TOWN COUNCIL REGULAR MEETING AGENDA

March 25, 2026 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: If any person decides to appeal any decision of the Town Council at this meeting, he or she will need a record of the proceedings and for that purpose, he or she may need to ensure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. The Town does not prepare or provide such record. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: https://www.youtube.com/@townofjunobeach477/streams

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank *(all comments must be submitted by Noon on day of Meeting).* Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law). Make their comment in-person; or participate from a remote location using Zoom – please contact the Town Clerk at ccopeland@juno-beach.fl.us by Noon on the day of the meeting to receive the Meeting ID and Access Code. *(Please note that all members participating via Zoom must login at least 15 minutes prior to the meeting and will be muted upon entry until Public Comments is called).*

***Please note that the Zoom meeting will lock for public comments at 5:30pm and no other entries will be permitted.**

All matters listed under Consent Agenda, are considered to be routine by the Town Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

CEREMONIAL CALL TO ORDER

SWEARING IN NEWLY ELECTED OFFICIALS

1. Swearing in Newly Elected Council Members - Dave Santilli (Seat Mayor), Scott Shaw (Seat #1), & Max Fraser (Seat #3)

OFFICIAL CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

SELECTION OF TOWN OFFICERS

2. Resolution No. 2026–04 - Selection of Town Officers (Vice Mayor & Vice Mayor Pro Tem)

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

PRESENTATIONS

3. Presentation of Recognition Plaques to Former Mayor Wheeler, Vice Mayor Callaghan, & Councilmember Hosta
4. Ceremonial Promotion to Sergent – Brian Benitez

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.

CONSENT AGENDA

5. Resolution No. 2026-05 - Proclaiming the Results of the March 10, 2026 Municipal Election
6. Town Council Meeting Minutes for January 28, 2026
7. Special Town Council Meeting Minutes - February 18, 2026
8. Town Council Meeting Minutes - February 25, 2026
9. Proclamation – Arbor Day 2026
10. Proclamation – Water Conservation Month 2026
11. Selection of Voting Delegates for Florida League of Cities and Palm Beach County League of Cities
12. Organizations for Council Participation List
13. Request for Qualifications- Professional Traffic Engineering Services for a Safety Action Plan-SS4A Grant
14. Year to Date (YTD) Financial Statements
15. Approval of Council Cell Phone Purchases with Records Archiving Software

COUNCIL ACTION/DISCUSSION ITEMS

16. Caretta Project Gateway Art
17. Selection of the Planning and Zoning Board Appointments (April 1, 2026, to March 31, 2027)
18. Resolution 2026-06 - Pulte Landscape Maintenance Agreement
19. Discussion on Temporary Sign Code and Sign Code Review
20. Discussion on 2026 Town Council Meeting Dates
21. Discussion on Audit Oversight Committee Ordinance

COMMENTS FROM THE COUNCIL

ADJOURNMENT

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Swearing in Newly Elected Council Members - Seats Mayor, #1, & #3

DISCUSSION:

Town Clerk Copeland-Rodriguez will be swearing in newly elected Council Members for Seats Mayor, #1, and #3.

Seat Mayor
Dave Santilli

Seat #1
Scott Shaw

Seat #3
Max Fraser

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Resolution No. 2026–04 - Selection of Town Officers (Vice Mayor & Vice Mayor Pro Tem)

DISCUSSION:
Article III, Section 4 of the Town Charter requires the Council to select a Vice Mayor and Vice Mayor Pro Tem at the first Town Council meeting after the Town's general election. For the past several years, the Town has utilized the following nomination procedure in selecting the Town's officers:

Vice Mayor
The Mayor opens nominations for office of Vice Mayor.

Members of the Town Council make nominations *(nominations do not require a second, member may decline a nomination).*

The Mayor closes nominations.

The Town Clerk calls for a roll call vote and each Council member casts his or her vote in favor of one of the nominees. The person receiving the majority of the votes is elected to the position. *If there are three nominees and one member does not receive majority, the members of the Town Council shall choose between the two members who received the highest number of votes.*

Vice Mayor Pro Tem
Same procedure utilized for Vice Mayor.

Once the Council selects the Town's officers utilizing the procedures set forth above, the names will be included withing Resolution No. 2026-04 for adoption by the Town Council.

RECOMMENDATION:
Staff recommends that the Town Council select the Vice Mayor and Vice Mayor Pro Tem for the upcoming year utilizing the procedures set forth above and adopt Resolution No. 2026-04.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPOINTING THE VICE MAYOR AND VICE MAYOR PRO TEM FOR THE UPCOMING YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article III, section 4 of the Town Charter requires that the Town Council elect from among its members a Vice Mayor and a Vice Mayor Pro Tem to serve at the pleasure of the Town Council; and

WHEREAS, the Town Council shall elect members to these positions annually at the first Town Council meeting following the conclusion of the municipal election and the certification of the results.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA as follows:

Section 1. The Town Council hereby elects from among its membership the following persons to serve as Vice Mayor and Vice Mayor Pro Tem for the upcoming year:

_____ Vice Mayor

_____ Vice Mayor Pro Tem

Section 2. The above-named persons shall hold office until their respective successors shall be elected in accordance with the provisions of the Town Charter.

Section 3. This Resolution shall be effective immediately upon

adoption. RESOLVED AND ADOPTED this 25th day of March, 2026.

_____
Dave Santilli,Mayor

ATTEST:

_____
Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
TG Law PLLC, Town Attorney

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Presentation of Recognition Plaques to Former Mayor Peggy Wheeler, Vice Mayor John Callaghan, & Councilmember Marianne Hosta

DISCUSSION:

Former Mayor Peggy Wheeler has served on the Juno Beach Town Council for nine (9) years in various roles, including Councilmember, Vice Mayor Pro Tem, Vice Mayor, and Mayor. She became the first Mayor elected directly by the citizens in 2024, following the charter amendment adopted in 2023.

Former Vice Mayor John Callaghan was appointed to the Town Council in January 2025 following the resignation of Councilmember Jacob Rosengarten to fill the remainder of the term. He previously served the Town on both the Town Council and the Planning & Zoning Board. He served on the Town Council from 2005 to 2013 and on the Planning & Zoning Board from 2021 to 2023.

Former Councilmember Hosta was appointed to the Town Council in March 2023 and served as both Vice Mayor Pro Tem and Councilmember for three years.

On behalf of the Town Council and staff, we extend our sincere appreciation to former Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta for their dedicated service and commitment to the Town of Juno Beach. We thank them for their contributions throughout their tenure and wish them continued success in their future endeavors.

RECOMMENDATION:

Newly elected Mayor to present recognition plaques to former Mayor Peggy Wheeler, Vice Mayor John Callaghan, and Councilmember Marianne Hosta.

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: Chief Brian J. Smith

Item Title: Ceremonial Promotion to Sergent – Brian Benitez

Sgt. Brian Benitez was born in Manhattan, New York, and raised in Miami, Florida. He began his law enforcement career in 2017 as a Military Police Officer in the United States Air Force, where he was selected by his peers to serve as an Element Leader.

In 2020, Sgt. Benitez joined the Las Vegas Metropolitan Police Department, graduating from the academy as a squad leader. From 2020 to 2024, he served the LVMPD with distinction.

Brian holds a Bachelor of Science degree in Social and Criminal Justice from the University of Arizona.

He has been married for seven years to his wife Czarina (pronounced Serena), whom he met during his military service. Czarina is also a veteran of the United States Air Force. Together, they have three children: Liam, Gio, and Ella.

We want to congratulate Sgt. Brian Benitez on his well-deserved promotion to Sergeant with the Juno Beach Police Department!

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Resolution No. 2026-05 - Proclaiming the Results of the March 10, 2026 Municipal Election

DISCUSSION:

The Town of Juno Beach had a Municipal Election on March 10, 2026 for Seats Mayor, #1, and #3. The County Canvassing Board canvassed the ballots for the March 10 election, and the Palm Beach County Supervisor of Elections has certified the results. In accordance to Section 8-9 of the Town Code of Ordinances, the Town Council may officially proclaim the results of the March 10, 2026 Municipal Election to be as follows:

Seat Mayor
Dave Santilli

Seat #1
Scott Shaw

Seat #3
Max Fraser

RECOMMENDATION:

Staff recommends the Town Council review the certified results and approve Resolution No. 2026-05 - Proclaiming the results of the March 10, 2026 Municipal Election.

ATTACHMENT(S):

- Resolution No. 2026-05; and
- Official Results from the Palm Beach County Supervisor of Elections

RESOLUTION NO. 2026-05

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, PROCLAIMING THE RESULTS OF THE MARCH 10, 2026, GENERAL MUNICIPAL ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Articles III and V of the Town Charter, the Town Clerk of the Town of Juno Beach, Florida qualified candidates for Seat Mayor, Seat 1, and Seat 3 on the Town Council; and

WHEREAS, on March 10, 2026, the Town of Juno Beach conducted a municipal election for the purposes of: (1) filling Seat Mayor on the Town Council; (2) filling Seat 1 on the Town Council; and (3) filling Seat 3 on the Town Council; and

WHEREAS, said elections were duly held and the Palm beach County Supervisor of Elections, serving as the canvassing board for the Town of Juno Beach has canvassed the ballots and certified the result of the elections; and

WHEREAS, based on the certified results and in accordance with Section 8-9 of the Town Code of Ordinances, the Town Council wishes to officially proclaim the results of the March 10, 2026 general municipal election.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA as follows:

Section 1. Having canvassed the ballots for the general municipal election, the Palm Beach County Supervisor of Elections, serving as the canvassing board for the Town of Juno Beach, has certified the results of the elections to be as follows:

MARCH 10, 2026 GENERAL MUNICIPAL ELECTION

Seat Mayor	Total Number of Votes Cast (including absentee ballots)
Elaine K. Cotronakis	449
Dave Santilli	827

Seat 1	Total Number of Votes Cast (including absentee ballots)
Marianne Hosta	421
Scott Shaw	834

Seat 3	Total Number of Votes Cast (including absentee ballots)
Max Fraser	723
Eddie Gottschalk	531

Section 2. Based on the certified results, the Town Council hereby declares the official results of the March 10, 2026 general municipal election to be as follows:

Seat Mayor of the Town Council: DAVE SANTILLI

Seat 1 of the Town Council: SCOTT SHAW

Seat 3 of the Town Council: MAX FRASER

Section 3. The above-named persons are proclaimed to be duly and lawfully elected to the offices set forth above.

Section 4. This Resolution shall be effective immediately upon adoption.

RESOLVED AND ADOPTED this 25 day of March, 2026.

_____
Dave Santilli, Mayor

ATTEST:

_____
Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
TG Law PLLC, Town Attorney

Statistics

	TOTAL	Election Day	Vote By Mail
Election Day Precincts Reporting	7 of 7	7	0
Registered Voters - Total	3,023		
Ballots Cast - Total	1,279	823	456
Ballots Cast - Blank	0	0	0
Voter Turnout - Total	42.31%		

Mayor - Juno Beach

Vote For 1

	TOTAL	VOTE %	Election Day	Vote By Mail
Elaine K. Cotronakis	449	35.19%	268	181
Dave Santilli	827	64.81%	554	273
Overvotes	0		0	0
Undervotes	3		1	2

Seat One - Juno Beach

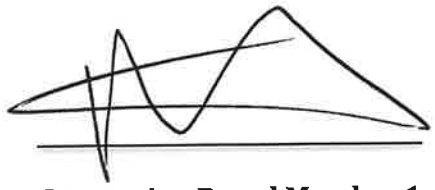
Vote For 1

	TOTAL	VOTE %	Election Day	Vote By Mail
Marianne Hosta	421	33.55%	268	153
Scott Shaw	834	66.45%	538	296
Overvotes	3		3	0
Undervotes	21		14	7

Seat Three - Juno Beach

Vote For 1

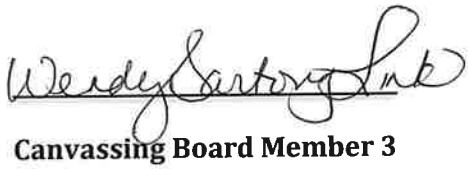
	TOTAL	VOTE %	Election Day	Vote By Mail
Max Fraser	723	57.66%	476	247
Eddie Gottschalk	531	42.34%	332	199
Overvotes	0		0	0
Undervotes	25		15	10



Canvassing Board Member 1



Canvassing Board Member 2



Canvassing Board Member 3

TOWN COUNCIL REGULAR MEETING MINUTES

January 28, 2026 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT:	PEGGY WHEELER, MAYOR JOHN CALLAGHAN, VICE MAYOR DIANA DAVIS, VICE MAYOR PRO TEM MARIANNE HOSTA, COUNCILMEMBER DD HALPERN, COUNCILMEMBER
ALSO PRESENT:	ROBERT A. COLE, TOWN MANAGER TG LAW, TOWN ATTORNEY CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK FRANK DAVILA, DIRECTOR OF PLANNING & ZONING ANDREA DOBBINS, PROJECT/RISK MANAGER STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS EMILY ALVES, FINANCE DIRECTOR
AUDIENCE: 50	

CALL TO ORDER – 5:00PM
PLEDGE ALLEGIANCE TO THE FLAG
ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta reached consensus to move Item No. 19 ahead of Item No. 15.

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern reached consensus to remove Item No. 6 from the Consent Agenda and discuss it at the end of the agenda.

Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, and Councilmember Halpern reached consensus to retain Ordinances Nos. 795, 796, and 797 on the agenda.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta reached consensus to retain Item No. 20 on the agenda for discussion.

PRESENTATIONS

1. Ceremonial Swearing In - Officer Michael Cecchini
2. Vulnerability Assessment Plan Presentation

DRAFT

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

3. Year to Date (YTD) Financial Statements
4. ACFR Award for Fiscal Year 2024

Council gave consensus to schedule two Closed Executive Sessions on Wednesday, February 4 beginning at 3PM.

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 5:39pm.

Public Comments Closed at 5:44pm.

CONSENT AGENDA

5. ~~Town Council Pre-Agenda Work Session Minutes - December 3, 2025~~
6. ~~Town Council Meeting Minutes - December 10, 2025~~
7. Master Development Plan Forum Work Session Minutes - December 11, 2025
8. ~~Special Event Request - 2026 Turtlefest~~
9. Special Event Request - 2026 Holy Spirit Easter
10. Special Event Request - 2026 Artfest by the Sea
11. Special Event Request - 2026 Aloha Surf Camp
12. ~~Resolution 2026-01 – Amending the Town of Juno Beach Fee Booklet~~
13. Resolution No. 2026-02 – Agreement with Palm Beach County Supervisor of Elections for Vote Processing Use and Election Services

***MOTION:** Halpern made a motion to approve the consent agenda as amended.*
***ACTION:** Motion failed for lack of a second.*

***MOTION:** Halpern/Davis made a motion to approve the Consent Agenda as amended, with the removal of Items 5, 6, and 12 for discussion at the end of the agenda.*
***ACTION:** Motion withdrawn.*

***MOTION:** Halpern/Callaghan made a motion to approve the Consent Agenda as amended, with the removal of Items 5, 6, 8, and 12 for discussion at the end of the agenda.*
***ACTION:** The motion passed 4-1 with Vice Mayor Pro Tem Davis opposed.*

COUNCIL ACTION/DISCUSSION ITEMS

19. Juno Ocean Walk RV Park Drainage

Council gave unanimous consensus to have staff come back with historical information on why the funding was removed from previous budgets.

DRAFT

14. ORDINANCE NO. 793 – LIVE LOCAL ACT AMENDMENT

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 18, "LIVE LOCAL ACT," OF ARTICLE IV, "SUPPLEMENTAL REGULATIONS," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO CONFORM WITH CHAPTER 2025-172, LAWS OF FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

MOTION: *Halpern/Hosta made a motion to approve Ordinance No. 793 on first reading.*

ACTION: *The motion passed unanimously.*

15. ORDINANCE NO. 795

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF APPEARANCE FOR SINGLE FAMILY DWELLINGS; AND CLARIFYING COMPLIANCE OF APPEARANCE REVIEW WITH FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

MOTION: *Davis/Halpern made a motion to defer the ordinances until after the March election.*
ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

MOTION: *Callaghan made a motion to approve Ordinance No. 795 on first reading as written. Mayor Wheeler passed the gavel and seconded the motion*

MOTION TO AMEND: *Davis/Halpern made a motion to amend to exclude historical areas from the preferred but not required language; and brought back with appropriate language to make sure that the historical areas are preserved.*
ACTION ON MOTION TO AMEND: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

16. ORDINANCE NO. 796

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING SECTION 34-115, "INTENT AND PURPOSE," OF DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN OF JUNO BEACH'S CODE OF ORDINANCES TO CLARIFY THE STATED LEGISLATIVE INTENT OF SITE PLAN AND APPEARANCE, INCLUDING ARCHITECTURAL, REVIEWS WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern reached consensus to direct staff to prepare a timeline regarding the harmony and appearance review matters.

DRAFT

MOTION: *Callaghan made a motion to approve Ordinance No. 796 on first reading as written.*

Mayor Wheeler passed the gavel and seconded the motion.

ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

17. ORDINANCE NO. 797

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-28, "PLANNING AND ZONING BOARD DUTIES," TO REMOVE REVIEW OF PLATS AND REMOVE REVIEW OF SINGLE FAMILY SITE PLANS AND APPEARANCE (INCLUDING ARCHITECTURAL) FROM THE PLANNING AND ZONING BOARD TO ADMINISTRATIVE STAFF; PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

MOTION: *Callaghan/Hosta made a motion to approve Ordinance No. 797 on first reading as written.*

ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

8. Special Event Request - 2026 Turtlefest

MOTION: *Davis/Callaghan made a motion to approve the Turtlefest event.*

ACTION: *The motion passed unanimously.*

~~18. Explanation of Legal and Practical Limitations on Posting Public Records on the Town's Website~~

~~20. FY 2025-2026 "Return of US1 Median to 2005 Plans" CIP project~~

~~21. Discussion on Draft Town Council Orientation Packet~~

~~22. Discussion on Future Development Scenarios~~

~~5. Town Council Pre-Agenda Work Session Minutes - December 3, 2025~~

~~6. Town Council Meeting Minutes - December 10, 2025~~

~~12. Resolution 2026-01 – Amending the Town of Juno Beach Fee Booklet~~

COMMENTS FROM THE COUNCIL

Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern reached consensus not to entertain Vice Mayor Callaghan's request to place an agenda item on the next meeting agenda regarding the replacement of the Town Attorney.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00pm.

_____ _____

Peggy Wheeler, Mayor Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT

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 #: general **DATE:** 1-28-26

NAME: Mary Peterson **PHONE NO.:** (561) 329-7376

REPRESENTING (IF APPLICABLE):

ADDRESS: 481 Mars Way

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: **DATE:**

NAME: Anne Bosso **PHONE NO.:** 561-253-8631

REPRESENTING (IF APPLICABLE): 15, 16 & 17

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: DATE:

NAME: Beverly Gibel PHONE NO.: (561) 307-4665

REPRESENTING (IF APPLICABLE):

ADDRESS: 451 Olympus

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: DATE: 1-28-26

NAME: MARCIA WOLF PHONE NO.: 561 371-0243

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: Ordinances **DATE:** 1-28-24

NAME: Larry Sorsby **PHONE NO.:**

REPRESENTING (IF APPLICABLE):

ADDRESS: 120 Ocean Dr

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☒ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

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 #: ALL of them **DATE:** 1-28-24

NAME: Siobhan O'Donnell **PHONE NO.:**

REPRESENTING (IF APPLICABLE):

ADDRESS: N Lyra

Cattn, please do not fail to call my name as you did before

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: _____ **DATE:** 1-27-26

NAME: Elizabeth Murray **PHONE NO.:** 561. 906 4332

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 100 Paradise Harbour Blvd #301

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 795/617 **DATE:** 1/28/26

NAME: Jacarie Stivin **PHONE NO.:** 973-610-6531

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 20 Celestial Way

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☒ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 795, 796, 797 **DATE:**

NAME: John Stellato **PHONE NO.:** 561 691 7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☐ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 15, 16, 17 **DATE:** 1/28/2026

NAME: Ando Rovere **PHONE NO.:** 631-335-4147

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 Uno Lago Dr.

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☑ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 15-16 DATE: 1-28-26

NAME: Dwi Smith PHONE NO.: 561 758 0808

REPRESENTING (IF APPLICABLE): Self

ADDRESS: 454 Ocean Ridge

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 18 DATE: 1/28/2026

NAME: ALDO ROVERE PHONE NO.: 631-335-4147

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 UNO LAGO DR.

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Jan 28, 2026 at 11:33 AM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, January 28, 2026 - 11:33am

Submitted by anonymous user: 174.61.89.196

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) Public Comment
Public Comment / Question
The mayor crossed a serious line at the December 2025 Council meeting by publicly attacking Councilmember DD Halpern accusing her of sending an anonymous letter to the State Police Accreditation Department during the police department's re-accreditation process. This accusation was made without proof and was therefore baseless, irresponsible, and damaging to both the council and public trust.

First, the accusation relied solely on the claim that the concerns raised in the anonymous letter were similar to comments DD had previously shared with the head of state accreditation. This is not evidence. Anonymous letters, while not always ideal are sometimes used by people who fear retaliation or feel unheard. DD has consistently represented her constituents by relaying concerns expressed by residents and business owners. Doing so is not only appropriate, it is her responsibility as an elected official. Sharing widely known community concerns does not imply authorship of an anonymous letter!

Second, the mayor's accusation ignored an important reality: the concerns raised in the letter could have come from any number of people. There has been widespread discussion in the community about issues within the police department. These concerns are not secret, nor are they limited to one council member. Residents and business owners have openly discussed:
• Statements made by the Police Chief that were perceived as veiled and/or actual threats against residents, both on the record at a council meeting and at a "Coffee with a Cop" event;
• Well-known serious legal issues involving a senior officer in a prior municipality;
• Questions about whether the department meets accepted guidelines for appointing an Assistant Chief, which typically recommend such a position only for departments with significantly larger staffing levels etc.

Given this context, it is unreasonable and unfair to single out one council member as the source of the letter. The skepticism and concern surrounding the police department are widely shared, extend beyond town limits, and are discussed openly by many people. The mayor's decision to assign blame without evidence ignores this broader reality.

Third, instead of focusing on who might have written the letter, responsible leadership would have focused on the content and implications of the concerns raised. If issues within the police department are serious enough to reach a state accreditation body, the appropriate response would have been to listen, inquire, and develop a plan to address those concerns, not to dismiss them as false and publicly accuse a colleague.

Finally, transparency is essential. Since the mayor publicly referenced the letter, it should be made public so residents and business owners can understand what concerns were communicated to the state. Openness would help restore trust and allow the community to engage constructively rather than fueling speculation and division.

In conclusion, the mayor should not have accused another council member of sending the anonymous letter because the accusation was unsupported by evidence, undermined due process, damaged professional relationships, and distracted from addressing legitimate concerns within the police department. Strong leadership requires restraint, fairness, and a willingness to confront problems, not denial and blame.

22

If you have evidence to support your claim, you need to come forward with it now or do the professional, responsible honorable action and take ownership of your shameful comments. I believe that DD is owed a public apology.

