enforced removing the prohibited plants. Our town keeps losing our tree canopy. Our town needs proactive tree planting replacing lost trees around pelican lake to set an example for our neighboring homes and businesses.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19659>



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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 ____/____/____

Name: Tom Stella Phone#: _____

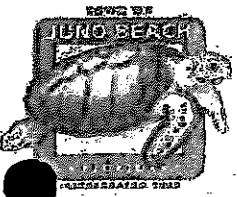
Representing: (if applicable) _____

Address: _____

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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AGENDA ITEM# 11 DATE 5/22/2023

Name: CHARLES HOLLINGS Phone#: 561-282-8933

Representing: (if applicable) _____

Address: 2084 RADNOR ROAD

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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AGENDA ITEM# _____ DATE 5/22/24

Name: Erin Akao Phone#: _____

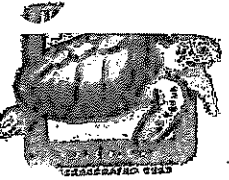
Representing: (if applicable) _____

Address: Jupiter

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: Electin Renew March 2024



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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AGENDA ITEM# general DATE 5/22/24

Name: Mikki Isackson Phone#: 561-756-1823

Representing: (if applicable) _____

Address: 11260 Glen Orchard Lane Boynton Beach

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: on election integrity



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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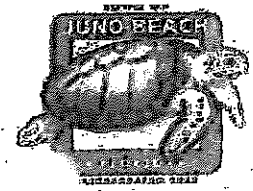
AGENDA ITEM# general None DATE 5, 22, 24
Name: Candace Rojas Phone#: 561 573 7831

Representing: (if applicable) American Sovereign
Address: 3006 Waterside Circle Boynton Beach FL 33435

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

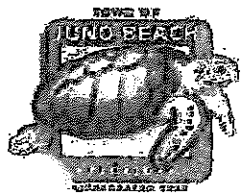
AGENDA ITEM# _____ DATE 5, 21, 24
Name: Mike ZARZANO Phone#: _____

Representing: (if applicable) The Florida Fix
Address: _____

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



1

Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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AGENDA ITEM# general DATE 5/22/24

Name: Erin Aktar Phone#: 354-298-8509

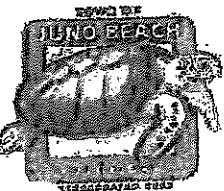
Representing: (if applicable) _____

Address: 122 W Royal Palm Circle Jupiter FL

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: Election Integrity



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

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AGENDA ITEM# _____ DATE 5/22/24

Name: Beverly Gibel Phone#: _____

Representing: (if applicable) _____

Address: 451 Olympus Drive

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



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

Form submission from: PUBLIC COMMENTS

1 message

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

Wed, May 22, 2024 at 11:46 AM

Submitted on Wednesday, May 22, 2024 - 11:46am

Submitted by anonymous user: 104.138.201.81

Submitted values are:

First Name Mike

Last Name Lewis

Address 570 Ocean Drive, Apt 302

Email Address lewislaw45@gmail.com

Agenda Item Number (Ex: 1, 2, 3) Non agenda ite

Public Comment / Question

My thanks again to the Council Members for their public service.

There's nothing very easy about trying to govern and find common ground, especially in today's polarized political environment.

I'm grateful that our members are intent on focusing on doing what is best for our community as a whole.

As a lawyer for more than 50 years, I totally understand the importance of freedom of speech, open sunshine laws, and the opportunity to express one's views publicly. By the same token, little or nothing is ever achieved by yelling and making personal attacks on our Council Members. I would hope that going forward any disagreements with policy decisions are expressed politely and courteously, an approach that will reflect well on our citizens and our wonderful town.

Thank you.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19662>



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

Please Read This Comment At Today's Concil Meeting

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Wed, May 22, 2024 at 11:57 AM

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

May 22, 2024

Good afternoon Council Members,

Please take immediate action to regain full control over our Police Department's budget so that the residents of this town can fund the needs of the police. At the April 24, 2024 council meeting we learned that a group of private individuals, who created their private corporation that they named the "Juno Beach Police Foundation", have been meeting in private with our Police Chief, **without** our elected Council Members, to decide our Town's Public Safety needs and the needs of our Police Department. The elected Town Council Members must be the ones who the Police Chief meets with to discuss the needs of the police department. And the Town should pay for these needs from the Town's budget. Of all of the reasons that we pay taxes, the most important reason is Public Safety which includes the safety of our police officers who put their lives on the line every day so that we can go about our lives with a sense of security and safety.

Also, please make a motion and hold a vote to stop one of your fellow council members from sending extremely inappropriate emails to the town where she attacks and attempts to ridicule residents who have voiced their concerns during the public comment period as this is an attempt to interfere with the democratic process.

Thank you,
Siobhan O'Donnell
431 N Lyra Cir.