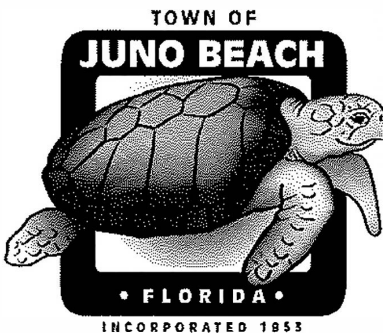




SPECIAL TOWN COUNCIL MEETING MINUTES

June 3, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: DAVE SANTILLI, MAYOR
DIANA DAVIS, VICE MAYOR
DD HALPERN, VICE MAYOR PRO TEM (*Via Zoom*)
MAX FRASER, COUNCILMEMBER
SCOTT SHAW, COUNCILMEMBER

ALSO PRESENT: KATHLEEN GUNN, INTERIM TOWN MANAGER
TG LAW PLLC, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
EMILY ALVES, FINANCE/HR DIRECTOR
JOHANN LOPEZ, DIRECTOR OF PUBLIC WORKS
ANDREA DOBBINS, PROJECT/RISK MANAGER

AUDIENCE: 4

CALL TO ORDER – 4:00PM

Mayor recessed the meeting at 4:00pm.

Mayor reconvened the meeting at 4:02pm.

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

MOTION: *Davis/Fraser made a motion to add the sponsorship of the Juno Beach Civic Association's July 2 Ice Cream Social event to the agenda.*

ACTION: *The motion passed unanimously.*

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

Interim Town Manager Gunn provided updates regarding property tax-related legislative matters and hurricane season preparedness.

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 4:06pm.

Public Comments Closed at 4:07pm.

COUNCIL ACTION/DISCUSSION ITEMS *(A Public Comment Period was provided for each item below.)*

1. Building Department Reserve Fund

MOTION: *Davis/Fraser made a motion to authorize the Town Manager to countersign the contract for purchase; subject to review on the June 24 meeting.*

ACTION: *The motion passed unanimously.*

MOTION: *Davis/Shaw made a motion to authorize the Town Manager to approve inspection, survey, appraisal, and any contracts associated with the recommended work for the purchase of the structure.*

ACTION: *The motion passed unanimously.*

2. Sponsorship of Juno Beach Civic Association Ice Cream Social

MOTION: *Davis/Shaw made a motion to support the Juno Beach Civic Association's Ice Cream Social event for July 2 not to exceed \$600.*

ACTION: *The motion passed unanimously.*

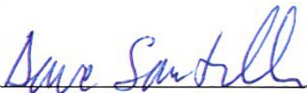
COMMENTS FROM THE COUNCIL

Vice Mayor Davis inquired whether staff could contact Andre Castillo with Mapdevs to obtain a preliminary cost estimate for the 3-D GIS SceneView software for inclusion in the memorandum and discussion scheduled for the June 24 Town Council meeting.

Interim Town Manager Gunn stated that staff would review and consider the information provided by Vice Mayor Davis from Mr. Castillo.

ADJOURNMENT

Mayor Santilli adjourned the meeting at 4:44pm.


Dave Santilli, Mayor


Caitlin E. Copeland-Rodriguez, Town Clerk



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

ANY CITIZEN WISHING TO SPEAK SHOULD COMPLETE THIS CARD AND GIVE IT TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING.

AGENDA ITEM #: 1

DATE: 6/3/2026

NAME: ALDO ROVERE

PHONE NO.: 431-335-4147

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 400 UNO LAGO DR.

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK

6/3/2026

ALDO ROVERE

The Town of Juno Beach faces a July 1, 2026 deadline to expend or properly allocate accumulated funds held in a special account derived from building permit fees, enforcement revenues, and related earnings collected over many years.

Historically, there appears to have been an understanding that these funds could potentially be used for a variety of municipal purposes, including certain large-scale capital expenditures. However, subsequent legal interpretation and recent legislative changes have clarified that these funds are restricted in purpose and may only be used for activities directly related to the administration and enforcement of the Florida Building Code and associated functions for which the revenues were originally collected.

As a result, expenditures such as the acquisition of real property for general municipal expansion, or other projects unrelated to building code administration and enforcement, are no longer considered permissible uses of these funds after July 1, 2026. In reality, such expenditures may never have been authorized under the statutory framework governing the collection of these fees; recent legislation has simply made the restrictions more explicit and imposed a deadline for compliance.

The Town therefore faces the challenge of ensuring that any remaining balance is expended on eligible purposes or otherwise handled in accordance with state law before the statutory deadline.

In considering the disposition of these funds, the Council should also recognize the uncertainty associated with relying on future legislative interpretations or policy decisions. What may appear permissible today can be narrowed or redefined by future legislation, administrative guidance, audit findings, or court decisions. Florida's regulatory landscape has demonstrated a willingness to revisit and modify local government authorities and funding practices when the Legislature determines that existing practices no longer align with state policy objectives.

For that reason, any decision to defer action in the hope that broader uses may eventually become available carries risk. Future changes could further restrict the allowable uses of remaining balances, potentially resulting in requirements to refund improperly retained revenues, transfer funds to other authorized purposes, or become subject to additional state oversight and remedies. While the precise outcome of future legislative action cannot be predicted, the possibility of further restrictions argues in favor of a prudent and timely resolution of these funds under the authority that clearly exists today.

The most responsible course is therefore to identify and implement legitimate building department, permitting, inspection, records management, technology, resiliency, and code-enforcement improvements that are clearly consistent with the purposes for which the funds were collected, thereby reducing future legal, financial, and regulatory uncertainty for the Town and its residents.