To be clear, I did not know about the letter until you brought it up, did not write the letter, do not know who wrote the letter, and am only speculating about the contents of the letter based on concerns discussed openly around town.
Cyndie Wolf

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20050

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Jan 27, 2026 at 9:08 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, January 27, 2026 - 9:08pm

Submitted by anonymous user: 76.108.220.145

Submitted values are:

First Name Anna
Last Name Bennett
Address 85 Uno Lago Drive
Email Address captnanna@hotmail.com
Agenda Item Number (Ex: 1, 2, 3) 14, 15, 16, 17
Public Comment / Question
I would like to state for the record that I find the fact that these items are on this agenda, "fast tracked" by this council to be (even for this council which I consider to be one of the worst in this towns history), pretty brazen. Trying to change the ordinances that have been in place for years, before you leave, that cannot be undone, right before more than 50% of the council is changed in less than 2 months is absolutely disgusting. It's so obvious what you are doing...is this how you want to be remembered?
Why now?! What is the rush!?!? Why not let the new council deal with this. Unless, you personally stand to gain from these changes... The way this council has "conducted" itself the past couple of years is just horrendous. Embarrassing to say the least, and very disheartening. Nott the way public officials, servants or any other governmental figure should behave. You listen to no one, certainly not the residents of Juno Beach, which are your constituents, who voted for you, only to be treated with the disrespect and contempt. I realize that Carreta was built to "code" - that they were allowed to do what they did. But you all voted for it . Rushing to change the ordinances to allow developers to get away with EVEN MORE after that, is unconscionable I respectfully request you reconsider these items, think about how this effects those of us that actually care about Juno Beach, not development, and leave them for the new council to deal with.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20049

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Jan 27, 2026 at 2:07 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, January 27, 2026 - 2:07pm

Submitted by anonymous user: 76.110.105.217

Submitted values are:

First Name Susan Vanlindt
Last Name Susan Vanlindt
Address 504 Sea Oats Dr, Apt B3
Email Address Svanlindt@icloud.com
Agenda Item Number (Ex: 1, 2, 3) 15, 16, 17
Public Comment / Question
Dear Mayor and Members of the Town Council,

I would like to take time to thank the Mayor and the councilors whose terms will soon end with the upcoming election. I appreciate the time and dedication you have given in service to our community.

I respectfully urge the Council to table agenda items 15–17, which concern Ordinances 795, 796, and 797. These proposed ordinances could significantly shape the future look and character of our town. Given their potential long-term impact, I believe these decisions should be made by the newly elected council, which will represent the most current will of the voters.

It is my understanding that the Town Attorneys have confirmed our current codes remain valid. If that is the case, I question the need to make immediate changes—especially since SB 180 will sunset, we may find that altering or weakening our existing harmony codes is unnecessary.

I ask that you please consider the voices of your constituents and allow the next council to address these important matters.

Thank you for your time and continued service to our town.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20047

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

'Town of Juno Beach Florida' via Council <town_council@juno-beach.fl.us> Tue, Jan 27, 2026 at 6:08 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: town_council@juno-beach.fl.us

Submitted on Tuesday, January 27, 2026 - 6:08pm

Submitted by anonymous user: 73.205.138.69

Submitted values are:

First Name Peter
Last Name Gapp
Address 464 Ocean Ridge Way
Email Address peter.gapp@hotmail.com
Agenda Item Number (Ex: 1, 2, 3) 15, 16, 17
Public Comment / Question
I am opposing the ordinances 795, 796 and 797 to remove long-standing codes that require architectural reviews, adherence to harmony criteria and review by the Planning and Zoning Board to protect our single-family homes. The current Council should not fast-track the reading and approvals of these ordinances in lieu of the upcoming election. Let the residents decide at the ballot box!

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20048

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Sat, Jan 24, 2026 at 4:43 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Saturday, January 24, 2026 - 4:43pm

Submitted by anonymous user: 216.169.140.99

Submitted values are:

First Name Brian
Last Name Cole
Address 380 Sunset Way Juno Beach Fl.
Email Address Bcoolski@yahoo.com
Agenda Item Number (Ex: 1, 2, 3) discussion on ordinances 795-796-797
Public Comment / Question
To: Juno Beach Town Council Members / Town Manager and Planning and Zoning Board Members

Re: Request for review of potential voting conflicts and disclosure obligations related to Ordinances 795, 796, and 797

I want to clearly state at the outset that I am not accusing any individual of any wrongdoing, nor am I alleging that any ethics violations have occurred. My purpose in writing is to raise governance and transparency questions that, in my view, warrant careful consideration before further action is taken on Ordinances 795, 796, and 797.

Given the significant and permanent nature of these proposed ordinances, particularly the removal of architectural review, harmony review, and citizen board participation for single-family homes, it is important for the Town of Juno Beach to ensure that all applicable disclosure and conflict-of-interest requirements have been fully evaluated and satisfied.

The expedited scheduling of these ordinances for adoption prior to the March election raises legitimate public-policy questions. Specifically, residents may reasonably ask why decisions that fundamentally alter neighborhood protections are being advanced before voters have the opportunity to weigh in through the election of a new Mayor and Council. Proceeding in this manner risks undermining public confidence, particularly when waiting a short period would allow newly seated officials to participate in decisions that will shape the Town for decades.

These ordinances would materially increase allowable development intensity for single-family homes, compared to existing neighborhood averages. The removal of existing architectural and harmony review standards would eliminate long-standing safeguards intended to protect neighborhood character and existing homeowners' property values. These changes raise reasonable questions about whether the ordinances could create substantial economic benefits for certain segments of the real estate and development market. (i.e., benefits are to new construction at the expense of existing homeowners)

Accordingly, it is appropriate to ask whether any elected official may receive a "special financial benefit," as defined by applicable ethics laws, that would require recusal from voting or, at a minimum, the filing of disclosure forms.

Based solely on publicly available records, Mayor Peggy Wheeler, also known as Peggy Davies, is associated with multiple Florida limited liability companies that appear to be related to real estate activities, including but not limited to:

- Ocean Properties Florida, Inc.
- Oceanside Enterprises of Florida, LLC
- Oceanside Inc.
- Cambrian LLC
- Exclusive Real Estate Consulting LLC, (formed May 14, 2025)
- Oceanside LLC

The existence of these entities does not, by itself, establish any conflict. However, given the scope and potential economic impact of the proposed ordinances, it is reasonable and prudent to

request confirmation as to whether any disclosure obligations apply, and whether recusal should be considered under Florida law.

It has also been publicly noted that Anne Bosso of Bosso Realty has previously served as a contact associated with one of Mayor Wheeler's listed entities and has been an outspoken advocate for eliminating the harmony review requirements. This observation is included solely to illustrate why heightened transparency is essential to maintaining public trust, not to suggest coordination or improper influence.

In the interest of good governance, the most prudent course of action would be to pause consideration of Ordinances 795, 796, and 797 until:

- Any necessary ethics disclosures or determinations regarding voting conflicts have been completed
- The newly elected Council and Mayor are seated
- Updated legislative guidance, including developments related to SB 180, can be fully evaluated

I have attached Palm Beach County Code of Ethics Section 2-445 and Florida Statutes Section 112.3143 regarding voting conflicts for reference.

Transparency and caution serve both the Town and its elected officials. Delaying action until these questions are addressed protects the integrity of the process, honors the fiduciary duty owed to residents, and preserves public confidence in our local government.

Thank you for your thoughtful consideration. Respectfully,

Brian Cole

Longtime Juno Beach Resident

Current Planning and Zoning Board Member

Attachments: Wheeler/ Davies Florida LLCs, PBC Code of Ethics & State Ethics

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20044

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Thu, Jan 22, 2026 at 12:23 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Thursday, January 22, 2026 - 12:23pm

Submitted by anonymous user: 46.183.108.173

Submitted values are:

First Name ALDO
Last Name ROVERE
Address 400 Uno Lago Drive
Email Address aldoforjuno@gmail.com
Agenda Item Number (Ex: 1, 2, 3) 15-16-17
Public Comment / Question
January 22, 2026
Statement Encouraging Deference to the March 10, 2026 Election
Members of Council, Mayor, Staff, Candidates and fellow residents of Juno Beach,
I write this out of respect—for this Council's service, for the rule of law, and most importantly, for the citizens of Juno Beach who will soon exercise their most fundamental right: the right to vote.
On March 10, 2026, our community will elect a mayor and two council members. Three seats—representing a majority of this governing body—will be determined by the voters. Only one of those seats is currently held by an incumbent. By any measure, this election has the potential to significantly reshape the policy direction of our Town.
Against that backdrop, I ask this Council to pause and reflect on the consequences of fast-tracking highly consequential and deeply contentious land-use ordinances in the weeks immediately preceding that election.
I want to be clear: this is not an argument against property rights. Nor is it an argument against adapting to state law, including Senate Bill 180. Reasonable people can and do disagree on where that balance should be struck. But the question before us at these next Council meeting is not what policy choice is ultimately made—it is who should make it, and when.
SB 180 is, by its own terms, temporary. It sunsets. It faces legal and legislative uncertainty in the coming term. The Florida Weekly wrote recently, "We're hoping to see legislative fix for SB 180, the 'Emergencies' bill, which started out as a really good bill, adding some clarifications and necessary legal tools to deal with the storms we experienced two seasons ago. But thein the 11th hour, (legislators changed) that bill and it became hugely detrimental to communities like Sanibel and Captiva, or anywhere."
The ordinances now being advanced would permanently restructure local processes—eliminating Planning and Zoning review, relaxing long-standing harmony standards, and reshaping development expectations in ways that will outlive both SB 180 and this Council's current composition.
If these ordinances are adopted now, they will not resolve disagreement—they will defer it. They will do so by binding a newly elected mayor and council to decisions made by officials whose terms are ending, potentially creating immediate governance friction, legal vulnerability, and community division.
That is not stability. That is not predictability. And it is not respectful of the democratic process.
Elections are not an inconvenience to be worked around. They are the mechanism by which communities decide how competing values—property rights, neighborhood character, predictability, and due process—are balanced. When major policy shifts are rushed through just before voters weigh in, it risks being perceived not as leadership, but as preemption.
Allowing this election to serve as a referendum is not weakness. It is confidence—confidence that your policy vision can withstand public scrutiny, and confidence that the citizens of Juno Beach are capable of choosing representatives aligned with their priorities.
Deferring these decisions until after March 10 would:
• Honor the will of the electorate;
• Reduce the risk of immediate repeal or reversal;
• Avoid placing newly elected officials in an adversarial posture from day one; and
• Preserve trust in local governance at a time when that trust is especially fragile.
Juno Beach has long prided itself on thoughtful, deliberate decision-making—especially where land use and community character are concerned. Exercising restraint now would be consistent with that tradition.

29

I respectfully urge the Mayor and Council to allow the voters to speak first, and to let those chosen by the community chart the path forward on these enduring and consequential issues.
Thank you for your service, and for your consideration.
Respectfully,
Aldo Rovere
400 Uno Lago Drive

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20041

Item #6.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

'Town of Juno Beach Florida' via Council <town_council@juno-beach.fl.us> Mon, Jan 26, 2026 at 3:59 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: town_council@juno-beach.fl.us

Submitted on Monday, January 26, 2026 - 3:59pm

Submitted by anonymous user: 172.58.129.205

Submitted values are:

First Name Debra
Last Name Levulis
Address 401 Sunset Way Juno Beach FL
Email Address johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3) 795, 796, 797
Public Comment / Question
Please fast track the codifications of ordinances 795, 796, 797 now before the Juno Beach March 2026 election to ensure these ordinances protecting our single family home property rights. This fast tracking process will protect our long standing single family base code preventing our town legislative gridlock, securing administrative rules and simplifying legal enforcement by removing contradictory and ambiguous single family architectural harmony codes.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20046

Provided by Vice Mayor Pro Tem

First Name ALDO

Last Name ROVERE

Address 400 Uno Lago Drive

Email Address aldoforjuno@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 15-16-17

Public Comment / Question

January 22, 2026
Statement Encouraging Deference to the March 10, 2026 Election

Members of Council, Mayor, Staff, Candidates and fellow residents of Juno Beach,

I write this out of respect for this Council's service, for the rule of law, and most importantly, for the citizens of Juno Beach who will soon exercise their most fundamental right: the right to vote.

On March 10, 2026, our community will elect a mayor and two council members. Three seats representing a majority of this governing body will be determined by the voters. Only one of those seats is currently held by an incumbent. By any measure, this election has the potential to significantly reshape the policy direction of our Town.

Against that backdrop, I ask this Council to pause and reflect on the consequences of fast-tracking highly consequential and deeply contentious land-use ordinances in the weeks immediately preceding that election.

I want to be clear: this is not an argument against property rights. Nor is it an argument against adapting to state law, including Senate Bill 180. Reasonable people can and do disagree on where that balance should be struck. But the question before us at these next Council meeting is not what policy choice is ultimately made, it is who should make it, and when.

SB 180 is, by its own terms, temporary. It sunsets. It faces legal and legislative uncertainty in the coming term. The Florida Weekly wrote recently, "We're hoping to see legislative fix for SB 180, the 'Emergencies' bill, which started out as a really good bill, adding some clarifications and necessary legal tools to deal with the storms we experienced two seasons ago. But then the 11th hour, (legislators changed) that bill and it became hugely detrimental to communities like Sanibel and Captiva, or anywhere."

The ordinances now being advanced would permanently restructure local processes, eliminating Planning and Zoning review, relaxing long-standing harmony standards, and reshaping development expectations in ways that will outlive both SB 180 and this Council's current composition.

If these ordinances are adopted now, they will not resolve disagreement, they will defer it. They will do so by binding a newly elected mayor and council to decisions made by officials whose terms are ending, potentially creating immediate governance friction, legal vulnerability, and community division.

That is not stability. That is not predictability. And it is not respectful of the democratic process.

Elections are not an inconvenience to be worked around. They are the mechanism by which communities decide how competing values-property rights, neighborhood character, predictability, and due process are balanced. When major policy shifts are rushed through just before voters weigh in, it risks being perceived not as leadership, but as preemption.

Allowing this election to serve as a referendum is not weakness. It is confidence - confidence that your policy vision can withstand public scrutiny, and confidence that the citizens of Juno Beach are capable of choosing representatives aligned with their priorities.

Deferring these decisions until after March 10 would:

- Honor the will of the electorate;
- Reduce the risk of immediate repeal or reversal;
- Avoid placing newly elected officials in an adversarial posture from day one; and
- Preserve trust in local governance at a time when that trust is especially fragile.

Juno Beach has long prided itself on thoughtful, deliberate decision-making- especially where land use and community character are concerned. Exercising restraint now would be consistent with that tradition.

I respectfully urge the Mayor and Council to allow the voters to speak first, and to let those chosen by the community chart the path forward on these enduring and consequential issues.

Thank you for your service, and for your consideration.

Respectfully,
Aldo Rovere
400 Uno Lago Drive

To: Juno Beach Town Council Members and Planning and Zoning Board Members

Re: Request for review of potential voting conflicts and disclosure obligations related to Ordinances 795, 796, and 797

I want to clearly state at the outset that I am not accusing any individual of wrongdoing, nor am I alleging that any ethics violations have occurred. My purpose in writing is to raise governance and transparency questions that, in my view, warrant careful consideration before further action is taken on Ordinances 795, 796, and 797.

Given the significant and permanent nature of these proposed ordinances, particularly the removal of architectural review, harmony review, and citizen board participation for single-family homes, it is important for the Town to ensure that all applicable disclosure and conflict-of-interest requirements have been fully evaluated and satisfied.

The expedited scheduling of these ordinances for adoption prior to the March election raises legitimate public-policy questions. Specifically, residents may reasonably ask why decisions that fundamentally alter neighborhood protections are being advanced before voters have the opportunity to weigh in through the election of a new Mayor and Council. Proceeding in this manner risks undermining public confidence, particularly when waiting a short period would allow newly seated officials to participate in decisions that will shape the Town for decades.

These ordinances would materially increase allowable development intensity for single-family homes when compared to existing neighborhood averages. The removal of existing architectural and harmony review standards would eliminate long-standing safeguards intended to protect neighborhood character and existing homeowners' property values. These changes raise reasonable questions about whether the ordinances could create substantial economic benefits for certain segments of the real estate and development market. (i.e., benefits are to new construction at the expense of existing homeowners)

Accordingly, it is appropriate to ask whether any elected official may receive a "special financial benefit," as defined by applicable ethics laws, that would require recusal from voting or, at a minimum, the filing of disclosure forms.

Based solely on publicly available records, Mayor Peggy Wheeler, also known as Peggy Davies, is associated with multiple Florida limited liability companies that appear to be related to real estate activities, including but not limited to:

- Ocean Properties Florida, Inc.

- Oceanside Enterprises of Florida, LLC

- Oceanside Inc.

- Cambrian LLC

- Exclusive Real Estate Consulting LLC, (formed May 14, 2025)

- Oceanside LLC

The existence of these entities does not, by itself, establish any conflict. However, given the scope and potential economic impact of the proposed ordinances, it is reasonable and prudent to request confirmation as to whether any disclosure obligations apply, and whether recusal should be considered under Florida law.

It has also been publicly noted that Anne Bosso of Bosso Realty has previously served as a contact associated with one of Mayor Wheeler's listed entities and has been an outspoken advocate for eliminating the harmony review requirements. This observation is included solely to illustrate why heightened transparency is essential to maintaining public trust, not to suggest coordination or improper influence. In the interest of good governance, the most prudent course of action would be to pause consideration of Ordinances 795, 796, and 797 until after the March Election and we have a newly seated Mayor and Town Council, as well as any necessary ethics disclosures or determinations regarding voting conflicts have been completed or Mayor Wheeler recuses herself from voting on the ordinances. The town will also have more time to gain legislative guidance from our legal counsel, including developments related to SB 180, that can then be more fully evaluated.

I have attached Palm Beach County Code of Ethics Section 2-445 and Florida Statutes Section 112.3143 regarding voting conflicts for reference.

Transparency and caution serve both the Town and its elected officials. Delaying action until these questions are addressed protects the integrity of the process and preserves public confidence in our local government.

Thank you for your thoughtful consideration on this very important matter which will shape the future of Juno Beach for years to come.

Respectfully,

Brian Cole

Longtime Juno Beach Resident, Current Planning and Zoning Board Member

Attachments: Wheeler/ Davies Florida LLCs, PBC Code of Ethics & State Ethics



Next List

wheeler peggy
Search

Officer/Registered Agent Name List

Officer/RA Name	Entity Name	Entity Number
WHEELER, PEGGY	CAMBRIAN, LTD.	A04000000502
WHEELER, PEGGY	CAMBRIAN LLC	L04000010342
WHEELER, PEGGY	OCEAN SIDE LLC	L04000013927
WHEELER, PEGGY	OCEAN PROPERTIES FLORIDA, LLC	L17000067764
WHEELER, PEGGY	OCEAN SIDE ENTERPRISES OF FLORIDA, LLC	L17000070575
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING LLC	L20000377227
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING LLC	L20000377227
WHEELER, PEGGY	BIG DOG RANCH RESCUE INC.	N08000008259
WHEELER, PEGGY	OCEAN SIDE INC	P25000030549
WHEELER, PEGGY	OCEAN SIDE INC	P25000030549
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	TRANSMISSIONS AND PARTS, INC.	P94000056581
WHEELER, PEGGY L	CAMBRIAN LLC	L04000010342
WHEELER, PEGGY L	OCEAN SIDE LLC	L04000013927
WHEELER, PEGGY L	COALITION OF TORAH OBSERVANT MESSIANIC CONGREGATIONS INT'L, INC.	N06000009667
WHEELER, PEGGY S	ACCESS INTERNET MARKETING, INC.	P98000082939
WHEELER, PEGGY S	JRW HOMES, INC.	V18789

Next List

wheeler peggy
Search



Detail by Officer/Registered Agent Name

Florida Profit Corporation
EXCLUSIVE REAL ESTATE CONSULTING, INC

Filing Information

Document Number	P25000030637
FEI/EIN Number	NONE
Date Filed	05/14/2025
Effective Date	02/02/2020
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	05/14/2025
Event Effective Date	NONE

Principal Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Mailing Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Registered Agent Name & Address

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Officer/Director Detail

Name & Address

Title PRES

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Title SEC

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Title TREA

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Annual Reports

No Annual Reports Filed

Document Images

05/14/2025 -- Domestic Profit | View Image in PDF format

Trade / Department of State, Division of Corporations



Detail by Officer/Registered Agent Name

Florida Limited Liability Company
EXCLUSIVE REAL ESTATE CONSULTING LLC

Filing Information

Document Number	L20000377227
FEI/EIN Number	86-3823027
Date Filed	12/02/2020
Effective Date	12/01/2020
State	FL
Status	INACTIVE
Last Event	CONVERSION
Event Date Filed	05/14/2025
Event Effective Date	NONE

Principal Address

460 ATLANTIC BOULEVARD
JUNO BEACH, FL 33408

Mailing Address

460 ATLANTIC BOULEVARD
JUNO BEACH, FL 33408

Registered Agent Name & Address

WHEELER, PEGGY
460 ATLANTIC BOULEVARD
JUNO BEACH, FL 33408

Name Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

WHEELER, PEGGY
460 ATLANTIC BOULEVARD
JUNO BEACH, FL 33408

Annual Reports

Report Year	Filed Date
2023	04/30/2023

2024	04/29/2024
2025	04/27/2025

Document Images

04/27/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
05/12/2021 -- ANNUAL REPORT	View image in PDF format
12/02/2020 -- Florida Limited Liability	View image in PDF format



Detail by Officer/Registered Agent Name

Florida Profit Corporation
OCEAN SIDE INC

Filing Information

Document Number	P25000030549
FEI/EIN Number	NONE
Date Filed	05/14/2025
Effective Date	02/20/2004
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	05/14/2025
Event Effective Date	NONE

Principal Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Mailing Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Registered Agent Name & Address

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Officer/Director Detail

Name & Address

Title PST

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

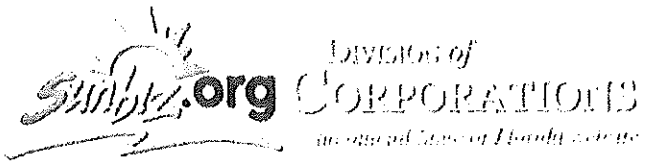
Annual Reports

No Annual Reports Filed

Document Images

05/14/2025 -- Domestic Profit | View Image in PDF format

Florida Department of State, Division of Corporations



Detail by Officer/Registered Agent Name

Florida Limited Liability Company
OCEAN SIDE LLC

Filing Information

Document Number	L04000013927
FEI/EIN Number	34-1980235
Date Filed	02/20/2004
Effective Date	02/13/2004
State	FL
Status	INACTIVE
Last Event	CONVERSION
Event Date Filed	05/14/2025
Event Effective Date	NONE

Principal Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Mailing Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Registered Agent Name & Address

Wheeler, Peggy
460 Atlantic Blvd
Juno Beach, FL 33408

Name Changed: 04/26/2022

Address Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title MM

Wheeler, PEGGY L
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	04/28/2024
2025	04/27/2025

Document Images

04/27/2025 -- ANNUAL REPORT	View image in PDF format
04/28/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
05/11/2021 -- ANNUAL REPORT	View image in PDF format
04/29/2020 -- ANNUAL REPORT	View image in PDF format
04/27/2019 -- ANNUAL REPORT	View image in PDF format
04/06/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
11/01/2013 -- REINSTATEMENT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
09/26/2011 -- REINSTATEMENT	View image in PDF format
05/02/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/30/2005 -- ANNUAL REPORT	View image in PDF format
02/20/2004 -- Florida Limited Liability	View image in PDF format

FLORIDA STATUTES

SECTION 112.3143

112.3143 Voting conflicts.

(1) As used in this section:

(a) "Principal by whom retained" means an individual or entity, other than an agency as defined in s. 112.312(2), that for compensation, salary, pay, consideration, or similar thing of value, has permitted or directed another to act for the individual or entity, and includes, but is not limited to, one's client, employer, or the parent, subsidiary, or sibling organization of one's client or employer.

(b) "Public officer" includes any person elected or appointed to hold office in any agency, including any person serving on an advisory body.

(c) "Relative" means any father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law.

(d) "Special private gain or loss" means an economic benefit or harm that would inure to the officer, his or her relative, business associate, or principal, unless the measure affects a class that includes the officer, his or her relative, business associate, or principal, in which case, at least the following factors must be considered when determining whether a special private gain or loss exists:

1. The size of the class affected by the vote.
2. The nature of the interests involved.
3. The degree to which the interests of all members of the class are affected by the vote.
4. The degree to which the officer, his or her relative, business associate, or principal receives a greater benefit or harm when compared to other members of the class.

The degree to which there is uncertainty at the time of the vote as to whether there would be any economic benefit or harm to the public officer, his or her relative, business associate, or principal and, if so, the nature or degree of the economic benefit or harm must also be considered.

(2)(a) A state public officer may not vote on any matter that the officer knows would inure to his or her special private gain or loss. Any state public officer who abstains from voting in an official capacity upon any measure that the officer knows would inure to the officer's special private gain or loss, or who votes in an official capacity on a measure that he or she knows would inure to the special private gain or loss of any principal by whom the officer is retained or to the parent organization or subsidiary of a corporate principal by which the officer is retained other than an agency as defined in s. 112.312(2); or which the officer knows would inure to the special private gain or loss of a relative or business associate of the public officer, shall make every reasonable effort to disclose the nature of his or her interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes. If it is not possible for the state public officer to file a memorandum before the vote, the memorandum must be filed with the person responsible for recording the minutes of the meeting no later than 15 days after the vote.

(b) A member of the Legislature may satisfy the disclosure requirements of this section by filing a disclosure form created pursuant to the rules of the member's respective house if the member discloses the information required by this subsection.

(3)(a) No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss; which he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, other than an agency as

defined in s. 112.312(2); or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer. Such public officer shall, prior to the vote being taken, publicly state to the assembly the nature of the officer's interest in the matter from which he or she is abstaining from voting and, within 15 days after the vote occurs, disclose the nature of his or her interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes.

(b) However, a commissioner of a community redevelopment agency created or designated pursuant to s. 163.356 or s. 163.357, or an officer of an independent special tax district elected on a one-acre, one-vote basis, is not prohibited from voting, when voting in said capacity.

(4) No appointed public officer shall participate in any matter which would inure to the officer's special private gain or loss; which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained; or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer, without first disclosing the nature of his or her interest in the matter.

(a) Such disclosure, indicating the nature of the conflict, shall be made in a written memorandum filed with the person responsible for recording the minutes of the meeting, prior to the meeting in which consideration of the matter will take place, and shall be incorporated into the minutes. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the agency, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

(b) In the event that disclosure has not been made prior to the meeting or that any conflict is unknown prior to the meeting, the disclosure shall be made orally at the meeting when it becomes known that a conflict exists. A written memorandum disclosing the nature of the conflict shall then be filed within 15 days after the oral disclosure with the person responsible for recording the minutes of the meeting and shall be incorporated into the minutes of the meeting at which the oral disclosure was made. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the agency, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

(c) For purposes of this subsection, the term "participate" means any attempt to influence the decision by oral or written communication, whether made by the officer or at the officer's direction.

(5) If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

(6) Whenever a public officer or former public officer is being considered for appointment or reappointment to public office, the appointing body shall consider the number and nature of the memoranda of conflict previously filed under this section by said officer.

PALM BEACH CODE OF ETHICS

SECTION 2-443

PARAGRAPH (b) : Corrupt misuse of official position

Sec. 2-443. Prohibited conduct.

(a) Misuse of public office or employment. An official or employee shall not use his or her official position or office, or take or fail to take any action, or influence others to take or fail to take any action, or attempt to do any of these things, in a manner which he or she knows or should know with the exercise of reasonable care will result in a special financial benefit, not shared with similarly situated members of the general public, for any of the following persons or entities: (1) Himself or herself; (2) His or her spouse or domestic partner, household member or persons claimed as dependents on the official or employee's latest individual federal income tax return, or the employer or business of any of these people; (3) A sibling or step-sibling, child or step-child, parent or step-parent, niece or nephew, uncle or aunt, or grandparent or grandchild of either himself or herself, or of his or her spouse or domestic partner, or the employer or business of any of these people; (4) An outside employer or business of his or hers, or of his or her spouse or domestic partner, or someone who is known to such official or employee to work for such outside employer or business; (5) A customer or client of the official or employee's outside employer or business; (6) A substantial debtor or creditor of his or hers, or of his or her spouse or domestic partner— "substantial" for these purposes shall mean at least ten thousand dollars ($10,000) and shall not include forms of indebtedness, such as a mortgage and note, or a loan between the official or employee and a financial institution; (7) A civic group, union, social, charitable, or religious organization, or other organization of which he or she (or his or her spouse or domestic partner) is an officer or director. However, this sub-section shall not apply to any official or employee who is required to serve on the board of directors of any organization solely based on his or her official position (ex-officio), regardless of whether he or she has Page 4 of 13 voting rights on the board, and who receives no financial

compensation for such service on the board of directors, and otherwise has no personal ownership interest in the organization.

(b) **Corrupt misuse of official position**. An official or employee shall not use or attempt to use his or her official position or office, or any property or resource which may be within his or her trust, to corruptly secure or attempt to secure a special privilege, benefit, or exemption for himself, herself, or others. For the purposes of this subsection, "corruptly" means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of an official or employee which is inconsistent with the proper performance of his or her public duties.

(c) Disclosure of voting conflicts. County and municipal officials as applicable shall abstain from voting and not participate in any matter that will result in a special financial benefit as set forth in subsections (a)(1) through (7) above. The term "participate" as used in this section shall be defined as: "To take any action, or to influence others to take any action, or to attempt to do any of these things, in order to affect the passage or defeat of the specific matter before the voting body in which the official is required to abstain from voting." The official shall publicly disclose the nature of the conflict and when abstaining from the vote, shall complete and file a State of Florida Commission on Ethics Conflict Form 8B pursuant to the requirements of **Florida Statutes, §112.3143.** Simultaneously with filing Form 8B, the official shall submit a copy of the completed form to the county commission on ethics. Officials who abstain and disclose a voting conflict as set forth herein, shall not be in violation of subsection (a), provided the official does not otherwise use his or her office to take or fail to take any action, or influence others to take or fail to take any action, in any other manner which he or she knows or should know with the exercise of reasonable care will result in a special financial benefit, not shared with similarly situated members of the general public, as set forth in subsections (a)(1) through (7). (d) Contractual relationships.

Motion to ask Staff to accomplish the following 6 things:

1. Create an Ordinance that amends the Zoning Code to return Appearance Review for single family detached homes to the town Planning & Zoning Department and removes it from the responsibilities of the Planning & Zoning Board.

2. Create an Ordinance that adds clarifying language to our Zoning Code stating the original intent is to be followed when judging Harmony for single family homes, which is that the Harmony requirements adopted in 1992 restricted the APPEARANCE of a proposed home (no castles or domes), but not the SIZE, MASS, BULK, SCALE, or PROPORTION of the home.

3. Publicize the existing Zoning Code restrictions on house sizes by the height and lot coverage limits, and minimum setbacks listed for the various zoning districts.

4. Publicize that the existing Harmony definition and statements in our Code regarding aesthetically pleasing buildings, etc. are informational regarding the intent of town codes, but not enforceable requirements.

5. Create an Ordinance that revises the architecture requirements in our Zoning Code to clarify that "building design elements" are not to be used in staff decision making as to whether a proposed single family detached home is acceptable.

6. Continue with current plans to encourage voluntary compliance with the town's preferred architectural styles such as with the Pattern Book now being produced.

Fla. Statute 163.3202 (5)(a) Land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling unless:

1. The dwelling is listed in the National Register of Historic Places, as defined in s. 267.021(5); is located in a National Register Historic District; or is designated as a historic property or located in a historic district, under the terms of a local preservation ordinance;

2. The regulations are adopted in order to implement the National Flood Insurance Program;

3. The regulations are adopted pursuant to and in compliance with chapter 553;

4. The dwelling is located in a community redevelopment area, as defined in s. 163.340(10);

5. The regulations are required to ensure protection of coastal wildlife in compliance with s. 161.052, s. 161.053, s. 161.0531, s. 161.085, s. 161.163, or chapter 373;

6. The dwelling is located in a planned unit development or master planned community created pursuant to a local ordinance, resolution, or other final action approved by the local governing body before July 1, 2023; or

7. The dwelling is located within the jurisdiction of a local government that has a design review board or an architectural review board created before January 1, 2020.

(b) For purposes of this subsection, the term:

1. "Building design elements" means the external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms. The term does not include the height, bulk, orientation, or location of a dwelling on a zoning lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors. (underline added)

Provided by Vice Mayor Call

Harmony Architects

5/1/2023 ORD 763 P&Z 5-0

Davila
Rudin Davis, Ferguson, Stern, Shearer, Wolf

5/24/2023 ORD 763 Council 1st Rd. 5-0

Davila
Dyess
Torcivia Cooke, Wheeler, Hosta, Cotrumakis, Halpern

7/26/2023 ORD 763 Council 2nd Rd. 5-0

Davila
Dyess
Rudin Cooke, Wheeler, Hosta, Cotrumakis, Halpern

12/4/2023 ORD 780 P&Z 5-0

Davila
Rubin Davis, Ferguson, Shearer, Wolf, Leclainche

12/13/2023 ORD 780 Council 1st Rd 5-0

Dyess Cooke, Wheeler, Hosta, Rosenquist, Halpern
Davila
Rubin

1/22/2024 ORD 780 Council 2nd Rd. 5-0

Davila
Dyess Cooke, Wheeler, Hosta, Halpern, Rosenquist
Rubin

15

Cooke
Cotromakis
Davila

Davis

Dyess

Ferguson
Halpern
Mosta

Leclaudie

Rosengarten

Rubin

Shearer
Sfarra
Wheeler
Wolf

SPECIAL TOWN COUNCIL MEETING MINUTES

February 18, 2026 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT:	PEGGY WHEELER, MAYOR JOHN CALLAGHAN, VICE MAYOR DIANA DAVIS, VICE MAYOR PRO TEM MARIANNE HOSTA, COUNCILMEMBER DD HALPERN, COUNCILMEMBER
ALSO PRESENT:	ROBERT A. COLE, TOWN MANAGER TG LAW PLLC, TOWN ATTORNEY CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
AUDIENCE: 36+	

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

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

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

MOTION: *Davis/Halpern made a motion to proceed in repairing the JB3 beach access in an amount not to exceed of $36,000, waving the procurement process; and authorize the Town Manager to execute the agreements.*
ACTION: *The motion passed unanimously.*

Council gave unanimous consensus to schedule a closed executive session on Wednesday, February 25, 2026, at 3pm prior to the regularly scheduled Town Council meeting.

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 5:37pm.

Public Comments Closed at 5:47pm.

DRAFT

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

Vice Mayor Pro Tem Davis provided handouts (see attached).

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to go through each ordinance separately.

1. ORDINANCE NO. 795

   AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF APPEARANCE FOR SINGLE FAMILY DWELLINGS; AND CLARIFYING COMPLIANCE OF APPEARANCE REVIEW WITH FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

   MOTION: *Davis/Halpern made a motion to postpone making any of the changes regarding architectural review until the legal risks have been assessed.*
   ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

   Mayor Wheeler recessed the meeting at 7:49pm.
   Mayor Wheeler reconvened the meeting at 7:57pm.

   MOTION: *Callaghan/Hosta made a motion to approve Ordinance No. 795 as written on second and final reading.*
   ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

2. ORDINANCE NO. 796

   AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING SECTION 34-115, "INTENT AND PURPOSE," OF DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN OF JUNO BEACH'S CODE OF ORDINANCES TO CLARIFY THE STATED LEGISLATIVE INTENT OF SITE PLAN AND APPEARANCE, INCLUDING ARCHITECTURAL, REVIEWS WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

   MOTION: *Davis/Halpern made a motion to postpone this item until after the election.*
   ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

   MOTION: *Hosta/Callaghan made a motion to approve Ordinance No. 796 on second and final reading.*
   ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

DRAFT

3. ORDINANCE NO. 797

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-28, "PLANNING AND ZONING BOARD DUTIES," TO REMOVE REVIEW OF PLATS AND REMOVE REVIEW OF SINGLE FAMILY SITE PLANS AND APPEARANCE (INCLUDING ARCHITECTURAL) FROM THE PLANNING AND ZONING BOARD TO ADMINISTRATIVE STAFF; PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

MOTION: *Davis/Halpern made a motion to postpone this item until after the election.*
ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

MOTION: *Callaghan/Hosta made a motion to approve Ordinance No. 797 on second and final reading.*
ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

COMMENTS FROM THE COUNCIL

MOTION: *Halpern/Davis made a motion to have the current council as well as the new Town Council to give input on the draft strategic plan before a final version is publicly released.*
ACTION: *The motion passed unanimously.*

MOTION: *Davis/Halpern made a motion to have the Town Attorney assess the legal risk to the Town of the Mayor's cease and desist letters that can potentially be interpreted as coming from the Town.*
ACTION: *The motion was withdrawn.*

MOTION: *Davis/Halpern made a motion to return to Weekly Activity Reports.*
ACTION: *The motion passed 4-1 with Vice Mayor Callaghan opposed.*

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to not include regularly assigned weekly tasks.

MOTION: *Halpern/Hosta made a motion to have all regularly scheduled Town Council Meetings start at 5:30pm.*
ACTION: *The motion passed 4-1 with Councilmember Hosta opposed.*

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:53pm.

_____ _____

Peggy Wheeler, Mayor Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT

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 #: _____ **DATE:** Jan 15 2026

NAME: Bill Stone **PHONE NO.:** 617-501 8058

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 600 Ocean Ave, Juno Beach

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: general **DATE:** 2/17/26

NAME: Mary Peterson **PHONE NO.:** (561) 329-7376

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 481 Mars Way

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: P.C. DATE: 2.18.26

NAME: Allison Rick PHONE NO.: 941-632-6886

REPRESENTING (IF APPLICABLE): Horizon

ADDRESS: 600 Ocean Dr
Juno Beach FL 33408

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: DATE:

NAME: Anne Bosso PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: No 5

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1 DATE: 2/18/26

NAME: Glen TORCIVIA PHONE NO.: 561 6868 7w

REPRESENTING (IF APPLICABLE):

ADDRESS: 701 Northpoint Parkway WPB FL

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: E.7.5 DATE: 2/18/2026

NAME: Kathy Peterson PHONE NO.: (443) 831-0738

REPRESENTING (IF APPLICABLE):

ADDRESS: 456 Ocean Ridge Way

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

GENDA ITEM #: 7 E DATE: 2/18/26

AME: John Stellato PHONE NO.: 561 89 [illegible]

EPRESENTING (IF APPLICABLE):

DDRESS:

HECK WHAT MAY APPLY:

☑ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1, 2, 3 DATE: 2/18/26

NAME: Susan VanLindt PHONE NO.: 561-512-2138

REPRESENTING (IF APPLICABLE):

ADDRESS: 504-B3 Sea Oats Dr., Juno Beach, Fl

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1, 2, 3 DATE: 2/18/26

NAME: JIM EHRET PE PHONE NO.: 302-540-7600

REPRESENTING (IF APPLICABLE):

ADDRESS: 450 OCEAN DR # 602 JUNO BEACH FL

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1, 2, 3 DATE: 2/18/2026

NAME: ALDO ROVERE PHONE NO.: 631-335-447

REPRESENTING (IF APPLICABLE):

ADDRESS: 400 U DO LAGO DR.

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

Wednesday, February 18, 2026

Good evening, Mayor and Council Members, Staff and Residents,

My comments tonight concern Ordinances 795 through 797 and the broader context in which they are being considered.

The backup materials for this second reading include a timeline dating back to 1984 documenting Juno Beach's long-standing commitment to "harmony." That history is not incidental. It reflects more than four decades of intentional policy decisions designed to preserve the character of Juno Beach as a quaint seaside community.

Harmony was never about stopping growth. It was about managing it thoughtfully……ensuring that redevelopment respected neighborhood scale, protected green space, and maintained the unique coastal identity that distinguishes our town from surrounding communities.

Over the past several years, however, many residents…..myself included….have become increasingly concerned about the pace and scale of development. Projects have grown larger. Massing has increased. Expectations have shifted. At the same time, we are now being asked to fundamentally alter the review framework that has guided this community since 1984.

Ordinances 795 through 797 do more than streamline process. They recalibrate how compatibility is evaluated. They reduce or redirect Planning & Zoning oversight. They elevate administrative discretion at the very moment when the community is asking for greater predictability and clarity.

Whether one supports or opposes these ordinances, we cannot ignore the timing.

On March 10, 2026, three of the five seats on this Council, including the mayor, will be decided by the voters. Only one of those seats is currently held by an incumbent. This election will, in effect, serve as a referendum on growth, property rights, and the future direction of land use policy in Juno Beach.

To move forward with structural changes to our harmony framework just weeks before that vote risks doing two things:

First, it diminishes public trust. Residents may reasonably ask why such consequential changes cannot wait for the Council that the voters will choose.

Second, it risks instability. If a newly elected Council takes a different view, we may find ourselves revisiting, amending, or undoing policies adopted in haste. That kind of regulatory whiplash benefits no one..... not residents, not applicants, and not the Town.

Shelving these ordinances until after March 10 is not a rejection of property rights. It is not a denial of due process. It is an affirmation of democratic legitimacy.

If these reforms are truly in the long-term best interest of the Town, they will withstand a brief pause. If they reflect the will of the majority, the newly seated Council can adopt them with a clear mandate.

Harmony has guided this community for over 40 years. Surely it can withstand a few more weeks to ensure that the people of

Juno Beach have their voice fully reflected in the direction we choose.

I respectfully ask that Ordinances 795, 796, and 797 be tabled until the new Council is seated after the March 10, 2026 election.

Thank you for your consideration and attention,

Aldo Rovere

400 Uno Lago Drive

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 #: 7C DATE: 2/10/23

NAME: John Fiello PHONE NO.: 561 889 7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: DATE: 2/10/23

NAME: Larry Sorby PHONE NO.: 732-996-9864

REPRESENTING (IF APPLICABLE):

ADDRESS: 120 Ocean Dr

Ordinance

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1-3 DATE: 18 Feb 26

NAME: Michael Culp PHONE NO.: 561-307-1463

REPRESENTING (IF APPLICABLE): self

ADDRESS: 471 Sunset Way

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: Ord. 795/796/797 DATE: 2/18/26

NAME: Cynthia Frasher PHONE NO.: 631-603-8701

REPRESENTING (IF APPLICABLE):

ADDRESS: 1705 Coral Dr. Juno Beach

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1, 2, 3 DATE: 2-17-26

NAME: Marcia Wolf PHONE NO.: 561 371-0243

REPRESENTING (IF APPLICABLE): ORB

ADDRESS: 410 Sunrise

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: DATE:

NAME: Anne Bosco PHONE NO.:

REPRESENTING (IF APPLICABLE): Ordinances

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 7.7 DATE: 2/18/24

NAME: John Stolle PHONE NO.: 561.644.7538

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Feb 17, 2026 at 6:21 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, February 17, 2026 - 6:21pm

Submitted by anonymous user: 73.138.36.150

Submitted values are:

First Name Vaino
Last Name Keelmann
Address 410 North Lyra Circle Juno Beach FL 33408
Email Address vkeelmann@rogers.com
Agenda Item Number (Ex: 1, 2, 3) ?
Public Comment / Question
Please reinstate the timely Weekly Activity Report which can be issued as well as the monthly Town Manager's missive.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20064

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Mon, Feb 2, 2026 at 7:30 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Monday, February 2, 2026 - 7:30pm

Submitted by anonymous user: 73.138.36.150

Submitted values are:

First Name Anne
Last Name Keelmann
Address 410 N LYRA CIR
Email Address AKEELMANN@ROGERS.COM
Agenda Item Number (Ex: 1, 2, 3) ???
Public Comment / Question Please reinstate the weekly activity reports which were very informative.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20055

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Feb 11, 2026 at 1:48 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, February 11, 2026 - 1:48pm

Submitted by anonymous user: 73.138.36.150

Submitted values are:

First Name Anne
Last Name Keelmann
Address 410 N LYRA CIR
Email Address akeelmann@rogers.com
Agenda Item Number (Ex: 1, 2, 3) General comment
Public Comment / Question
As a taxpayer who is not in Juno Beach year round, I have really appreciated receiving and reading the weekly reports from the Police Department and all the Juno Beach departments. They keep us informed of all that is happening on a weekly basis in town (especially when out-of-town). They also keep the staff accountable to it citizens. Please reinstate the weekly activity reports from the different departments of Juno Beach for the benefit of its citizens and taxpayers. I do appreciate the monthly report from the Town Manager, but it does not capture the detail provided in the weekly reports. My understanding of the motion put forth at a previous town council meeting was that the weekly reports were not to be substituted by a monthly town manager report. Much appreciated! With thanks for the fine work being done by all!

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20060

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Feb 17, 2026 at 6:30 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, February 17, 2026 - 6:30pm

Submitted by anonymous user: 73.138.36.150

Submitted values are:

First Name Vaino
Last Name Keelmann
Address 410 North Lyra Circle Juno Beach FL 33408
Email Address vkeelmann@rogers.com
Agenda Item Number (Ex: 1, 2, 3) ?
Public Comment / Question
Kindly defer the Town Council vote on the Harmony Ordinances until after the new Mayor and Councillors are elected in March. Juno Beach is in the ridiculous situation where a non-elected Councillor Mr. John Callaghan will participate in the process to have significant implications for real estate values here. Let the people vote and decide the outcome in the imminent elections.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20065

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Feb 17, 2026 at 8:03 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, February 17, 2026 - 8:03pm

Submitted by anonymous user: 172.58.133.73

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) 1, 2, 3
Public Comment / Question
Please fast track to codify legacy-defining ordinances 795, 796, 797 to ensure our single family property protections. These ordinances will protect single family homeowners and taxpayers from unfair, and potentially illegal reduction of property rights that trigger Bert Harris Act claims.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20066

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Tue, Feb 17, 2026 at 2:12 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Tuesday, February 17, 2026 - 2:12pm

Submitted by anonymous user: 140.248.44.140

Submitted values are:

First Name Deli
Last Name Torres
Address 311 Ocean Drive
Email Address imdgt@aol.com
Agenda Item Number (Ex: 1, 2, 3) All
Public Comment / Question
I would like to express my concerns regarding the harmony issue in our community.
The lots being developed are relatively small, yet the homes being constructed are quite large. Because of this, there is limited space for adequate driveways and off-street parking. We are already seeing the impact — many streets now have cars parked outside continuously. This narrows roadways, affects visibility, and raises concerns about emergency vehicle access and pedestrian safety.

Another serious concern is infrastructure capacity. Some of these homes have four or more bathrooms on small lots. With that level of water usage, I question whether our sewer system and utilities were designed to handle this increased demand. Has there been a formal infrastructure capacity review? What will be the long-term impact on our sewer and water systems?
What about the impact to our electric grid? Will these costs be passed on to the new homes or will the existing owners pay more in taxes when we reach capacity?

Additionally, many communities are moving toward more balanced development — incorporating green space, parks, and walking areas to enhance livability. In this case, it feels like we are moving in the opposite direction, maximizing building size while minimizing open space.

Once these homes are built, it becomes much more difficult — and often impossible — to scale back density or correct planning decisions. That is why thoughtful restrictions now are so important. Without reasonable limits on home size, parking requirements, and infrastructure considerations, we risk placing long-term strain on this community.

I respectfully ask the council to:

Review density and lot coverage regulations.

Reassess parking and driveway requirements.

Confirm sewer and water capacity studies.

Consider requiring meaningful green space within new developments.

We owe it to current and future residents to ensure growth is responsible, sustainable, and aligned with the character of our community.

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/20061

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Feb 18, 2026 at 8:18 AM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, February 18, 2026 - 8:18am

Submitted by anonymous user: 107.72.178.115

Submitted values are:

First Name Jacob
Last Name Rosengarten
Address 1613 East Hemingway Dr
Email Address jdrmvnh@aol.com
Agenda Item Number (Ex: 1, 2, 3) 1
Public Comment / Question
Proposed ordinances 795, 796 and 797 concerning Harmony are sad, cynical and completely dishonest.

The proposed ordinances state that Juno Beach prefers but no longer requires that the mass, bulk, scale and a proportion of a proposed build be harmonious with existing structures within 300 feet of the proposed build.

For example, Ordinance 795 reads in part:

"With respect to the review of single-family dwellings and two-family dwellings, size, mass, bulk, scale, and proportion of the structure is not to be considered in making a determination of whether the proposed dwelling is in harmony with the surrounding properties. The aforementioned architectural standards shall be considered preferred, but not required, when conducting review for approvals of single-family and two-family dwellings."

If Juno Beach prefers that the 300 foot preponderance rule be in effect, then why not require it as the existing Ordinance 780 does? If a developer can charge $1,000 per square foot, he will max out his structure and so his profits, and our "preferences" will be absolutely meaningless and everyone knows it.

It is Council's job to protect the preferences you claim to hold dear in these proposed ordinances, not the developer's job. Since when have developers ever cared about Town preferences if they are not bound to follow them?

If the 300 foot preponderance language in Ordinance 780 is our preference, then why not keep it? Why defang it with these proposed ordinances? Why won't Council fight for what it claims to prefer?

Remember that the existing Ordinance 780 has been deemed to be legal by no fewer than 4 attorneys (Mr. Rubin, Mr. Good, Nancy Stroud and Diana Davis), and so this is not a legal issue, but rather one of Council's preferences and vision for our future.

As I said, what a cynical replacement these ordinances are to 780. What a very sad day for Juno Beach.

Once 780 is gone, I fear it will be gone forever due to SB 180 and more bills like it that are sure to follow. By then the Juno we know will be gone.

Juno Beach is not the only place in the US where developer money is buying votes. I guess we are not as unique as I thought. We are definitely for sale. That appears to be our "preference."

If these proposed ordinances are adopted and Ordinance 780 is removed, you on Council will have turned "small town charm" into "small town harm."

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20068

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Feb 18, 2026 at 11:31 AM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, February 18, 2026 - 11:31am

Submitted by anonymous user: 140.248.44.140

Submitted values are:

First Name Christine
Last Name Bright
Address 450 Ocean Dr Unit 605
Email Address c.bright09@hotmail.com
Agenda Item Number (Ex: 1, 2, 3) ordinance 795, 796, 797
Public Comment / Question
Subject: Ordinance 795, 796, 797—Protect the Character of Juno Beach

Dear Council Members,

I am urgently asking you to reconsider your vote on SFH.

I have lived in Juno Beach for more than twenty years. For decades, this town was a hidden gem—a quiet, beautiful, safe community that residents loved for its charm and natural character. That is why people choose to live here. But in recent years, aggressive development has begun to erode everything that makes Juno Beach special.

The large complex at Donald Ross and US 1 has already changed the character of our town, and the proposed project across the street will only worsen the situation. What was once a peaceful coastal community is quickly becoming congested, noisy, and dominated by oversized concrete structures. Many of us fear that Juno Beach is on the path toward becoming a northern version of Miami Beach—something residents clearly do not want.

The three "yes" votes for SFH will accelerate this decline. Most residents I speak with are deeply unhappy with this direction. If this project is truly in the best interest of the town, there is no reason to rush it through now. Let the next voter-elected council review it. If they believe it aligns with the vision of the residents, they will confirm your decision. But pushing this forward immediately—just before a new council is seated—raises serious concerns. Are you worried the new council will listen to the community and reject it?

Additionally, the oversized mansions now lining Ocean Drive do not fit the character of Juno Beach. They overshadow the scale, harmony, and natural beauty of the surrounding neighborhood. Longtime residents should not have to fear one of these massive structures suddenly appearing next door. Changing our rules to accommodate this trend is wrong for the town and wrong for the people who built their lives here.

We need stronger protections—not fewer.
We need Harmony Review.
We need Architectural Review.
We need a Resident Planning & Zoning Board.

I ask you to look inward and consider the long-term effects of these decisions. Can you truly feel comfortable knowing that a vote you cast helped transform Juno Beach into something its residents never wanted? You were elected to protect this town—not to reshape it into something unrecognizable.

Please listen to your conscience, listen to the residents, and rescind your vote before irreversible damage is done.

Sincerely,

Christine Bright

Juno Beach Resident

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20069

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com> Wed, Feb 18, 2026 at 11:53 AM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Submitted on Wednesday, February 18, 2026 - 11:53am

Submitted by anonymous user: 174.61.93.48

Submitted values are:

First Name Pete
Last Name Williams
Address 450 Seaside Lane
Email Address junopete@gmail.com
Agenda Item Number (Ex: 1, 2, 3) 1
Public Comment / Question
Dear Mayor and Council Members,

I strongly support the approval of Ordiances 795-797 tonight by the current sitting Council. All of you have been intimately involved in the debate and discussions in this matter for approximately a year and a half. It is your duty as the elected Council to vote on this matter yourselves and not defer to an incoming new Council. This issue has dragged on too long and has to be resolved. Kicking the can down the road is not what the residents voted for.

Thank you all for your time in representing Juno Beach.

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20074

Item #7.

Gmail

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

Form submission from: PUBLIC COMMENTS

1 message

'Town of Juno Beach Florida' via Council <town_council@juno-beach.fl.us> Wed, Feb 18, 2026 at 2:01 PM
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: town_council@juno-beach.fl.us

Submitted on Wednesday, February 18, 2026 - 2:01pm

Submitted by anonymous user: 67.191.62.164

Submitted values are:

First Name SIOBHAN
Last Name O'DONNELL
Address 431 N LYRA CIR
Email Address cjreinc@gmail.com
Agenda Item Number (Ex: 1, 2, 3) ALL
Public Comment / Question
John Callaghan's proposed ordinances 795, 796 and 797 that were created at the expense to Juno Beach Taxpayers, and which are designed to remove and replace Juno's successful Harmony Ordinance 780, are dishonest and harmful to the Town of Juno Beach and only benefit a handful of developers, loud real estate brokers (who have spread false information to residents for their personal gain), and property owners wishing to destroy the unique character of the Town for their profit. Mr. Callaghan appears to have aligned himself with them. Mr. Callagan stated repeatedly at the January Council meeting that if the Architects of the Harmony Ordinance 780 provide ANY additional clarification to the Ordnance he will stop all of his efforts to replace Ordinance 780 with Ordinances 795,796 and 797 and he stated on video that he would not even have to see the clarifications but if provided that he will vote to keep our existing Harmony Ordinance 780. Mr. Callaghan not only received clarification from the Architects of the Harmony Ordinance 780, he received an overwhelming abundance of information clarifying the need for the Harmony Ordinance, which was created to keep the Town in legal compliance with our "Constitution" AKA the Juno Beach Comprehensive Plan.

Former Juno Beach Councilmember Jacob Rosengarten said it best, so I am quoting directly from Jacob below:

"For example, Ordinance 795 reads in part:
With respect to the review of single-family dwellings and two-family
dwellings, size, mass, bulk, scale, and proportion of the structure is not to
be considered in making a determination of whether the proposed
dwelling is in harmony with the surrounding properties. The
aforementioned architectural standards shall be considered preferred, but not required, when conducting review for approvals of single-family and two-family dwellings.
If Juno Beach It is Council's job to protect the preferences you claim to hold dear in these proposed ordinances, not the developer's job. Since when have developers ever cared about Town preferences if they are not bound to follow them?

If the 300 foot preponderance language in Ordinance 780 is our preference, then why not keep it? Why defang it with these proposed ordinances? Why won't Council fight for what it claims to prefer?

Remember that the existing Ordinance 780 has been deemed to be legal by no fewer than 4 attorneys (Mr. Rubin, Mr. Good, Nancy Stroud and Diana Davis), and so this is not a legal issue, but rather one of Council's preferences and vision for our future.

As I said, what a cynical replacement these ordinances are to 780. What a very sad day for Juno Beach.

Once 780 is gone, I fear it will be gone forever due to SB 180 and more bills like it that are sure to follow. By then the Juno we know will be gone.

Juno Beach is not the only place in the US where developer money is buying votes. I guess we are not as unique as I thought. We are definitely for sale. That appears to be our "preference."

If these proposed ordinances are adopted and Ordinance 780 is removed, you on Council will have turned "small town charm" into "small town harm.""

Sincerely,

Siobhan O'Donnell

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/20076

Provided by Vice Mayor Pro Tem Davis at the 2/18/26 Item #7. Town Council meeting.

Legislative Record for the Proposed Ordinance 795, 796, and 797, includes the following:

1. Analysis of Legal Review for Appearance Review by TG Law (presented at first reading so not recreated here: **Town Attorneys TG Law**, have determined that our architectural and harmony reviews are legal and may continue.
- TG Law's legal analysis. & 1984 ordinance establishing architectural review authority.
2. **Harmony Review** is legal for the Town of Juno Beach to continue completing.
    - Leonard G. Rubin, legal opinion dated July 21, 2025, Former Town Attorney Opinion option 2 on page 6.
    - Nancy E. Stroud, P.A., legal opinion dated July 22, 2025.
    - Nancy E. Stroud, P.A., legal opinion dated Oct 7, 2025. (not unreasonable risk of Bert Harris claim)
3. **Architectural Reviews** both legal opinions confirm architectural review is not illegal, and Town Council could continue with its architectural review.
    - Leonard G. Rubin, Town Attorney, April 21, 2025, legal opinion. (conclusion on page 9).
    - Nancy E. Stroud, P.A., January 22, 2025, legal opinion.
4. **Harmony Review Solution** to resolve issues presented with metrics as pass-fail criteria and allows mitigation measures or subjective judgement by Planning and Zoning Staff and our Board to be the final review. This is the plan B in Len Rubin's memorandum describing how harmony reviews could continue
5. Town Council passed measures over the past year asking staff for code improvements.
    - **Chen Moore & Associates (CMA)** were contracted for code improvements including factors within the harmony review. The Town Manager was given the authority to decide the priority of the work, and the harmony code factors were not given a high priority.
6. **Examples of how current harmony reviews have worked.** Second stories with towers or even third stories with towers have never been turned down. The current reviews are reasonable and provide tools to our Planning and Zoning Staff to work with new construction applicants to improve their projects.
7. **Resident survey of 256 residents** (my newsletter survey from May 2025) with the overwhelming majority who believe that the analysis of size in context for new construction is important to retain the quality of life for existing residents and it is the best way to retain property values of existing residents.
8. Jacob Rosengartin's Harmony memorandum
9. Aldo Rovere's opinion letter – let the voter's decide
10. Wheeler letter 2019 requesting town complete a harmony review to protect the value of their 10,000 square foot home from the out of character development of a neighboring 14,000 square foot home
11. John Callghan's six paragraph memo to make ordinances for SFH voluntary and consistent with 1992 requirements.
12. Comprehensive Plan Requirements codes must satisfy

MEMORANDUM

TO: Mayor Peggy Wheeler
Vice Mayor John Callaghan
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney

RE: Senate Bill 180 and its Impact on Appearance Review/Harmony Standards for Single-Family Dwellings

DATE: July 21, 2025

CC: Robert Cole, Town Manager
Frank Davila, Planning and Zoning Director
Caitlin Copeland-Rodriguez, Town Clerk

BACKGROUND:

Town Council's Direction

At its May 28, 2025, meeting, the Town Council directed Staff to proceed with the following revisions to the Town's Zoning Code as a means of continuing the enforcement of harmony review for single-family dwellings and complying with the state law preemption of the regulation of building design elements:

1. Amend the Zoning Code to remove architectural review of single-family and two-family dwellings from the Appearance Review Criteria;

2. Create a Zoning in Progress to provide Staff with ample time to update the Code as necessary, thereby pausing applications for Appearance Review under the existing Code provisions;

3. Amending the Zoning Code to remove Appearance Review for single-family dwellings;

4. Amend the Zoning Code to revert the review of single-family dwellings from the Planning and Zoning Board back to Town Planning and Zoning Staff;

5. Amend the Zoning Code to revise the comparison of harmony language among buildings from "the preponderance of buildings or structures within 300 feet from the proposed site in the same zoning district" to "the buildings or structures within the same contiguous zoning district;" and

6. Amend the Zoning Code to implement the following additional tools/regulations to

the building site area regulations for each single-family zoning district to promote harmony through base zoning:

a. Require an additional five-foot setback for second stories for all yards;

b. Require a second-story Floor Area Limit ("FAL") of seventy-five percent (75%) of the floor area of the first story;

c. Increase the percentage of minimum landscaped open space; and

d. Implement a design/pattern book highlighting the Town's desired architectural styles and explore the possibility of providing incentives to encourage use of the desired styles.

Senate Bill 180

While Town Staff was in the process of implementing the Town Council's direction, on June 26, 2025, the Governor signed Senate Bill 180 into law as Chapter 2025-190, Laws of Florida. Senate Bill 180 imposes a multitude of additional requirements on local governments relating to emergencies. Most importantly, however, Section 28 of Senate Bill 180 drastically limits the Town's ability to revise its Zoning Code. Specifically, because Palm Beach County is listed in the Federal Disaster Declaration for Hurricane Milton, prior to October 1, 2027, the Town may **not**:

1. Propose or adopt any moratorium[1] on construction, reconstruction, or redevelopment of any property damaged by such hurricane;

2. Propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or

3. Propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order.

Any such moratorium or more restrictive or burdensome comprehensive plan amendments, land development regulations, or procedures shall be "null and void ab initio." These restrictions apply retroactively to August 1, 2024.

Senate Bill 180 further authorizes a resident or business owner in a municipality to bring a civil action for declaratory and injunctive relief against the municipality for violating the foregoing prohibitions. Once the action is filed, the resident or business owner is entitled to a preliminary injunction against the municipality preventing the implementation of the moratorium or the comprehensive plan amendment, land development regulation, or procedure. If such a civil action is successful, the resident or business owner is entitled to an award of reasonable attorney fees and costs. Attorney fees and costs may **not** be

[1] The Town's current moratorium is not impacted by Senate Bill 180 because it only applies to new applications for development approval of a commercial, mixed-use, or multi-family residential project and would not impact property damaged by a hurricane.

awarded if: (i) the resident or business owner provides the governing body written notice that the moratorium, comprehensive plan amendment, land development regulation, or procedure is in violation of Section 28 of Senate Bill 180; and (ii) the governing body withdraws the proposed moratorium, comprehensive plan amendment, land development regulation, or procedure within fourteen (14) days or, in the case of an adopted moratorium, comprehensive plan amendment, land development regulation, or procedure, the governing body "notices an intent to repeal within fourteen (14) days of receipt of the notice, and repeals the moratorium, comprehensive plan amendment, land development regulation, or procedure within fourteen (14) days thereafter."

Impact of Senate Bill 180 on Town Council's Direction

As set forth above, Senate Bill 180 prevents the Town from adopting any amendments to its Zoning Code that impose a greater burden on residents or business owners or are more restrictive or limiting. On their face, the following proposed revisions to the Zoning Code addressing harmony for single-family dwellings through base zoning are more restrictive or burdensome and would likely subject the Town to a civil action for declaratory and injunctive relief (and the potential for payment of both its own attorney's fees and costs and the attorney's fees and costs incurred by the resident or business owner):

- increasing the yard setbacks for the second story;
- imposing a second-story Floor Area Limitation; and
- increasing the minimum landscaped open space.

The expansion of the comparison area for harmony is not necessarily more burdensome or restrictive because the comparison of all buildings and structures within the same contiguous zoning district (as opposed to the preponderance of those located within 300 feet) may, dependent upon the circumstances, work to the benefit of the resident or business owner and allow a *larger* structure. By way of example, utilizing the three newly constructed single-family homes on U.S. Highway One as comparators may allow larger homes to be constructed on both Appollo Drive and Diana Lane because they are located within the same contiguous (RS-1) zoning district. In fact, these dwellings were cited by the Planning and Zoning Board when approving the appearance review application for 401 Diana Lane, notwithstanding that they are not located within 300 feet of that particular property.

Senate Bill 180 does not, however, prevent the Town from moving forward with other Zoning Code revisions as directed by the Council, namely:

- removing architectural review for single-family and two-family dwellings;
- removing appearance review for single-family dwellings; and
- reverting to Staff review and approval/denial of appearance review for single-family dwellings.

The Zoning In Progress is still in place until the Town Council affirmatively votes to lift it; however, as explained above, given the preemptions set forth in Senate Bill 180, various components of the direction provided to Staff in May, particularly those aimed addressing harmony for single-family dwellings through base zoning, are no longer viable or available to the Town without the risk of being sued.

Town's Existing Appearance Review Regulations

The Town's current regulations governing appearance review of single-family dwellings were adopted prior to August 1, 2024, and therefore are **not** impacted by Senate Bill 180. The Town Code currently requires appearance review by the Planning and Zoning Board for single-family dwellings. The Code contains the following applicable appearance review criteria as set forth in Section 34-116 of the Town Code:

1. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purposes of this section, the comparison of harmony between buildings shall consider the preponderance of buildings and structures within 300 feet from the proposed site within the same zoning district;

2. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

3. Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

4. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

5. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

6. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

When determining whether a proposed dwelling "is of a design and proportion which enhances and is in harmony with the area," the Zoning Code defines both "harmony" as well as certain terms contained within the definition of harmony:

- *Harmony* means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials and architectural components, including, but not limited to, porches, roof types, fenestration, entrances and stylistic expression.

- *Bulk* means the overall size and volume of a building or structure.

- *Mass* means the relationship and sizes between different volumes of a building or structure.

- *Proportion* means the visual effect of relationship of one portion to another, or of a portion to the whole, or of one thing to another.

- *Scale* means the proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.

As fully explained at the Town Council's May 2, 2025, workshop meeting, in applying these criteria, Town Staff has utilized various tests or metrics for assessing both the bulk and mass of proposed single-family dwellings and evaluating their scale. Staff developed these metrics to ensure consistent application of the subjective criteria and to satisfy requests from the Planning and Zoning Board for measurable, objective standards. These tests or metrics are not codified; rather, they were developed to provide transparency to applicants and members of the public regarding Staff's analysis of appearance review applications.

QUESTION PRESENTED:

Given the preemptive language of Senate Bill 180, what are the Town's options moving forward as they relate to appearance/harmony review for single-family dwellings?

SHORT ANSWER:

The preemptive language of Senate Bill 180 prevents the Town from proceeding with the direction provided to Town Staff at its May 28, 2025, Town Council meeting. Consequently, the Town Council's options are: (1) to continue with the direction provided in May to the extent not preempted by Senate Bill 180 and revert to base zoning for single-family dwellings; or (2) to continue to conduct appearance/harmony review consistent with the Zoning Code regulations currently in effect. If the Town Council chooses the latter option, it should create a Design or Appearance Review Board, consisting of persons trained in the fields of architecture, planning, real estate, and similar fields, to perform such review and authorize appeal of the Board's decisions to the Town Council.

ANALYSIS:

1. Continue with the direction provided in May to the extent not preempted by Senate Bill 180 and revert to base zoning:

As discussed above, the Town Council can choose to move forward with the portions of the direction provided to Staff that are not preempted by Senate Bill 180. This would involve removing architectural review, removing appearance review, and reverting approval of single-family dwellings back to Town Staff. Because Staff is precluded from amending the base Zoning Code to address "harmony" through modified site area regulations (increasing the second-story setback, imposing a FAL for the second-story, and increasing the minimum landscaped open space), this would essentially revert the review of single-family dwellings back to the current base zoning regulations. However, the Town Council could still move forward with the pattern book (either with or without incentives) and encourage specific architectural designs and styles.

This course of action would allow residents to add second-stories and otherwise expand the square footage of existing single-family dwellings pursuant to the existing site area regulations. It would also eliminate the possibility of lawsuits arising out of appearance review decisions, including any claims for monetary damages pursuant to the Bert J. Harris Act. Because there would no harmony review for single-family dwellings, the potential negative would be larger, boxier single-family dwellings, especially by those seeking to purchase lots within the Town with the intent to construct new single-family dwellings, "flip" the properties, and maximize their investment.

2. Continue to conduct appearance review consistent with the regulations currently in effect

As explained above, the Town's current regulations governing appearance review for single-family dwellings are not impacted by Senate Bill 180. However, various stakeholders within the Town have raised concerns regarding the continued enforcement of the existing regulations. These concerns include, but are by no means limited to, Staff's use of uncodified tests or metrics, the unpredictable nature of the inherently subjective regulations, the reluctance of the Planning and Zoning Board to enforce non-quantifiable standards, and the potential for inconsistent application of such regulations moving forward. Such concerns warrant an analysis of the validity of such regulations and the potential for future legal challenges.

a. Validity of the Town's existing regulations:

In Florida, municipal zoning ordinances are presumed valid and constitutional and must be upheld if it can be shown that they bear a "rational relationship to a legitimate public purpose." *Kuvin v. City of Coral Gables*, 62 So. 3d 625 (3d DCA 2010), *rev. denied*, 64 So. 3d 118 (Fla. 2011). In other words, "zoning restrictions must be upheld unless they bear no substantial relation to legitimate societal policies, or it can be clearly shown that the regulations are a mere arbitrary exercise of the municipality's police power." *Id.* at 632. Florida courts "have repeatedly found that measures designed to enhance or

maintain the aesthetic appeal of a community are a valid exercise of a local government's police power and these measures bear a rational relationship to a legitimate purpose." *Id.* at 633. Florida has long recognized that local governments may legislate to protect the appearance of their communities as a legitimate exercise of their inherent police power. *Id.* at 634 (quoting *City of Sunrise v. D.C.A. Homes*, 421 So. 2d 1084, 1085 (Fla. 4th DCA 1982), *rev. denied*, 434 So. 2d 886 (Fla. 1983)).

While the Town is authorized to enact zoning ordinances to regulate the aesthetics and appearance of single-family dwellings, there are limitations on this authority, and zoning ordinances are subject to legal challenge. A direct facial challenge to the validity of an ordinance is generally made by an original proceeding for declaratory or injunctive relief. *Miami-Dade County v. Omnipoint Holdings, Inc.*, 863 So. 2d 195 (Fla. 2003). A challenge to a zoning ordinance as applied to a particular applicant or property owner, on the other hand, may be raised on appeal. *Key Haven Associated Enterprises, Inc. v. Board of Trustees of Internal Improvement Trust Fund*, 427 So. 2d 153 (Fla. 1983).

The first potential challenge to the Town's regulatory scheme for appearance review is that it is void for vagueness, thereby resulting in a denial of due process. The standard for testing vagueness is whether an ordinance "gives a person of ordinary intelligence fair notice of what constitutes forbidden conduct." *Jones v. Williams Pawn & Gun, Inc.*, 800 So. 2d 267, 270 (Fla. 4th DCA 2001), *rev. denied*, 821 So. 2d 305 (Fla. 2002). The language of a statute or ordinance "must provide a definitive warning of what conduct is required or prohibited, measured by common understanding and practice." *Id.* A property owner is entitled to be apprised of objective, discernible development standards as contained in a valid comprehensive plan and development ordinances. *Board of County Commissioners v. Snyder*, 627 So. 2d 469 (Fla. 1993). Consideration of vague or subjective criteria in zoning ordinances can violate an applicant's right to due process of law as guaranteed by the Fourteenth Amendment of the United State Constitution. *Effie, Inc. v. City of Ocala*, 438 So. 2d 506 (Fla. 5th DCA 1983), *rev. denied*, 444 So. 2d 416 (Fla. 1984). *See also North Bay Village v. Blackwell*, 88 So. 2d 524 (Fla. 1956) (zoning ordinance must prescribe definite standard applicable to all citizens similarly conditioned).

An ordinance may also be challenged as violating equal protection. A party asserting that a zoning ordinance has been applied in a manner that violates equal protection must show: (1) that they were treated differently from similarly situated individuals; and (2) that the approving body unequally applied a facially neutral ordinance for the purpose of discriminating against that party. *Burns v. Town of Palm Beach*, 343 F.Supp.3d 1258, 1272 (S.D. Fla. 2018). For a proposed development to be "similarly situated," it must be prima facie **identical** in all relevant respects. Additionally, development plans submitted during different time periods can render comparators not sufficiently similar. Consequently, in the zoning context, an equal protection claim is extremely difficult to prove.

While there is an argument that the Town's appearance review criteria are too subjective and fail to provide objective, discernible development standards, courts are very reluctant to strike down ordinances on these grounds. The only two reported federal court decisions addressing zoning ordinances with provisions somewhat similar to the Town's harmony

criteria both rejected challenges that the ordinances were unduly vague so as to deny the property owner due process or equal protection under the law.

In *Burns*, the plaintiff alleged that the Town of Palm Beach's zoning regulations were unconstitutionally vague because they granted the Town's Architectural Review Committee unbridled discretion. The court explained that when evaluating such claims, courts must determine whether a person of ordinary intelligence has a reasonable opportunity to know what is prohibited and whether the ordinance provides explicit standards to avoid arbitrary and discriminatory enforcement. *Id.* at 1270. The Town of Palm Beach's ordinance listed specific design elements that cannot be "excessively dissimilar to other structures within a 200-foot radius," including the "height of the building," "architectural compatibility," "arrangement of the components of the structure," and "design that is complimentary with the size and massing of adjacent properties." The court determined that these criteria were sufficiently clear for an ordinary person to understand what is prohibited and "provided parameters that constrain the Town's Architectural Review Commission's discretion, preventing arbitrary and discriminatory enforcement." *Id.* at 1271. The court further determined that the property owner failed to show that he was treated differently than others who were similarly situated. Consequently, the Town did not violate the property owner's equal protection rights when it denied approval of the proposed design for his residence as non-compliant with the Town's zoning ordinance that provided that the building should not be "excessively dissimilar" in relation to other structures within 200-foot radius. The proposed comparators (or approved homes) were not identical to his proposed design, were located in different neighborhoods, and were submitted during different time periods.

In upholding the District Court's decision, the Eleventh Circuit Court of Appeals determined that the Architectural Review Commission's discretion was limited by the ten criteria noted in the Town's zoning ordinance. *Burns v. Town of Palm Beach*, 999 F.3d 1317 (11th Cir. 2021). The court further explained that "the commission has limited membership made of no less than two, but no more than three, registered architects and one landscape architect, and even the other members had to be 'specially qualified' in art, architecture, community planning, land development, real estate, landscape architecture, or another relevant profession, or have 'civic interest and sound judgement' that could be used to determine the effects of a proposed building on 'the desirability, property values and development of surrounding areas." *Id.* at 1350. Finally, the court noted that the Town Council had the power to review any potentially arbitrary decisions by the Architectural Review Commission. *Id.*

Similarly, in *Rectory Park, L.C. v. City of Delray Beach*, 208 F.Supp.2d 1320 (S.D. Fla. 2002), the court upheld a zoning ordinance that provided that an application for a proposed project could be denied if it was "not compatible . . . with surrounding development" because it listed standards for determining the permissible density of a particular project. The court rejected a facial vagueness challenge to the City's conditional use ordinance that gave the city commission discretion to deny an application when a proposed project was "not compatible in terms of building mass and intensity of use with surrounding development." *Id.* at 1332. Recognizing that a decision maker is permitted discretion as to concepts as inherently subjective as "compatibility," the court

concluded that when a zoning regulation contains clear and definite standards, it will not be declared impermissibly vague just because the decision-maker has flexibility in applying the standards. *Id.* In other words, the fact that there is subjectivity and discretion accorded to decision-makers does not in and of itself render the criteria unconstitutionally vague.

Notwithstanding the foregoing, continuing with the Town's current harmony standards for single-family dwellings could still subject the Town to challenges to both the facial validity of the Town's Code and as-applied challenges based on vagueness and equal protection. While facial challenges are generally in the form of actions seeking declaratory relief (a court order that the ordinances are not valid) or injunctive relief (a court order preventing continued enforcement of the ordinances), a claim for damages is still possible. Additionally, property owners could allege, on appeal through a petition for writ of certiorari, both vagueness and equal protection challenges resulting from the application of the ordinances to their specific applications. Finally, as previously discussed with Council, a property owner could file Bert Harris claims against the Town, alleging that the application of the appearance review and harmony standards "inordinately burden" an existing use or vested right. The measure of damages under Bert J. Harris, Jr. Private Property Protections Act is compensation for the actual loss to the fair market value of the real property caused by the government action. Section 70.001, Fla. Stat. (2025).

Like the standards applied by the Town of Palm Beach and the City of Delray Beach, the Town's current harmony criteria are inherently subjective in nature. However, as explained in those decisions, mere subjectivity does not render a zoning ordinance invalid so long as there are sufficient criteria to guide the decision-maker. Consequently, if the Town Council chooses to continue to enforce the existing regulations, the Town Council should consider creating a formal Design or Appearance Review Board with persons experienced in the areas of architecture, planning, and/or real estate. These persons would have the requisite expertise in the field and would be more comfortable applying and enforcing the Town's standards.[2] Furthermore, if the Town were to continue enforcing its appearance review criteria, it should, like the Town of Palm Beach, include a provision allowing the Town Council to review these decisions. Finally, while Town Staff could continue to analyze the square footage and floor area ratio of structures within the comparison area when formulating its recommendations as to bulk, mass, and scale, it should avoid the adoption of strict formulas in applying the harmony criteria. Rather, in accordance with the case law cited above, its recommendations should be guided by the application of the actual words used in the Town's Zoning Code.

Should you have any questions, please do not hesitate to contact me.

[2] Shifting review from the Planning and Zoning Board to a Design or Appearance Review Board would merely represent a change in the decision-making body and would not present a more burdensome or restrictive change to either the harmony standards or the procedural requirements and therefore would not violate the Senate Bill 180 preemption.

10

Memorandum

Question: Does the Bert J. Harris Act raise a significant litigation risk to the Village unless the Village restricts appearance review such that the size of proposed new single family residences must be allowed up to the largest single family residences in the "immediate vicinity" ?

The Harris Act. The Bert J. Harris Act ("Harris Act") was enacted in 1995, and is codified at Chapter 70.001, Florida Statutes. In brief, it creates a legal remedy for landowners who challenge a local regulatory action as an "inordinate burden" on private property rights without amounting to a constitutional taking. § 70.001(1). Landowners may pursue compensation for an inordinate burden or unreasonable governmental action that causes decrease in the fair market value of their real property. Before filing suit, the landowner must initiate a claim with the local government which may lead to settlement without the necessity of court proceedings. If the case goes to court and the court finds that that there was an inordinate burden, then it must impanel a jury to determine the total amount of compensation to the property owner for the loss to the fair market valued caused by the inordinate burden to the property. § 70.001(6)(b).

What constitutes an "inordinate burden" is not well defined in the statute or the case law. The statutory definition provides that it is a direct restriction on the use of real property "with respect to the real property as a whole", such that the owner of real property is permanently unable to attain the reasonable, investment-backed expectations for the property. § 70.00(3)(e)2.

One of the few cases interpreting the phrase "reasonable, investment-backed expectation explains "whether a landowners (sic) expectations for development are 'reasonable' and 'investment-backed' depends on the physical and regulatory aspects of the property." *Ocean Concrete, Inc. v. Indian River Cty., Bd. of Cty. Comm'rs*, 241 So. 3d 181, 189 (Fla. 4th DCA 2018).

The Harris Act specifically precludes a claim for the application of any law enacted on or before May 11, 1995. However, an amendment to the law will create an action to the extent that the amendment imposes the inordinate burden. See § 70.001(12):

> No cause of action exists under this section as to the application of any law enacted on or before May 11, 1995, or as to the application of any rule, regulation, or ordinance adopted, or formally noticed for adoption, on or

1875 N.W. Corporate Blvd., Suite 100, Boca Raton, Florida 33431
Telephone — 561 826 2800 Facsimile — 561 826 2828

before that date. A subsequent amendment to any such law, rule, regulation, or ordinance gives rise to a cause of action under this section only to the extent that the application of the amendatory language imposes an inordinate burden apart from the law, rule, regulation, or ordinance being amended.

Town of Juno Beach Code. § 34-116 of the Town Code provides for appearance review by the Town prior to the construction and clearing of land. Paragraph b. of this section provides the criteria for appearance review, and subparagraph 2. criteria are focused on the "harmony" of the proposed construction with the area. The criteria require, among other things, a review of the proposal's "design and proportion" and whether it "enhances and is in harmony with the area," including consideration of mass, bulk, proportion and other aspects of the construction. The comparison of harmony between budlings must consider "the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district. . . ." Until adoption of Ordinance No. 753 in 2023, this subparagraph 2. provided more simply that construction must be "of a design and proportion which enhances and is in harmony with the area. . . ."

Analysis. The Harris Act does not provide hard and fast rules for what is a "reasonable" regulation or an "inordinate burden," and the cases that interpret those terms do not give much guidance either. Many commentators on the Act point out that the Act's pre-suit provisions encourage negotiation and out-of-court resolution of claims that avoid "bright line" conclusions about the meaning of the terms. Local governments are left with the general admonition to be "reasonable" in their application of regulations.

If the original "harmony" criteria was adopted before May 11, 1985, the Town may avoid a Harris Act claim altogether by applying the original code.

It is my opinion that the appearance code reference to harmony is a reasonable factor for the Town to apply, and more reasonable that a new, hard line numerical factor such as "no larger than the largest residence" in a particular area. The numerous factors set out by the code to assist in determining "harmony" allow for various aspects of architecture and site placement to be considered, not just the square footage of the residence. Additionally, the more general criteria of "harmony" is a well-established concept in architectural review and has been upheld in numerous cases as reasonable for the purpose of protecting neighborhood character and property values. Most recently in *Burns v. Town of Palm Beach*, 999 F.3d 1317 (11th Cir. 2021), the federal appellate court (citing to other similar cases throughout the country) upheld the Town of Palm Beach architectural appearance standards, which include the following:

. . . (4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
. . . (6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
....
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions. . .

The discretion afforded by a "harmony" factor, especially with the several more qualitative factors in the current subparagraph b.2. reasonably reflects the complexity of determining when a structure is in character with the neighborhood. It thus acts to implement the intent of appearance review, which is in part to "provide adequately for a high type and quality of improvement in said property, and thereby enhance the property values and the quality of life in the town." *See* § 34-115(7) of the Village Code. Limiting the review to only the size of the residence may instead open the door to a challenge that it is too restrictive to accomplish the purpose of ensuring the harmony that enhances property values.

Likewise, it is reasonable to assume that the size of the residence will not be the only factor, or even the most significant factor in determining its fair market value. Other factors such as the location of the property, the placement on the site to enhance its functionality or attractiveness, the materials used in construction, and the like may be as important as square footage to its fair market value.

Finally, note that any decrease in fair market value by the application of the criteria must be an "inordinate burden" or unreasonable in order to support a Harris Act claim. The Merriam-Webster dictionary shows the synonyms for "inordinate" to be "excessive" or "extreme" or "immoderate." This implies that some moderate decrease in fair market value is acceptable.

In conclusion, my opinion is that it is not necessary in order to avoid a Harris Act claim for the Town to ensure that approval for new residences must be at least the size of existing residences in the immediate vicinity.

Nancy E. Stroud, P.A.

Nancy Stroud, Esq.

Direct Dial: 561 826 2804

October 7, 2025

Ms. Diana Davis
440 Sunset West
Juno Beach, FL 33408

Re: Harmony Standards

Dear Ms. Davis,

Thank you for asking me to review the question of whether the Town of Juno Beach has the authority to continue "harmony" review for single family homes under the Town of Juno Beach code and Florida Statutes Section 163.3202(5)(a)7. I have reviewed the memoranda and correspondence that you provided, including the Memorandum from Town Attorney Rubin dated July 21, 2025. I agree with Mr. Rubin's thorough analysis regarding Option 2.

In my opinion, the Town's existing regulations at Section 34-116(3)(b)(2) are well within the parameters accepted by the Florida court for a local government's appearance review process. They are very similar to the standards accepted by the federal appellate court for South Florida very recently in *Burns v. Town of Palm Beach*, 999 F. 3d 1317 (11th Cir. 2021). While the court in that case pointed to the expertise of the deciding town body, the Architectural Review Commission, it did not require that there be such a body in order for the standards to be sufficient. The court explained that the law requires, for standards to be not unconstitutionally vague, for a "person of ordinary intelligence" to have a reasonable opportunity to know what is prohibited.

In the case of *Rector Park, L.C. v. City of Delray Beach*, 208 F. Supp. 2d 1320 (S.D. Fla. 2002), the federal court upheld the City of Delray Beach's "compatibility" standards under the same judicial review tests. The City's code allowed an increase of density in the downtown by conditional use permit granted by the City Commission. The code included various non-numerical, descriptive "performance standards" for the approval review, but also provided what the court characterized as an escape clause: "Notwithstanding the above, the approving body may deny an application for increased density where it is determined that the proposed project is not compatible in terms of building mass and intensity of use with surrounding development." (emphasis added). The court found that this compatibility standard was not too subjective to be legally invalid. Instead, it stated (at page 1332):

> This sentence simply makes clear that notwithstanding an applicant's compliance with many of the performance standards, the city commission possesses discretion to deny an application for increased density if it finds that the project is "not compatible" with the surrounding buildings in terms of building mass and

1875 NW Corporate Blvd. . Suite 100. . Boca Raton, FL 33431
Telephone - 561 826 2800 . Facsimile - 561 826 2825

14

> intensity of use. Again, in land-use regulation the decision-maker is permitted to exercise some discretion where the matter concerns a concept as inherently subjective as "compatibility." See *Nostimo (Inc. v. Clearwater)*, 594 So.2d at 781 (stating that portion of city code permitting conditional use approval only if use was "compatible" with surrounding area was not facially unconstitutional). Moreover, the ordinance limits the inquiry on "compatibility" to consideration of "building mass and intensity of use."

The Town's harmony standards are very similar, and their legality under established case law is very supportable.

For these reasons, it is my legal opinion that the Town of Juno Beach is not precluded from applying the Town code's harmony standards to single family dwelling units.

Sincerely,

Nancy Stroud

Nancy Stroud, J.D., FAICP

MEMORANDUM

TO: Mayor Peggy Wheeler
Vice Mayor John Callaghan
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney

RE: Regulation of Architectural Styles for Single-Family Detached Dwellings

DATE: April 21, 2025

CC: Robert Cole, Town Manager
Frank Davila, Planning and Zoning Director
Caitlin Copeland-Rodriguez, Town Clerk

BACKGROUND:

For well over thirty years, the Town has regulated the architectural style of all buildings and structures erected within the Town as part of its site plan and appearance review procedures. Buildings were required to be of an architectural style representative of or reflecting the "Old Florida" style of architecture indigenous to the Town and commonly known and identified as late Victorian (Key West Cracker), Spanish revival (Mediterranean), or a combination thereof. In 2014, the list of architectural styles was expanded to include Modern (early to mid-20th century). All new commercial developments, mixed-use developments, and residential dwellings of two or more units were required to undergo site plan and appearance review, including architectural review. These applications were first considered by the Planning and Zoning Board and presented to the Town Council for final action with the Board's recommendation. However, single-family detached dwellings were subject to site plan and appearance review, including architectural review, only by the Town's Planning and Zoning Department.

During its 2021 session, the Florida Legislature amended Section 163.3202, Florida Statutes, to limit the ability of local governments to regulate "building design elements" for single-family and two-family dwelling units. The term building design elements refers only to the exterior appearance and layout of the structures, not the size or massing, and is defined by statute as follows:

> [T]he external building color; the type or style of exterior cladding material; the style of material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms. **The term does not include the height, bulk, orientation, or location of a dwelling on a zoning lot; or**

the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors.

§163.3202(5)(b)1, Fla. Stat. (2024) (emphasis added). Section 163.3202(5)(a), Florida Statutes, did provide certain exceptions to this limitation on municipal regulation of single-family and two-family dwellings, including, but not limited to, dwellings located in planned unit developments or master planned communities or dwellings located within a jurisdiction of a local government that has a design review board or architectural review board.

As set forth above, prior to 2021, single-family detached dwellings were not considered by either the Planning and Zoning Board or the Town Council and were subject solely to site plan and appearance review and approval by the Planning and Zoning Department. To comply with the statutory amendment and to facilitate the Town's continued regulation of architectural styles for single-family detached dwellings, on October 27, 2021, the Town Council adopted Ordinance No. 745, amending the Town's Zoning Code to designate the Planning and Zoning Board as the Town's appearance review board for single-family detached dwellings. The Board was granted final decision-making authority on site plan and appearance review[1], specifically including architectural review, of detached single-family dwellings not located within an approved planned unit development, thereby invoking the statutory exception outlined above.

However, during its 2023 session, the Florida Legislature amended Section 163.3202 to only allow local governments to continue to regulate building design elements for single-family detached dwellings if the local government had a design review board or architectural review board created before January 1, 2020. As set forth above, the Town did not delegate appearance and architectural review of single-family dwellings to the Planning and Zoning Board until October 27, 2021. Consequently, effective July 1, 2023 (the effective date of the statutory change), the Town ceased regulating building design elements for single-family detached dwellings.

Recently, Councilmember Davis questioned whether the Town could continue to regulate building design elements because the Planning and Zoning Board has historically conducted appearance review, albeit on an advisory basis, of commercial developments, mixed use developments, and residential structures of two or more units. Councilmember Davis presented a letter from Nancy Stroud, a local land use attorney, opining that because the Planning and Zoning Board's duties included appearance review as of January 1, 2020 and because the terms "design review board" and "architectural review board" are not specifically defined by statute, the Town could continue apply its land development regulations relating to building design elements (or architectural styles) to single-family and two-family dwellings.

---

[1] Through the adoption of Ordinance No. 763 on September 28, 2022, the Town Council removed the site plan review component for single-family detached homes from the Planning and Zoning Board's purview and returned that function to the Planning and Zoning Department, thereby limiting the Board's authority solely to appearance review (including architectural review) only.

QUESTION PRESENTED:

Given the Planning and Zoning Board's historical appearance review duties as a recommending body for commercial developments, multi-family developments, and residential dwellings of two or more units, did the Town have an architectural review board or design review board in place prior to January 1, 2020 to enable the Town to continue to regulate building design elements (or architectural styles) for detached single-family dwellings and two-family dwellings not included within a planned unit development pursuant to Section 163.3203(5)(a), Florida Statutes?

SHORT ANSWER:

Neither the plain language of Section 163.3203(5)(a)7, Florida Statutes, nor the legislative history for the 2023 amendment gives any definitive indication of the Town's ability to continue to regulate architectural styles for detached single-family dwellings and two-family dwellings. Consequently, the Town Council may wish to seek an advisory opinion from the Attorney General. However, because Attorney General opinions are advisory and not legally binding, the Town must proceed to evaluate its options and determine the appropriate course of action based on the potential risks and benefits of each approach, taking into account the best interests of the Town and its residents.

ANALYSIS:

As set forth above, the Planning and Zoning Board has historically, and most certainly prior to January 1, 2020, acted as a recommending body for site plan and appearance review for commercial developments, mixed-use developments, and residential dwellings of two or more units. As set forth in Section 34-116(3)(b) of the Town Code, architectural style is a component of appearance review. The central question is whether given this appearance review function, the Town's Planning and Zoning Board satisfies the statutory requirement of an "architectural review board" or "design review board."

As pointed out in Ms. Stroud's letter, Section 163.3202(5)(a), Florida Statutes, does not define the terms "architectural review board" or "design review board." When attempting to discern the application of a statute, the first rule of statutory construction or interpretation is to give the statute its plain and ordinary meaning. *Weber v. Dobbins*, 616 So. 2d 956 (Fla. 1993). However, when a word or term is not defined and the statutory language is unclear or ambiguous, courts apply rules of statutory construction and explore legislative history to determine legislative intent. *Nicarry v. Eslinger*, 990 So. 2d 661 (Fla. 5th DCA 2008). *See also Longval v. State*, 914 So. 2d 1098 (Fla. 4th DCA 2005) (to discern legislative intent, courts must apply a "common-sense approach" which requires consideration of, among other things, legislative history). A statute is ambiguous when its language is subject to more than one reasonable interpretation and may permit more than one outcome. *Hess v. Walton*, 898 So. 2d 1046 (Fla. 2d DCA 2005).

Initially, it appeared that the Legislature's 2023 amendment to Section 163.3202(5)(a), Florida Statutes, preempted the Town's ability to review building design elements for detached single-family dwellings because prior to October 27, 2021, architectural review

was conducted solely by the Planning and Zoning Department and not by a board with design review or architectural review functions. However, upon closer examination, the statute does explicitly state that the Town was required to have a design review board or architectural review board actively reviewing such applications prior to January 1, 2020. The statute only requires that the "dwelling be located within a jurisdiction of a local government that has a design review board or an architectural review board created before January 1, 2020." §163.3202(5)(a)7, Fla. Stat. (2024). As fully set forth above, the Planning and Zoning Board has historically conducted appearance review and architectural review of development applications as a recommending body and was in place long before January 1, 2020. Because the statutory language is subject to more than one interpretation, the next step in the analysis would be to explore the legislative history of the 2023 revision to Section 163.3202(5)(a), Florida Statutes.

While the legislative history, like the statute itself, does not provide any specific definitions, the Florida Legislature's April 27, 2023 Bill Analysis and Fiscal Impact Statement for the 2023 revision to Section 163.3202(5)(a), Florida Statutes, does, in a footnote, give two examples of the types of local government architectural review boards or design review boards to which it was referring, namely, the Village of Wellington Architectural Review Board and the City of St. Petersburg Development Review Committee, which also functions as the City's Design Review Board. However, a deeper analysis of the roles of these two example boards or committees yields no additional clarity.

The stated duties of the Village of Wellington Architectural Review Board ("ARB") are to: (1) adopt by resolution various schedules of approved materials, designs, and charts of approved colors; (2) hear and decide appeals of administrative decisions of the planning, zoning and building department pertaining to approved materials, designs, and charts of approved colors; (3) hear and approve alternatives to the development and design criteria established by ordinance or resolution; and (4) review and approve plans for multifamily and non-residential development. Appointments to the Architectural Review Board are "based on experience or interest in the businesses and professions involved in building and development." The powers and duties of the Wellington ARB include adopting schedules of approved materials, designs, and colors and go far beyond mere recommendations regarding appearance review. The Wellington ARB conducts traditional architectural or design review in the same manner as many other local government boards that review the architectural elements of single-family homes, such as the Town of Bay Harbor Islands Design Review Board, the City of Miami Beach Design Review Board, and the City of Naples Design Review Board. Each of these municipalities has extensive design and/or architectural guidelines in place that are administered by a board whose members have specific expertise relating to architecture, engineering, and/or land use.

The City of St. Petersburg, on the other hand, has a Development Review Commission ("DRC") with duties very similar to a traditional planning board like the Town's Planning and Zoning Board. In appointing members to the DRC, Section 18.80.020.2(B) of the City Code requires that, where possible, the City Council should include members "qualified and experienced in the fields of architecture, planning, landscape architecture,

engineering, construction, and land use law and real estate." While the City has developed very detailed architectural guidelines for its traditional neighborhoods, the architectural review of single-family homes is conducted by members of City Staff, with the St. Petersburg DRC's role generally limited to reviewing architectural details and materials when a property owner is seeking a variance. In fact, a representative of the City Attorney's Office confirmed that the City of St. Petersburg specifically added design review to the Commission's duties after the 2021 amendment to Section 162.3202(5)(a), Florida Statutes, to ensure continued regulation of building design elements or architectural styles for detached single-family homes. The City's approach to the 2021 legislation was very similar to Town's approach; however, the City continued to regulate architecture after 2023 amendment, relying on the fact that the Development Review Commission was in existence prior to January 1, 2020.

Because the legislative history provides two divergent examples of the types of boards that would fall within the exception allowing local governments to continue to regulate building design elements, it provides no additional clarification of the Legislature's intent.

Neither the plain language of the statute nor the legislative history provides clear direction as to whether the Town can continue to conduct architectural review of detached single-family homes. While the Town will not have a definitive answer until a court of competent jurisdiction rules on this issue or the Florida Legislature further clarifies the statutory language, the Town could, as interim step, request an advisory opinion from the Florida Attorney General. Attorney General Opinions serve to provide legal advice on questions of statutory interpretation. Attorney General opinions are advisory only and not law; however, they are persuasive and could provide additional guidance to the Town.

Irrespective of whether the Town Council seeks an Attorney General Opinion, the Town Council's decision as to whether to continue to regulate architecture for single-family detached homes[2] ultimately hinges upon the Town Council's risk tolerance and an evaluation of the potential benefits and consequences of each approach.

Option A – No regulation of architectural styles for detached single-family dwellings.

The first approach is to take a more conservative, restrictive interpretation of the statute and continue along the current path of not regulating building design elements or architectural styles of single-family detached dwellings. While this approach prevents the Town from requiring specific architectural styles for single-family detached dwellings, the Town can continue to address neighborhood compatibility issues through the application of other components of the appearance review process, such as harmony, or through the adoption of additional regulatory criteria, such as maximum floor area ratios. As explained above, Section 163.3202(5)(b)1, Florida Statutes, does not address size or massing and specifically excludes "bulk" from the definition of building design elements.

Additionally, the Town Council delegated final authority for appearance review of single-family detached homes to the Planning and Zoning Board for the sole purpose of allowing

[2] Whatever course of action the Town Council takes for single-family detached dwellings would also apply to two-family dwellings.

continued architectural review for these types of dwellings in response to the statutory amendment. However, the Board is not comprised of persons with specific qualifications or experience in the fields of architecture, design, engineering, or land planning, and some of the Boardmembers have expressed reluctance in applying appearance review criteria, some of which are inherently subjective in nature, to pending appearance review applications. If the Town is no longer regulating architectural review for single-family detached dwellings, the Town Council could delegate the appearance review function back to the members of the Planning and Zoning Staff, who do have the requisite expertise in the fields of architecture and land planning. Under this approach, if an applicant disagreed with Town Staff's application of the architectural styles or appearance review criteria, including harmony, that decision could be appealed to the Town Council sitting as the Zoning Board of Adjustment and Appeals, thereby vesting the Town Council with final decision-making authority over certain applications.

Option B – Reactivate regulation of architectural styles for detached single-family dwellings.

The second approach is to follow the lead of the City of St. Petersburg and take a more liberal interpretation of the statute, thereby reactivating the Town's regulation of building design elements or architectural styles for detached single-family homes in the same manner as the Town conducted such review prior to July 1, 2023. This option would expand the Planning and Zoning Board's review to include all aspects of appearance review, including harmony and architectural styles. The Board would continue to have final decision-making authority, and any person seeking to challenge the Board's determination would be required to file a Petition for Writ of Certiorari in the circuit court, without any potential for Town Council involvement in the process.

The potential risk associated with this approach is that applicants who are denied appearance review based on architectural style could raise the provisions of Section 162.3202(5)(a), Florida Statutes, as a basis for reversal of the Board's decision and the Town would be required to defend such an action. While there are various statutory provisions that allow for the recovery of attorney's fees for violations of a statutory preemption, these provisions are only generally applicable to challenges to ordinances and would not apply to an appeal of the denial of a development order application for appearance review. Furthermore, because the Town adopted the architectural review requirement prior to May 11, 1995, no cause of action would generally exist under the Bert J. Harris Private Property Rights Protection Act for enforcing mandated architectural styles. §70.001(12), Fla. Stat. (2024).

The Town Council could also consider returning both appearance review and architectural review of detached single-family dwellings to Planning and Zoning Staff. However, because a review board or architectural committee would not be performing this function, this approach would be more difficult to defend in the event of a challenge to the Town's authority to regulate building design elements (or architectural styles) based on Section 163.3202(5)(a), Florida Statutes.

CONCLUSION:

As fully discussed above, applying the rules of statutory construction does not lead to any definitive conclusion regarding the Town's ability to regulate architectural styles for detached single-family (and two-family) dwellings. Neither the plain language of the statute nor the legislative history gives any clear indication as to whether the Planning and Zoning Board's historical duties as an appearance review board satisfies the statutory criteria for the continued regulation of building design elements or architectural styles for detached single-family dwellings as set forth in Section 163.5202(5)(a), Florida Statutes. The Town Council could request an advisory opinion from the Attorney General seeking additional guidance regarding the statutory interpretation. However, even if the Attorney General issues such an opinion, it is advisory only. Consequently, it is ultimately up to the Town Council to assess the importance of architectural review of single-family (and two-family) dwellings and determine the appropriate course of action based on the potential risks and benefits of each approach.

Nancy E. Stroud, P.A.

Nancy Stroud, Esq. Direct Dial: 561 826 2804

January 22, 2025

Ms. Diana Davis
440 Sunset West
Juno Beach, FL 33408

Re: Architectural Review of Building Design Elements

Dear Ms. Davis,

Thank you for asking me to review the question of whether the Town of Juno Beach has the authority for building design element review under Florida Statutes Section 163.3202(5)(a)7. The statute says:

> **(a) Land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling unless:**
>
> **. . . 7. The dwelling is located within the jurisdiction of a local government that has a design review board or an architectural review board created before January 1, 2020.**

The highlighted provision was adopted in 2023 by the Florida legislature by 2023 Fla. Laws Ch. 31.

The Town of Juno Beach Planning and Zoning Board as of January 1, 2020 authorized the Town Planning and Zoning Board to review site plan and appearance and to issue recommendations for the same to the Town Council. See Section 34-28:

> **Sec. 34-28. - Planning and zoning board duties.**
> The planning and zoning board shall issue recommendations to the town council and zoning board of adjustment and appeals, as applicable, on all matters involving community planning, including, but not limited to, the comprehensive plan, site plan and appearance reviews, preliminary plat reviews, variances, administrative appeals, and special exception uses. It shall exercise its power as defined in this chapter and as further established by F.S. ch. 163, part II. The planning and zoning board shall be the local planning agency required to be designated as such by F.S. § 163.3174.

As of January 1, 2020, the Town code "appearance" review included and still includes architectural review, as well as review of multiple design features. See Section 34-116(3)(b), Code of Ordinances.

1875 NW Corporate Blvd., Suite 100, Boca Raton, FL 33431
Telephone — 561 826 2500

23

Based on the language of the statute, and the Town code that existed as of January 1, 2020, the Town Planning and Zoning Board was authorized to provide design review and architectural review. I believe that although the Planning and Zoning Board is not specifically named "design review board" or "architectural review board," clearly it is authorized to function to review design and appearance and thus falls within the statute. The statute does not define what is a "design review board" or "architectural review board", but the names of the boards point to the relevant requirement that the board perform design and/or appearance review. It also is notable that the statute only requires that the board had been created prior to January 1, 2020. It does not mandate that the board must have a more specified scope or detailed duties, just that it has been created for design and appearance review.

For these reasons, it is my opinion that the Town of Juno Beach is not precluded from applying land development regulations relating to building design elements to single family and two family dwelling units.

Sincerely,

Nancy Stroud

Nancy Stroud, J.D., FAICP

Harmony – Staff Tests for Bulk and Mass

Test One

Is the sq. ft. & FAR within the study area range? (Y or N – go to 2)

Test Two

Are calculations less than double the average? (Yes Approved, No go to test 3)

Test Three

Are calculations within 10-20% of the largest structure? (Y- likely approve, go to 4; No – probable denial go to 4)

Test Four

Are Mitigating factors present to compensate such as setbacks, orientation, landscaping, architectural features; more subjective features? (Y- Approval N- Denial)

Harmony – Staff Tests for Scale (height)

Test One

Are more than half the structures in the 300' study area the same stories or higher? (Yes approve or No go to 2)

Test Two

Are the immediately adjacent structures the same stories or higher? (Yes Approved, No go to test 3)

Test Three

Is the scale within the allowable limits of 34-268? (Y- likely approve, go to 4; No – probable denial)

Test Four

Are Mitigating factors present to compensate such as orientation, landscaping, architectural features; step-backs, limits on 2nd floor area?
(Y- Approval, N- Denial)

Single Family Homes Appearance Review 34-116(3)(b)(2)

Bulk & Mass Tests using Comparative analysis

1. Is Sq Ft & FAR within Study Area Range (Y or No - go to 2)
2. Are calculations less than double the average? (Y approved, No go to 3)
3. Are calculations within 10%-20% of the largest structure? (Y – go to 4, No probable denial - go to 4)
4. Are other mitigating factors present to compensate (setbacks, orientation, site planning, architectural features, landscaping) (Y-approval N-denial) [purple boxes more subjective criteria. see, workshop guidance 5-2-25]

Scale Tests for Height/Stories

1. Are more than half the structures in the 300' study area the same stories or higher? Y approval, No – go to 2)
2. Are the immediately adjacent structures the same stories or higher (Y approval, No go to 3)
3. Is the scale within allowable limits of 34-268 (Y – go to 4, No denial)
4. Are other mitigating factors present to compensate (setbacks, orientation, site planning, architectural features such as step-backs or 2nd floor limits on area, landscaping,) (Y-approval N-denial) [purple boxes more subjective criteria. see, workshop guidance 5-2-25]

At the first Town Council meeting of our newly sworn-in Council, April 2024, there was **unanimous support** for staff to provide their top three to five ideas that would result in slow growth and better proposals for any development projects presented to the Town. **(i.e., Techniques for Sound and Slow Growth)** In the Council's 2024 goal setting workshop, the Town Council **again** identified as a top priority to **improve its land development codes.** These improvements were to implement concepts of **"slow growth" to preserve characteristics that make Juno Beach unique and to protect the rights of "existing" property owners.** Both Planning and Zoning and the Town Council over the past several years of reviewing development projects identified areas to explore for **code improvements and these areas were prioritized** by Council. Chen Moore & Assoc., land planners and civil engineers, ("CMA") was the contractor selected by Council **to perform this exploration of ideas to address the code issues identified and to propose code language solutions.** The proposals for code improvements will then go to workshops with the public for input prior to going before the Town Council to determine if these are workable solutions in the best interest of Juno Beach residents. Click here for a power point that describes the issues to be addressed with photos at the end. The prioritized list is provided below.

Code Improvement Topics	**Problem identified to be resolved**
Techniques for Sound & Slow Growth for new projects	**Are techniques available to slow growth and maintain the unique character of our Town?** Should certain land uses be incentivized by allowing 12 stories in height? Do we want to allow a mixture of architectural styles?
Landscape Requirements	What code requirements will **create a sense of place through our landscaping**? How do we beautify our Town with native and beneficial vegetation?

Floor Area Ratio - Volume & Massing	Presentation by Leslie Thomas 1/22/25 meeting at time 1:14:25 describing massive buildings overwhelming neighboring properties. **What additional tools can we give P&Z for decision-making?** What techniques are available to preserve the quality of life for existing residents, e.g., screening, setbacks? How can a pedestrian view be considered? Articulation requirements?
Sign Regulations	The Town Attorney identified that changes are needed. How do we create a sense of place with our sign requirements? How can we involve local businesses to meet their sign needs?
Topographical Features	Existing property owners need certainty that the **structural integrity** of their homes will not be impacted by a new developer next door. Current building code interpretation allows a developer to **excavate** 10 feet deep at your property line **without first stabilizing the soils,** so long as it is 10 feet from the walls of your home. This has caused resident structural stability questions, loss of fences, loss of landscaping and swimming pool/deck issues. Are there engineering requirements that can be added to our code for the safety of existing residents? What notifications should be given? **Should there be any limits on excavations?** Do we need retaining wall requirements? For existing residents in homes on our residential streets, how do we preserve the separation that is a result of each house being slightly higher in elevation than the next due to the slope of the dune prior to improvements? **Should there be limits on the amount of fill brought onto a site?**

Wall and Fences	Walls of 4 ft. for a front yard or 6 ft for a side or rear yard can be installed at the property line. Taller walls are allowed adjacent to U.S.1 Current interpretations allow a series of such walls without height limits or setback requirements. In a recent example, there were two walls in a series to reach heights of 15-feet (11 ft plus railing) along a side yard without meeting setbacks. The additional fill allowed the outside deck area to be accessible from a second floor and to tower over the neighboring yard. **Should we have limits on the number of walls in a series or their ultimate heights or setbacks?**
Exterior Spill Over Lighting	Currently if an existing resident or property owner experiences problems with off-site lighting impacting their quality of life, the Town considers it a neighbor dispute without any available resolution other than asking nicely for cooperation of the offending neighbor. Town Council voted to have a lighting engineer weigh-in on measurable solutions that have worked in other municipalities.

Juno Beach Code Updates Council Goals 2024-2025 ranked as a top priority

Town Council Meeting Agenda

February 18, 2025

Why update our codes?

- Voters demand to slow growth
- Review of proposed building projects resulted in identifying areas of JB land development codes that could be improved (glitch list)
- Areas where residents have identified issues between themselves and a new building project – where they did not believe that our codes provided protection to safeguard their property rights (glitch list)
- Areas where statutes or court case results point out deficiencies in our code

Why update our Codes now? Why use a contractor and not in-house?

- Typical for municipalities to review their codes on a regular frequency to explore opportunities to improve
- These code changes were proposed over the past three years or longer from P&Z and Town Council based on actual projects
- Staff asked that a contractor take these code changes to create certainty that the changes will be made within a specific time frame and to provide options for code improvements
- Some of the code changes needed require a certain expertise for the work. For example, Lighting needs an engineer for the measurements & sign rules needs familiarity with the changes in law and interpretations.

1. Techniques for Sound and Slow Growth

Review of building site area regulations such as parking, landscaping, setback/lot coverage – **what can we do now to slow growth?** Review incentives for certain uses. Consider the elimination of *combination* of Architectural styles currently in our Code

- Example: "incentives for certain uses" – assisted living facilities 34-1250(a) are RH residential multi-family for building site area regulations, which allows structures as high as 12 stories not to exceed 130 feet. Grandfathering Waterford as an existing assisted living (RH) property, are these types of incentives appropriate moving forward for new build projects in Juno Beach?

2. Landscape Requirements for new projects

- Council 2024-2025 Goals list #1 is beautification which is created in part by landscaping improvements
- Town staff compared our code to Palm Beach Gardens and other communities at the October 2024 P&Z meeting
- Create a sense of place with landscaping, setbacks, green space and shade trees
- Code should clearly state the preferred use of Native Trees to overtime develop mature stately tree canopies in Town
- Developer should have the burden to preserve native trees and shrubs for its redevelopment projects (not existing residents)

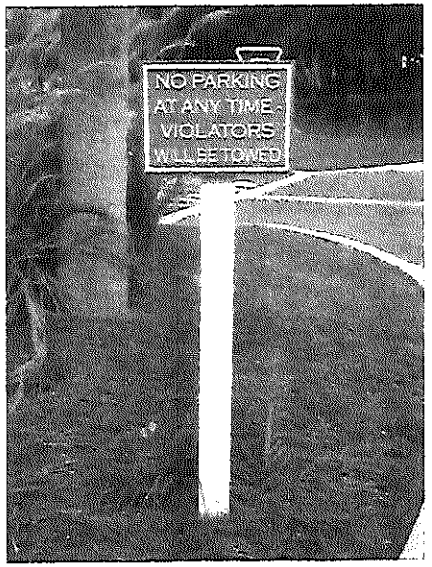
3. Floor Area Ratio/ Volume and Massing of Single-Family Residents

- Review and benchmark other communities for mass, size, scale, mass, height, building area regulations, wall treatment, 2nd floor area, floor area ratio, cubic ratio, off-street parking for single family homes and to benchmark Lake Worth Beach, N. Palm Beach & Palm Beach
- FAR – consideration of both the structure size and the lot size
- Consideration of pedestrian level view and setbacks for upper floors
- Example: Power Point presentation 1/22/25 by Leslie Thomas of buildings in Town that are massively larger than the neighboring properties. Explore how other municipalities create more cohesiveness in their neighborhoods, what tools are available; setbacks, screening ...
- Example: 390 Jupiter Lane 32' rectangle tower wall only 5 feet from neighbor's property

4. Sign Regulations

- Remove emphasis on content in our sign code
- Consider creating a sense of place with sign codes (Hilton Head Island – what are the costs – example shown)
- Involve the business community in the process
- Address needs for temporary signs,

construction signs, others



5. Topographical Features

- Existing property owners need certainty that the **structural integrity** of their homes will not be impacted by a new development next to them.
- Current building code interpretation allows a developer to excavate 10 feet deep at your property line **without first stabilizing the soils**, so long as it is 10 feet from the walls of your home. This has caused residence structural stability questions, loss of fences, loss of landscaping and swimming pool & deck issues.
- **Are there engineering requirements that can be added to our code for the safety of existing residents?** What notifications should be given? **Should there be any limits on excavations?** Do we need retaining wall requirements?
- For existing residents in homes on our residential streets, how do we preserve the separation that is a result of each house being slightly higher in elevation than the next due to the slope of the dune prior to improvements? **Should there be limits on the amount of fill brought on site?**

6. Walls and Fences – do existing property owners need certainty on how high the neighbor's walls will be?

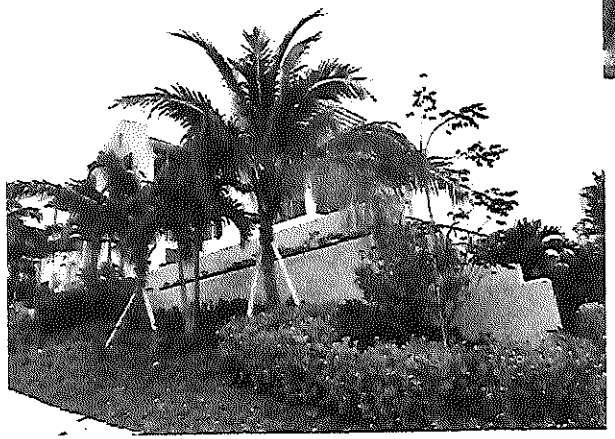
- Walls of 4 ft. for a front yard or 6 ft for a side or rear yard can be installed at the property line. Current interpretations allow a series of such walls without height limits or setback requirements.
- In a recent example, there were two walls in a series to reach heights of 15-feet (11 ft plus railing) along a side yard, just five feet from the neighbor's property line. The additional fill allowed the outside deck area to be accessible from a second floor.
- Should we have limits on the number of walls in a series or their ultimate heights or setbacks?

7. Exterior Spill Over Lighting

- Planning and Zoning Board suggestion 2024 topics – limit intrusive spillover lighting from residential properties; March 2024 the Board requested that staff work with an engineer on creating lighting criteria
- Currently when an adjoining neighbor's exterior lighting is too bright for the neighboring property owner – it is considered a neighbor dispute by the Town without any remedy for the aggrieved party
- Explore what other municipalities are doing to limit intrusive spillover lighting

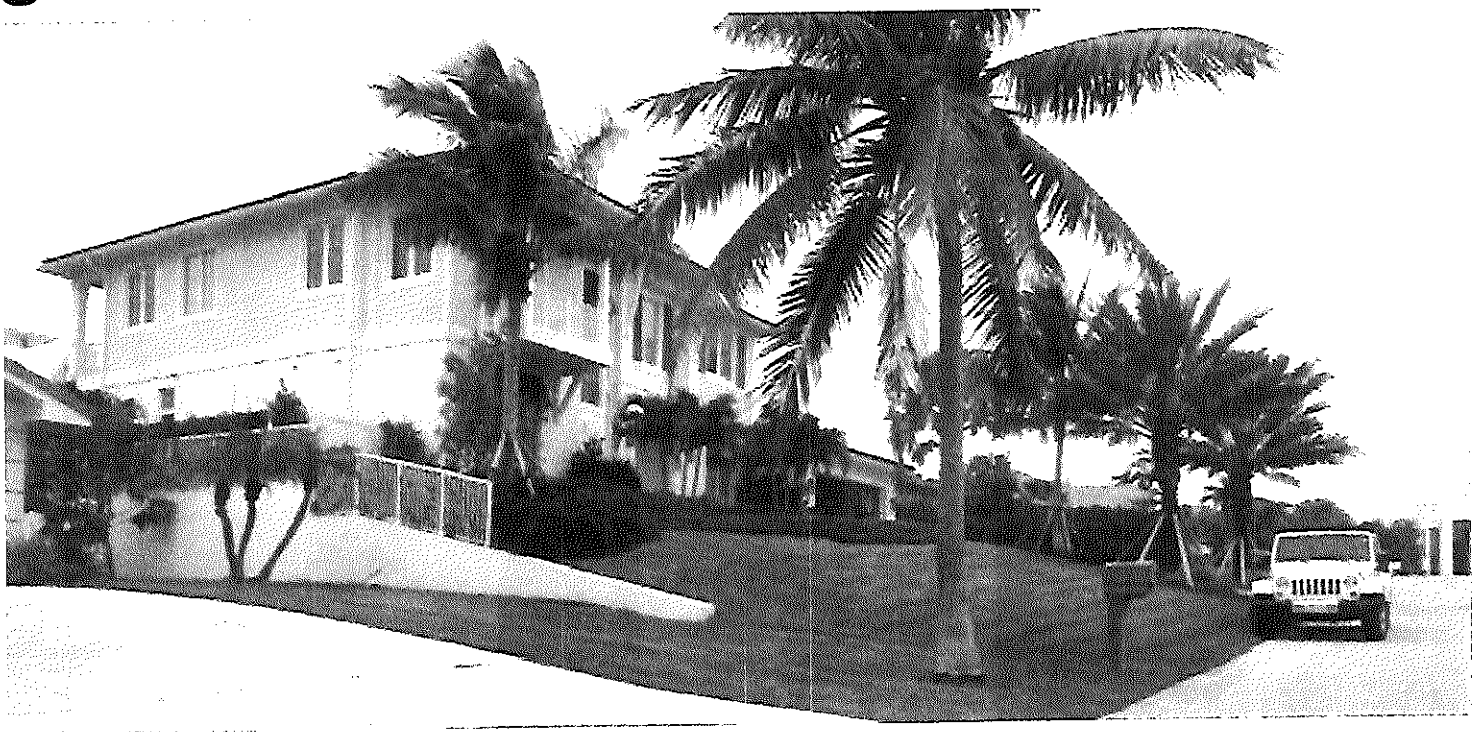
Topographical Features – what do other Town's require to stabilize soils of neighboring properties prior to excavation & are there limits on excavations?



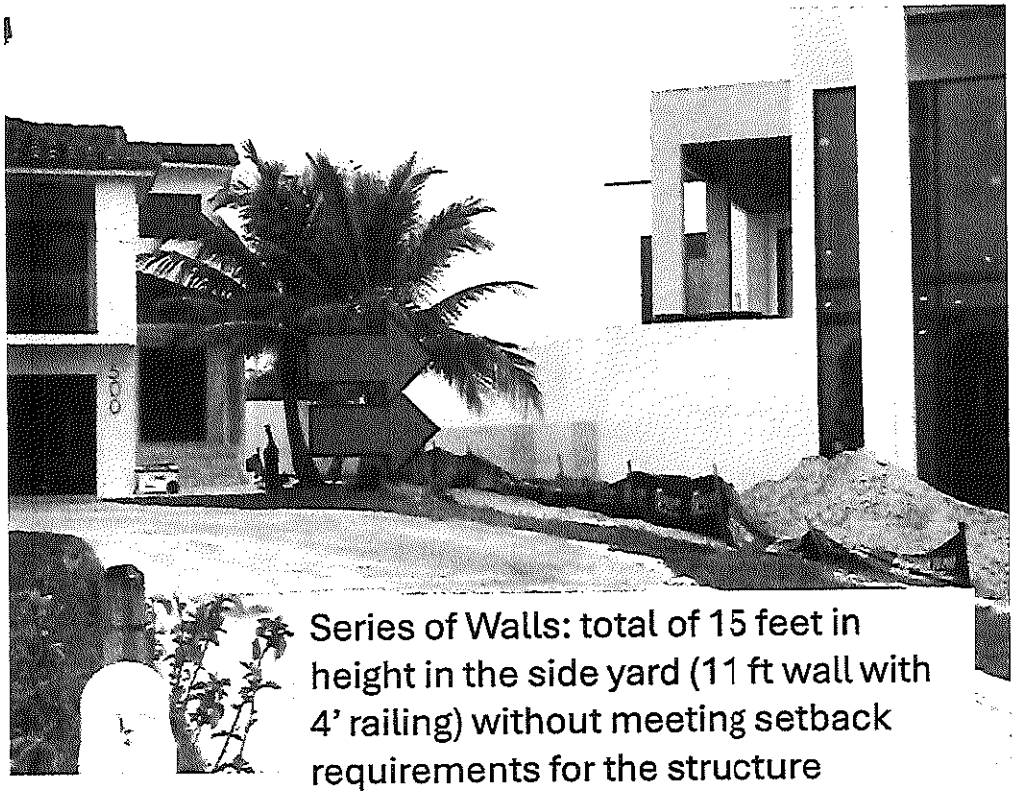




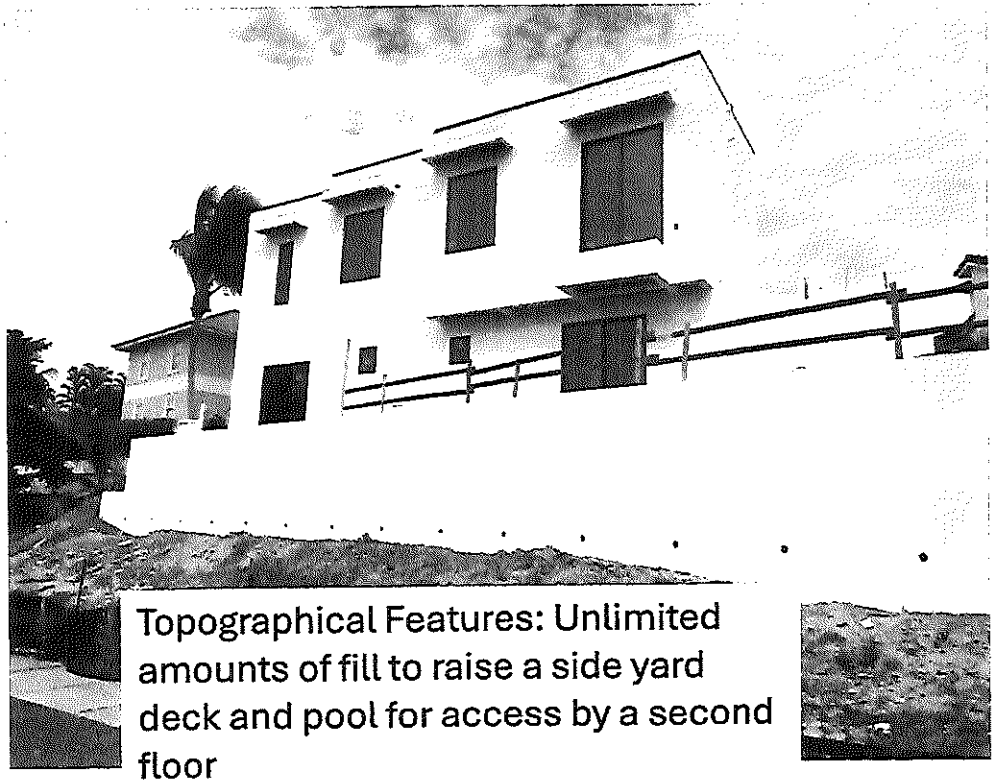
Topographical Features -Should there be limits on the amount of fill brought in to elevate an existing grade in relation to neighboring properties?



Unlimited Series of Walls not required to meet setback for residence and not limited in height



Series of Walls: total of 15 feet in height in the side yard (11 ft wall with 4' railing) without meeting setback requirements for the structure



Topographical Features: Unlimited amounts of fill to raise a side yard deck and pool for access by a second floor

Three Large Residential Structures on U.S. 1



U.S. 1 Front of homes

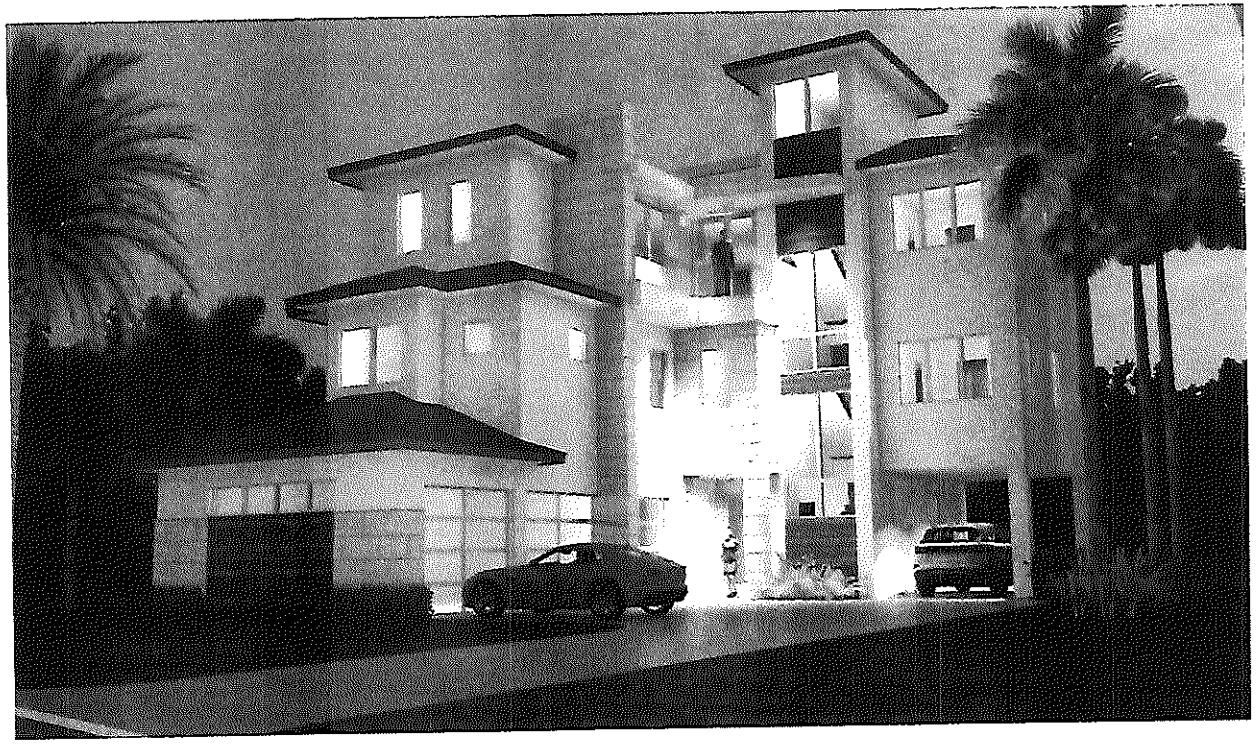


Interaction of U.S. 1 homes with rear of existing residents

What tools are needed by Staff to better review project impacts on existing residents? Consider 3-D GIS Scene View to calculate scale in relation to surrounding structures, consider setback with scale in relation to other structures, consider screening requirements, and consider not allowing the same building to repeat

Harmony comparison of bulk, mass, scale, and proportion in context

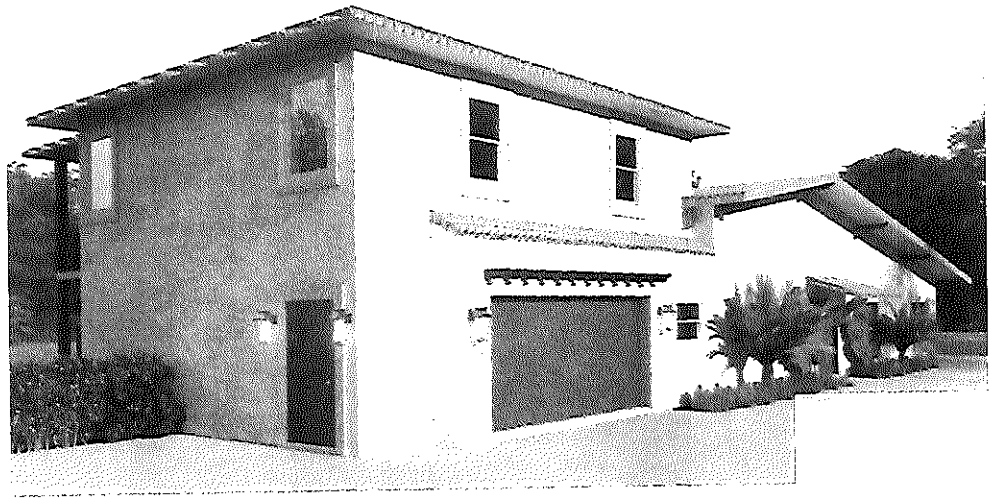
- Regulations in effect for "Harmony" over the past two years.
- Property values continue to increase in all residential zoning codes.
- Five examples of residential properties approved over the past year with the "size in context" type of reviews

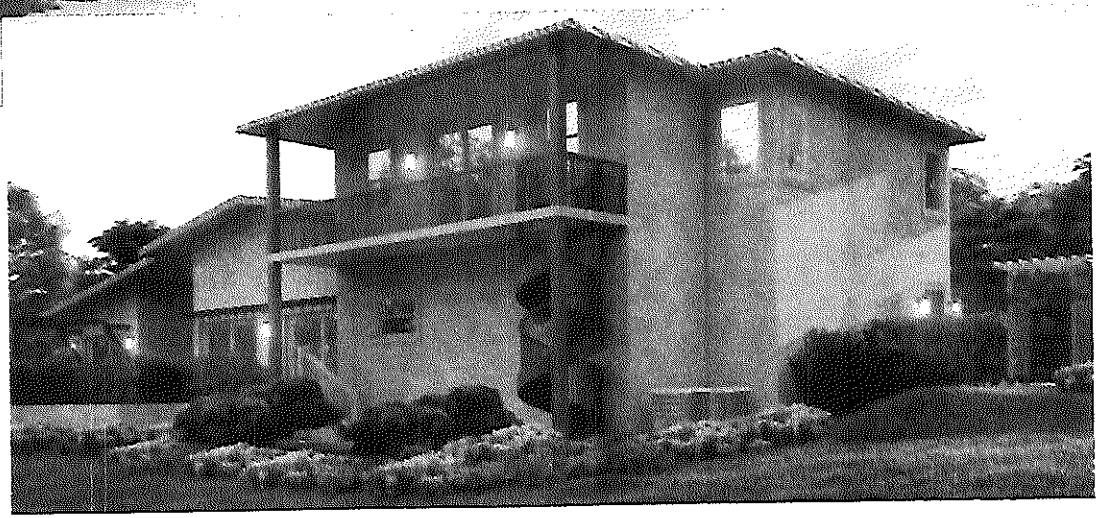


479 Ocean Ridge Way (January 17, 2024) 4,706 Sq. Ft. , 3 stories with tower.



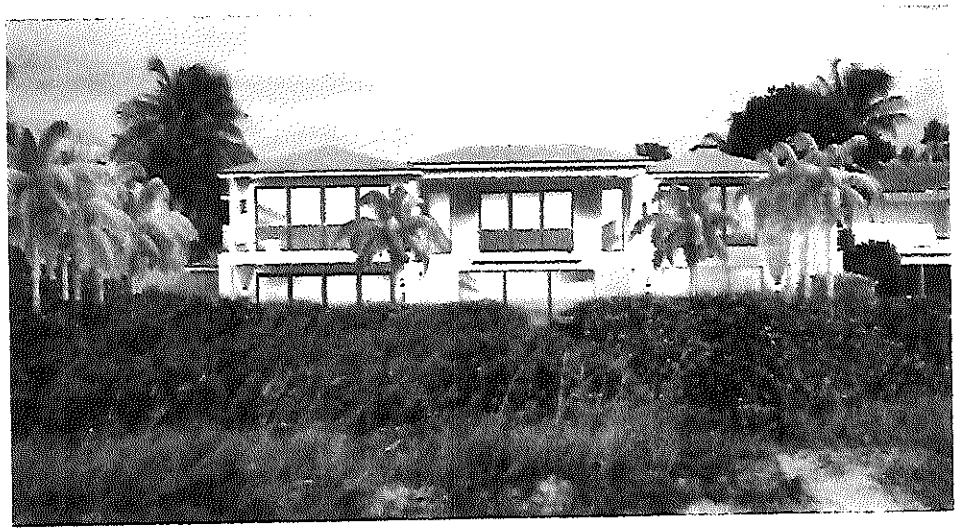
491 North Lyra Circle (10-7-2024) 1,235 sq ft addition for 2-stories and a tower, total home square footage 3,268 sq ft. FAR .45



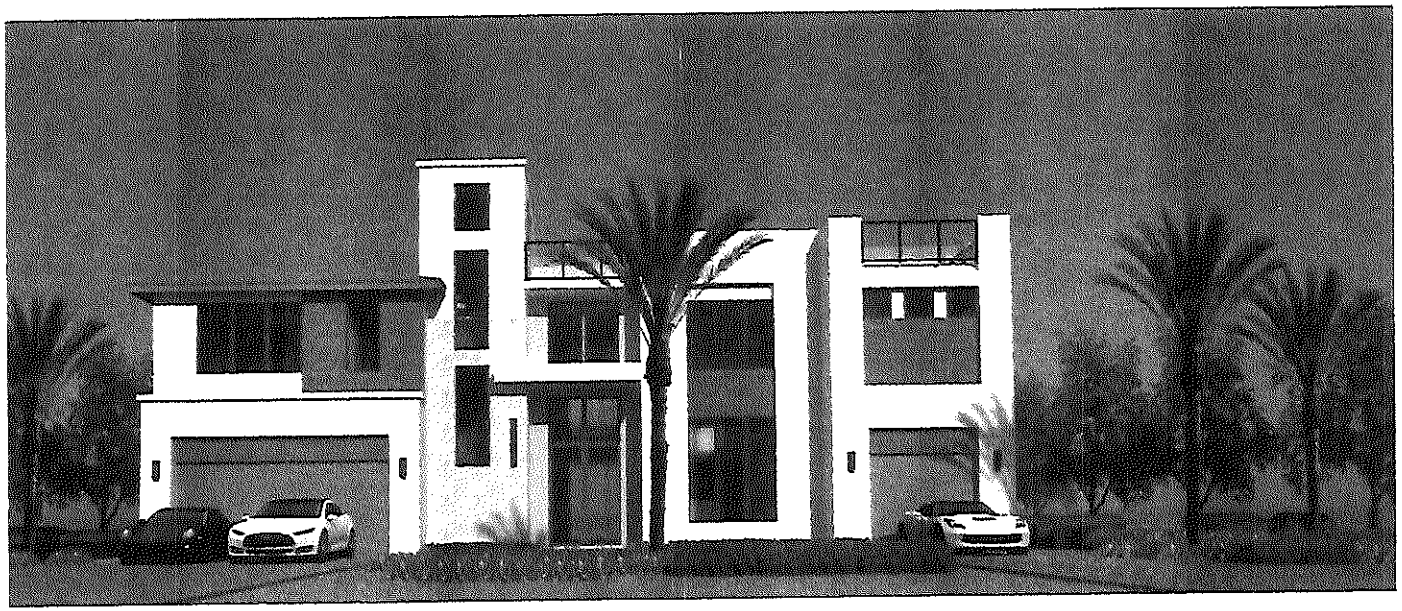


220 Ocean Drive (11-18-2024) Existing home addition over garage and expanded into back and side yard, addition 974 sq ft total home 4,764 sq. ft.





January 22, 2025; 2-stories, 14,977 square feet, approved in split vote, P& Z unanimous approval (7-15-2024, public opposition August 2024) PUD and double lot



April 7, 2025 – 410 Diana Lane 2 stories 30' with tower 35'; 5,421 Square Feet FAR .54, Planning and Zoning Board approved

Review of Single Family Homes

- A few Planning and Zoning Board members continue to say that the current harmony reviews are too subjective and they do not want to make subjective decisions or judgement calls.
- One solution would be to allow our P&Z staff to make the final decisions for "harmony" mass, bulk, scale in context of the neighborhood
- The P&Z Board can keep the architectural decisions for SFHs as these can only be done by the P&Z board siting as ARB.
- If we remove the architectural review, then we do not need the P&Z Board to be final authority on appearance review

Vice Mayor Pro Tem Diana Davis, Survey sent to residents on her Newsletter email list. Responses received April- May 2025. **Keep our Land Development Codes for Architectural Review and Size of New Structures? or allow new construction project developers to determine design and size of new structures?**

1. **To what extent do you believe limitations on the size of newly constructed buildings are important for preserving Juno Beach's unique character, coastal charm, and the quality of life for current residents? [please check all that apply] 256 responses total for this question.**

243 -Size limitations are important for new buildings in Commercial Zoned Areas (95%)

245 -Size limitations are important for new buildings in Multifamily Zoned Areas (96%)

238 -Size limitations are important for new buildings in Residential Zoned Areas (93%)

3 -No size limitations are necessary in any of the above areas; developers should determine what to build based on their vision for the community (1%)

2.What is your position regarding the current "harmony" code provision that regulates the size of new structures in relation to surrounding buildings? This provision compares bulk, mass, scale and proportion within a 300-foot context. [please check all that apply] 256 responses total for this question

209 - Do not repeal the "harmony" size code. I support maintaining regulations that guide incremental growth rather than allowing developers full discretion over structure size. (82%)

194 - Do not repeal the "harmony" size code, and require the Planning and Zoning Staff to provide clear guidance on its application. This ensures consistent implementation and review. (76%)

194 - Do not repeal the "harmony" size code. The Town has already invested in professional land use planning. Let's allow the three contracted consultants - working on the Community Vision/Master Plan, Strategic Work Plan (including growth management), and potential code improvements - to

provide their expert recommendations before making permanent changes. (76%)

9 - Repeal the "harmony" size code immediately. Developers should not be required to adjust their building plans to conform to the character of the surrounding area. (4%)

3. What tools should the Planning and Zoning Staff and Board use during the "appearance and site plan" review process to evaluate the size of proposed structures in relation to surrounding buildings? [please check all that apply] total responses 255

230 -Maintain the existing "harmony" code provisions, which evaluate bulk, mass, scale and proportion of the proposed structure compared to buildings within 300 feet in the same zoning district. 90%

175 - Use Floor Area Ratio (FAR) to regulated building volume based on lot size, including vertical dimensions. 69%

182 - Implement 3-D GIS Scene View technology to visually compare proposed structures to neighboring buildings in a contextual, spatial model. 71%

7 - None of the above. I do not support any size restrictions for new buildings and believe developers should determine the scale of their projects. 3%

4. In single-family residential areas, what approach do you believe best protects property values and preserves the character of Juno Beach? 252 responses

244 -Adopt and maintain carefully crafted land development codes that give the Planning and Zoning Staff and Board the tools to evaluate the size of structures in context. This helps preserve a sense of place, maintain a park-like setting, and protect the Town's character and quality of life for current residents. (97%)

8 Eliminate land development codes related to structure size. Developers should have full discretion to determine what is appropriate to build in the community without comparison to existing structures. (3%)

5.During the site plan review process for new residential buildings, do you believe it is important to include code provisions that protect the property rights of existing residents? [please check all that apply]
256 total responses

237 - Yes, new development should be subject to architectural standards that ensure consistent quality and aesthetic appeal, contributing positively to the overall value of the community. (93%)

239 -Yes, adequate setbacks should be required for excavations near property lines, and soil stabilization should be mandated prior to excavations to protect neighboring properties. (93%)

226 - Yes, visual screening such as berms, walls, fences, or vegetation should be required to minimize the impact of larger neighboring structures on existing homes. (88%)

232 - Yes, limitations should be placed on the amount of fill permitted on new construction sites to prevent significant elevation differences that may negatively affect adjacent properties. (91%)

3 - No, protecting the property rights on existing residents imposes an unreasonable burden; developers should have full discretion over their building projects.(1%)

EXECUTIVE SUMMARY

This memo documents the rationale behind Ordinance 780 (Harmony) and why it is necessary and in the best interests of the Town of Juno Beach (the "Town"). It reflects my own research, as well as discussions I held with members of Town government and the broader community before I served on Council.

I appreciate that Councilman Callaghan has reached out to the architects of the Ordinance to get more color on the thought process behind the language. This is something that is impossible to accomplish via three minutes of public comment.

This memo shows that the Ordinance meets all legal standards and is consistent with the Town's Comprehensive Plan. It was implemented for the purpose of maintaining the Town's character and small town charm, which virtually every elected member of Town Council has claimed at one point to be one of the reasons they sought public office in the first place.

Other towns have demonstrated that there are ways of increasing property values besides building huge houses that are out of proportion with existing neighborhoods. They do this by preserving the unique character of neighborhoods and doing the work to brand these distinguishing characteristics to visitors and potential buyers. Towns that embrace harmony meaningfully often have real estate values that trade at a premium to towns that don't, because their neighborhoods maintain uniqueness, scarcity and charm.

The memo shows that Ordinance 780 also protects the property rights of neighbors adversely affected by builds that are built out of proportion with the rest of the neighborhood (mass, bulk and scale). If a new home is built that is out of scale with the other properties in the neighborhood, negative externalities are imposed on the remaining homeowners in the neighborhood. Because multiple neighbors may be adversely affected by an out of scale redevelopment on their street, it is possible that the **aggregate cost** (monetary and non-monetary) to those homeowners absorbing the negative externalities exceeds the economic benefit enjoyed by the one seller. Those abutting out of proportion redevelopment also have property rights that should be respected and not be trampled on, although the damage to these citizens may be harder to quantify in dollar terms than, say, the proceeds received by a seller.

The Harmony ordinance, via the application of 300-foot radius language, tries to balance the private benefits from out of character redevelopment (accruing to the seller and developer) to the social costs (i.e., negative externalities) borne by other residents in the neighborhood.

The memo is organized by providing reasons behind Ordinance 780, followed by related analysis.

REASON #1: THE HARMONY ORDINANCE 780 IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN

Comprehensive plans are required by Florida law. The purpose of the comprehensive plan and how it interfaces with the body of ordinances passed by a town, was crisply defined by one municipality as follows:

The Comprehensive Plan and how it fits into the hierarchy of local regulations is often compared with the position of Florida's Constitution at the state-level. It is a document that paints in broad strokes a vision for the Town, not only as it is, but as it can be in the future. The Comprehensive Plan is made up of elements regarding state-mandated topics. Each element in turn is comprised of goals, objectives and policies. These are then implemented via the Town's Code of Ordinances, where detailed legal provisions give refinement and shape to that vision – similar to how the Florida Statutes relate to the State Constitution[1].

Ordinances give "refinement and shape" to the Comprehensive Plan – they express how the vision and broad philosphiy of the Comprehensive Plan is to be implemented.

With the above as context, I excerpt some language from Juno Beach's Comprehensive Plan (the "Plan") showing that the Town's Harmony Ordinance (Ordinance 780) and Appearanace Review Criteria for single family homes are anticipated by and consistent with the broad vision established in its Comprehensive Plan.

Policy 1.1 from the Plan states the importance of maintaining the "quality" of residential neighborhoods. See the excerpt that follows:

> Policy 1.1: Maintain and update land development regulations, as necessary, to ensure that the quality of residential neighborhoods is maintained.

Next, with respect to future land use, note from the excerpt below that the Plan specifically states a goal of ***preserving the established character of the Town,*** and ***maintaining established neighborhoods***, both themes that are consistent with the the Harmony ordinance.

[1] https://www.townoforchid.com/towncouncil/page/comprehensive-plan

FUTURE LAND USE

A Town characterized by a community spirit that: recognizes its historical development patterns and styles, and maintains its established neighborhoods in a safe, secure, beautified and efficient manner.

GOAL: Promote future growth by supporting development and redevelopment that is sustainable, and enhances historical values and architectural styles that will preserve, enhance, and promote the established character of the Town, encourage sustainability and protect natural environmental ecosystem.

Finally, Objective 11 and Policy 11.1 of the Plan (excerpt below) sets as as a goal the preservation of neighborhood integrity, consistent quality of design, visual continuity of the community, and consistency of the character of neighborhoods, ***including*** in redevelpment situations.... **IN OTHER WORDS – HARMONY.**

Objective 11: Encourage redevelopment while promoting strong sense of community, and consistent quality of design that protects neighborhood integrity and historic and environmental resources.

Policy 11.1: The Town shall encourage infill and redevelopment of existing properties with consideration of the following:

1. Address the impact of redevelopment activities on natural and historic resources.
2. Provide for visual continuity of the community through the application of sound principles of architectural design and landscaping.
3. Be consistent with the character of the neighborhood.

REASON #2: THE HARMONY ORDINANCE IS LEGAL

In a memo dated 1/28/26 to Council addressing proposed Ordinance 796, the Town's Legal Counsel, Mr. Zackery Good, spelled out in plain language that the Town's existing harmony and appearance review criteria meet legal standards. Relevant language from Mr. Good's memo follows:

The Town of Juno Beach has prior existing appearance review regulations in its Code of Ordinances.

The Town's existing appearance review regulations for single-family dwellings were adopted prior to August 1, 2024, dating as far back as 1984 according to historical Town records, and therefore are not invalidated by Senate Bill 180. Under current Code provisions, single-family dwellings are subject to Planning and Zoning Board review pursuant to Section 34-116, which includes harmony-based criteria.

Mr. Good's memo continues:

Prior legal counsel for the Town of Juno Beach provided the Town Council with a legal memorandum addressing potential challenges associated with the Town's harmony and appearance criteria. Key considerations included:

1. Whether Harmony and Appearance Review are Void for Vagueness

No. An ordinance is unconstitutionally vague only if it fails to provide a person of ordinary intelligence fair notice of what is prohibited or lacks definite standards applicable to similarly situated persons. *See Jones v. Williams Pawn & Gun, Inc.*, 800 So. 2d 267, 270 (Fla. 4th DCA 2001), *rev. denied*, 821 So. 2d 305 (Fla. 2002).

2. Whether Harmony and Appearance Review Violates Constitutional Equal Protection

No. Equal protection challenges in the zoning context are difficult to sustain and require proof that a facially neutral ordinance was applied unequally for a discriminatory purpose. *See Burns v. Town of Palm Beach*, 343 F.Supp.3d 1258, 1272 (S.D. Fla. 2018)

3. Whether Harmony and Appearance Review Provide Unbridled Discretion

No. Courts have held that zoning regulations are not impermissibly vague merely because they involve judgment or discretion, provided the ordinance includes sufficient criteria to guide decision-making and prevent arbitrary enforcement. Relevant case law has upheld similar appearance and architectural review standards where parameters constrain discretion and provide meaningful guidance.

In other words, Harmony Ordinance 780 and appearance review criteria, as drafted, meet all standards of legality. Ordinance 780 was drafted by our previous legal counsel and was passed unanimously 4 times (twice by P&Z and twice by Council). It is inconceivable that the Town's previous legal counsel would draft any ordinance that is illegal, or which even stood a reasonable chance of being illegal. Indeed, Mr. Good writes in his memo of January 28:

> In summary, while the Town's current harmony criteria are inherently subjective, courts have consistently recognized that subjectivity alone does not render a zoning ordinance unconstitutional where sufficient guiding standards exist.

And further writes:

Item #16.

> The Town's existing appearance review regulations stand on relatively firm legal ground under the Town's home-rule police powers to regulate the health, safety, and welfare of the community in conjunction with existing Florida case law. However, adoption of more stringent or restrictive standards at this time may conflict with Senate Bill 180.

REASON #3: ORDINANCE 780 PROMOTES PROPERTY VALUES

Towns that embrace harmony meaningfully often have real estate values that trade at a premium to towns that don't, because their neighborhoods maintain uniqueness, scarcity and charm. Some examples of towns that have done this well include Boca Grande (FL), Palm Beach (FL), Greenwich (CT), Winter Park (FL), Edgartown (MA), Nantucket (MA), Amelia Island (FL), Cape May (NJ), Point Pleasant (NJ), Kennebunkport (ME), etc. There are obviously many others.

Each of these towns has an enviable real estate market. They have become destinations because their elected leaders have worked to maintain their town's unique character, so that their towns don't become a hodgepodge assortment of what the latest developer thinks will sell.

These towns have demonstrated that there are alternative ways to increase property values other than building mega mansions that are out of proportion with existing neighborhoods. They have done this by preserving the unique character of neighborhoods and branding these unique characteristics to visitors and potential buyers, which has clearly provided measurable economic benefit to homeowners.

Ordinance 780 promotes the vision outlined in Juno Beach's Comprehensive Plan. Remember that the Comprehensive Plan specifically states a goal of "preserving the ***established*** character of the Town," which is a key objective of the Harmony ordinance. The Comprehensive Plan also sets as as a goal the preservation of neighborhood integrity, consistent quality of design, visual continuity of the community, and consistency of the character of neighborhoods, ***including*** in redevelpment situations. These goals are achived through Harmony Ordinance 780, thereby enhancing property values and protecting property rights.

REASON #4: APPLYING ORDINANCE 780 PROTECTS PROPERTY RIGHTS OF NEIGHBORS ADVERSELY AFFECTED BY A BUILD THAT HAS A MASS, BULK OR SCALE THAT IS OUT OF PROPORTION WITH THE REST OF THE NEIGHBORHOOD

When a developer purchases a property with the intention of building a substantially larger structure than the surrounding neighborhood, it is important to note that:

a) The vast majority of the profit opportunity from redevelopment is retained by the developer and not shared with the seller.

b) While the developer may pay some premium to existing market price to the selling homeowner, much of this premium is subsequently eroded/lost through transactions costs like realtor commissions, moving costs, legal fees, transfer taxes and potentially capital gains taxes at the Federal level.

c) If a new home is built that is out of scale with the other properties in the neighborhood, negative externalities are imposed on and absorbed by the remaining homeowners in the neighborhood. The term "externalities" relate to costs resulting from an economic activity that are imposed on uninvolved third parties, not reflected in the market price of a transaction[2].

d) The Harmony ordinance, via the application of 300-foot radius language, tries to balance private benefits from redevelopment enjoyed by the seller and the developer to the related social costs (negative externalities) imposed on others by the redevelopment[3]. It protects the property rights of those neighbors who don't want to live in the shadows of the disproportionate build, or who face increased flooding or other negative property impacts from the build, all to enrich a developer who will enjoy the lion's share of the profits associated with the new build and then will leave town without having any further stake in the property or community.

e) Now of course neighbors who don't like the mass, bulk or scale of the redevelopment can always move if they are unhappy. So why don't they? Because

[2] Per AI definition
[3] Ibid.

the costs, burdens and externalities imposed on a resident facing such a move are substantial and include[4]:

i. Losing the enjoyment of their current house, neighborhood and memories;
ii. Potentially abandoning deeply rooted nearby friendships and social networks;
iii. Starting all over in a new neighborhood;
iv. Search costs associated with finding a new house (time and money)
v. Moving costs, closing costs, transactions costs associated with the sale of a property, and purchase of a new property, etc.

f) Negative externalities imposed on residents from out-of-scale development are very real, even if it is more difficult to quantify. Residents incurring these negative externalities are not compensated by either the seller or the developer involved in the rebuild. Because the costs (monetary and non-monetary) associated with moving are so substantial, many residents will choose to stay in their current house and suffer the externalities created by the redevelopment that is out of scale and proportion with the rest of the neighborhood.

g) Those abutting out of proportion redevelopment also have property rights that should be respected and not be trampled on, although the damage may be harder to quantify in dollar terms than, say, the proceeds received by a seller.

Because several neighbors (e.g., abutters) may be adversely affected by out of scale redevelopment on their street, it is possible that the aggregate cost (monetary and non-monetary) to these homeowners that bear the negative externalities exceeds the economic benefit enjoyed by the one seller. That is among the reasons why the Harmony ordinance considers impact of out of proportion redevelopment on houses in a 300-foot radius.

h) The Harmony ordinance, via the application of 300-foot radius language, tries to balance private benefits from out of character redevelopment (accruing to the seller and developer) to the social costs (i.e., negative externalities) borne by other residents in the neighborhood.

[4] Recall that the average age of our residents is 69 years old, making moving a complicated and probably unrealistic option in most cases for much of our population.

REASON #5 – ORDINANCE 780 IS UNLIKELY TO SPAWN SUCCESSFUL LITIGATION

I believe that the Harmony ordinance is unlikely to spawn litigation and, even if it does occur, the litigation will be unlikely to prevail. Reasons include:

a) The Harmony ordinance is legal, meaning that the Town has legitimate defenses under the law. Bert Harris cases have historically required a high legal threshold for success meaning victory for the plaintiff is far from assured.

b) The Harmony ordinance is consistent with and anticipated by the Town's Comprehensive Plan. How else is Juno Beach supposed to meet the objectives of the Plan which state that the Town is to *"promote the established character of the Town,"* promote *"a strong sense of community, and consistent quality of design that protects neighborhood integrity," "provide for visual continuity of the community through the application of sound principles of architectural design and landscaping,* [and] *be consistent with the character of the neighborhood?"* [5]

c) The Harmony ordinance is designed to preserve the uniqueness of the Town and its character, which supports and enhances property values. Harmony done right does not diminish property values. It increases them.

d) Because the issue at hand relates to redeveloping small plots of property, the profit potential from redevelopment of a single home lot is often not large enough for a developer to incur the costs, time and uncertainty associated with litigation. Developers are motivated by profit maximization, meaning that they will likely choose to focus their resources on towns that have weaker protections on harmony and architectural character. Developers don't want to be in the litigation business.

e) Towns that value their unique character and legacy are prepared to fight for what they believe in as opposed to rolling over because of fear mongering related to an amorphous litigation risk.

f) If Juno chooses to have weak standards on harmony, it puts itself "on sale" vis a vis those towns that value harmony enough to fight for and defend their ordinances it in court. Developers naturally seek out those towns that have fewer frictions as pertain to development (e.g., weaker stances on harmony), because fewer frictions correlate with more profit.

[5] All of the phrases in italics are included under Reason1 in the memo and are direct quotes from the Comprehensive Plan.

REASON #6: ORDINANCE 780's REQUIREMENTS AS TO SITE PLAN AND APPEARANCE REVIEWS

Ordinance 780 states that site plan and appearance review are vested with the P&Z Board and Council, ***not Staff***, which is completely consistent with the legal requirement. The preamble to Ordinance 780 reads in part:

> WHEREAS, the Town's Zoning Code currently provides that when reviewing an application for site plan and appearance approval, the Planning and Zoning Board and the Town Council determine that the proposed project "is of a design and proportion which enhances and is in harmony with the area;" and

Ordinance 780 further addresses site plan and appearance reviews, and requires that the review of a proposed build demonstrate that the proposal:

> 2. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district.

Remember that this language in Ordinance 780 was deemed legal, according to Mr. Good's memo of January 28, 2026.

Section 34-116 of Ordinance 780 (excerpt below) also makes plain that the Ordinance is not limited to certain zoning districts, but rather applies to **ANY** zoning district in Juno Beach, be it residential or commercial.

> **Sec. 34-116. - Required; criteria.**
>
> No construction or clearing of land may begin in any district prior to review and approval of the site plan and appearance.

REASON #7: STAFF CANNOT CONDUCT APPEARANCE REVIEWS RELATED TO SINGLE FAMILY AND TWO-FAMILY HOMES

At the January 2026 Council meeting, Mr. Good explained that Staff **CANNOT** conduct appearance review related to single family and two-family houses, but rather, this authority must be vested in a board. Mr. Good stated that Juno Beach established an Architectural Review Board in 1984, and that such board was subsequently "absorbed" into the duties of the Planning and Zoning Board. While Mr. Good observed that it would be useful to codify/document this reality more formally, he made clear that Staff did not have the authority under Florida law to conduct administrative appearance reviews as concerns single family homes. Rather, such authority must be vested with a Board like P&Z or Council.

Mr. Good's assertion was always our understanding, any of Staff's past views to the contrary notwithstanding.

In the past, some members of Council maintained that citizens who sit on P&Z, and even Council, lack the necessary credentials to competently carry out appearance reviews of single-family homes. I always found this argument to be curious because many members of P&Z and Council reside in single family homes and so have firsthand experience of appearance review matters for single family homes, and site plan issues as well.

Of course judgment will be required by any land use board that is reviewing an application for development. But that is the board's job – to gather facts, to consider the pros and cons of the application, to engage Staff's and other professionals' expertise when necessary, and to make a reasoned and informed judgment. In short, to do the hard work required of a deliberative body.

To quote again from Mr. Good's memo, "Courts have held that zoning regulations are not impermissibly vague merely because they involve judgment or discretion, provided the ordinance includes sufficient criteria to guide decision making and prevent arbitrary enforcement." Ordinance 780 meets this standard.

First Name ALDO

Last Name ROVERE

Address 400 Uno Lago Drive

Email Address aldoforjuno@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 15-16-17

Public Comment / Question

January 22, 2026
Statement Encouraging Deference to the March 10, 2026 Election

Members of Council, Mayor, Staff, Candidates and fellow residents of Juno Beach,

I write this out of respect for this Council's service, for the rule of law, and most importantly, for the citizens of Juno Beach who will soon exercise their most fundamental right: the right to vote.

On March 10, 2026, our community will elect a mayor and two council members. Three seats representing a majority of this governing body will be determined by the voters. Only one of those seats is currently held by an incumbent. By any measure, this election has the potential to significantly reshape the policy direction of our Town.

Against that backdrop, I ask this Council to pause and reflect on the consequences of fast-tracking highly consequential and deeply contentious land-use ordinances in the weeks immediately preceding that election.

I want to be clear: this is not an argument against property rights. Nor is it an argument against adapting to state law, including Senate Bill 180. Reasonable people can and do disagree on where that balance should be struck. But the question before us at these next Council meeting is not what policy choice is ultimately made, it is who should make it, and when.

SB 180 is, by its own terms, temporary. It sunsets. It faces legal and legislative uncertainty in the coming term. The Florida Weekly wrote recently, "We're hoping to see legislative fix for SB 180, the 'Emergencies' bill, which started out as a really good bill, adding some clarifications and necessary legal tools to deal with the storms we experienced two seasons ago. But then the 11th hour, (legislators changed) that bill and it became hugely detrimental to communities like Sanibel and Captiva, or anywhere."

The ordinances now being advanced would permanently restructure local processes, eliminating Planning and Zoning review, relaxing long-standing harmony standards, and reshaping development expectations in ways that will outlive both SB 180 and this Council's current composition.

From: Lewis Wheeler <lewwheeler@comcast.net>
Sent: Saturday, March 23, 2019 4:46 PM
To: ffahy@aol.com; jrl1701@gmail.com; jason3072661@gmail.com; stukatz.sk@gmail.com; Caitlin Copeland <ccopeland@juno-beach.fl.us>
Subject: 461 Venus Development

CAUTION: This email originated from outside of the Town of Juno Beach. Whether you know the sender or not, do not click links or open attachments you were not expecting.

I am writing concerning the development at 461 Venus Drive. I, as well as other neighbors and residents are disappointed to again see that 3 of the P&Z board members forwarded this development on to Council even though they were not given proper information from our Planning and Zoning Dept and were not given guidance as to what the criteria are in approving or declining an application or asking for modifications of a development. Citizens showed up to the Planning and Zoning meeting and requested that they hold off on a vote so that the citizens would have the opportunity to review the plans. Several members of the community spoke about this issue on behalf of the surrounding neighborhoods.

It is my understanding that the entire code section for RMT was not given to the P&Z Board. The Board was only given the applicants forms that contained selected sections of the code and staff's opinion letter. Planning and Zoning should have had their zoning books at the meeting or at the least been given the entire code section on RMT Zoning. They should have also been advised of all the criteria in moving a development on to Council. And, if I am not mistaken, should have been given or referred to Division 4 SITE PLAN AND APPEARANCE REVIEW.

The Planning Dept did not fully explain the RMT criteria and required responsibility to the P&Z Board. In addition, information given to P&Z from staff for comparable heights of the structures surrounding this development are not accurate. This is reason enough to send the application back to Planning and Zoning so they can do a thorough job for Council.

Also, citizens did not have adequate time to look at the development and analyze the new plans. This is critical in order for Planning and Zoning to hear all of the possible infractions. Look at what happened last time when the developer had an extra floor on the building and no one caught it but the citizens!

These same citizens recommended to P&Z that this process be delayed because the P&Z meeting was on March 4th a Monday after the Board and citizens received it late day on Friday March 1st. This is insufficient notice for everyone involved.

This is an extremely important issue in town that does effect everyone because of the massiveness of the building so close to our Town Hall Park. In addition their will be a negative effect from the massive visual incompatibility on residents and visitors that travel daily on Ocean Drive!

One of our assets beside the wonderful beach and lake is the beautiful hillsides that make Juno Beach unique from the entrance to the south all the way to Donald Ross on the north. If this development is allowed to happen as it is presented it will be a stark massive wall. It will also be a lasting reminder that Juno Beach will not be the quaint small town that we love.

Council does have complete authority to ask for modifications or additional information and requirements from the developer. That is why they are required to come before P&Z and Council. Not to just sign off on a development but to protect the residents by way of our RMT zoning codes which give absolute right as a P&Z Board or Council to require, modify or change items.

The Council can require or request any of the following:

Have the developer lower the building into the ground by a foot and push the building to the west as the original drawing showed so that the building is built into the hillside. This accomplishes the point of building on a hillside and that's having a floor nestled into the ground not having all the floors sticking above ground. Case in point; my house at 460

The proportion, scale and massing is critical in approving or denying this development as well as the number of towers allowed.

When Len Rubin was asked about proportion, scale and massing in a letter from Chris Huffman he stated and I quote:

"In this context, proportion, massing and scale are relative concepts. I believe that the intent is to ensure that the proposed structure is not out of character with the surrounding area in terms of appearance. These concepts require a comparison between the proposed structure and the existing structures and are not strictly quantifiable. For example, notwithstanding the actual height and width, the scale and massing of a building can be mitigated through various materials or design elements. These are terms of art, which is why laypeople we must rely on the professional opinion and judgement of the Town's planning staff." Len Rubin

This is an opinion but not a practical answer. Leaving such an important decision to a Town Planner is not always wise. Town Planners are suppose to give all relevant information for Council to make their own decision not make these important decisions for Council. I am not being disrespectful and I realize that staff always tries to do a good job but they do not live in town and this will not affect them. Our residents that live here and look at this development the rest of their lives will be affected. While Mr Rubin suggests that the citizens and Council are "laypeople and should rely on our Town Planner's judgement". I respectfully disagree. Neither of our town planners ever mentioned to P&Z or Council the issues from the Zoning Book that deal with the problems of character, scale and massing nor did they tell P&Z about the illegal extra story that does not follow our zoning codes. While our acting Town Planner is a fine young man I am not sure that leaving a decision that will affect the town and citizens the rest of our lives should be left solely up to the Town Planners recommendation.

Council's job is to be aware and make sure mistakes don't happen within our town. Council does not need to follow staff recommendations that may not comply with code. Nor should the citizens be ignored.

Len Rubins statement " out of Character in terms of appearance" holds true if a developer is building a structure whose appearance is not keeping within the neighborhoods similar appearance i.e a building that is next to the street that does not have windows or balcony's for relief. That is part of what "out of character" means BUT it also means within the existing neighborhoods and how it compares to existing structures in mass and scaling. That is quantifiable and that's why we have the zoning code that state that Council can quantify a building that dwarfs the neighborhood.

Section B clearly states Town "should NOT INCLUDE matters related solely to design, style, architectural theme or other purely aesthetic issues."

Again, I am asking the council to require the developer to provide a physical to-scale model of the neighbors to the south, the north and the Town Hall Park to the east prior to any approval. This slight delay allows the citizens an opportunity to present their position and it shows council an important aspect.....what this structure actually looks like on the lot compared to the surrounding area. It is also important step in order to see the proportion, mass, scaling and characteristics that is part of the approval process.

As you may recall from the previous application last year the renderings used misled both P&Z and the Council. These renderings made Council believe that this development was smaller than it was.

If you look at the rendering from the first submittal you cannot even see the 2nd unit or the 2nd tower on 461 Venus Drive. Also 460 Atlantic Blvd looks visually larger than it is. The developer is doing the same thing on this submittal to apparently get their project quickly approved.

Renderings in the new application are also visually inaccurate and are from angles that make the development look small. The developer shows a rendering from high in the air at the same elevation as their finished floor and that's at 33.5. Ocean Drive is approximately at 16 feet and the park is at 18 feet above sea level. You can see how these renderings benefit this developer. The town staff also told members of P&Z that the height of the proposed development is similar to my home at 460 Atlantic Blvd. That is incorrect information. The top of my roof is 38.5. The proposed development is at 49'. That is 11.5 feet higher. My finished floor elevation is at 32.5 a foot lower than the

proposed development and we sit on the same elevation lots. This development should not be allowed to go higher than my house where the finished floor elevation is at 32.5.

Council will be shown a chart of all the homes surrounding the development and their elevations either prior to the meeting or at the meeting.

Lack of accurate information given to P&Z should alone warrant that this application be sent back to P&Z. If Council makes that decision it would also allow Planning and Zoning to:

A) Request a physical to-scale model to see the relationship to the surrounding areas
B) Be given correct and adequate information
C) Have the opportunity to see and hear the issues from the citizens to make an informed recommendation. (The citizens did not have enough time to analyze the structure and present to P&Z)

In addition property in the neighborhoods will be devalued. All of these points are critical because a decision can change the face of our community forever.

LOCATION ON PROPERTY
Please take note that if you allow this developer to push the building to the bottom of the lot it creates another issue. That issue is that at the top of the hill the elevation is 43 feet above sea level. That means the building is set into the ground 10 feet because the finished floor elevation is at 33.5. So you would not see one of the floors. This is similar to what you see at 460 Atlantic Blvd. You only see the entrance to the garage. By doing this you also push the building back towards the residential section verses it towering over the park. The number one reason that you want to do this is so massive walls are not constructed right next to our park on the east and in the back of the development at the west. If you can visualize the park at 18' above sea level at its highest point and the finished floor that is feet always from our park is at 33.5. That is 15.5 feet of walls to get to the finished floor right next to the park. So even though there might be several tiered walls, the walls are only feet apart so it still effectively is 15.5' of total walls. This is not what we should see next to our park or on the hillside! The developer should go back to the original location plan with the development back to the west. The original plan did have an extra floor and they have corrected that by taking it off but they should never have pushed the building down to the bottom where the hill could not absorb some of the height. By requiring them to go back to that plan would effectively make the development not look so massive. By pushing it back to 10' from the property line it puts 8-10' of that first floor underground!

TOWERS
The citizens have repeatedly advised the P&Z Board that two towers were not permitted by code.

Staff has told us that "It is staffs opinion" that a two-family dwelling unit is allowed to have two tower features. They use Mercury Rising as an example. Staff made a decision on a completely different zoning code. Mercury is in an RM00 area and is a totally different location with condos and townhomes around it . This does not mean they should allow it for RMT with residential homes surrounding this development. Staff made an error on the Mercury towers but should not be permitted to make the same mistake again! Just because staff states they did it before does not mean they should make the same mistake twice.

Remember staff recommended approval of the first application. This approval was legally challenged with a Writ of Certiorari by the neighbors. Staffs opinion or recommendation led Council to approve a two family structure that was illegal based on our towns zoning codes.

So the zoning book under RMT clearly states "a tower" whether it's a single family, two family, townhouse single, townhouse cluster,or multi family! "A tower" does not mean 2 towers.

If you applied staff's interpretation of a tower for each family unit think about what the future holds in all the the zoning districts RMT, RM00 and RM2 that code says "a tower". Every future two family, townhouse, townhouse cluster and multifamily could request towers for each unit. If these are narrow units it would almost be a solid additional story of towers.

This would open up a future troublesome issue for the town with staff interpreting the code as they suggest.

Council does not have an obligation to help sell the developers property by giving a tower for each unit. Nor is council responsible or required to follow "staffs opinion" because they did it on Mercury. The citizens are asking you to be aware of zoning infractions and future zoning issues.

PARKING/STORAGE
1. Current submitted site plan has only 56.5% parking when code specifically states one of the conditions of approval of an additional story is "must have 75% parking under floor area". The citizens do not believe that the percentage numbers for parking vs storage on the other homes cited by staff are accurate. 460 Atlantic Blvd is more around 80% parking and 20% storage.

RETAINING WALLS
The developers decision to move the building to the bottom of the lot creates a structure that sits at an elevation of 82.5 feet from sea level. The park sits at 18 feet above sea level which means to reach a finished floor elevation of 33.5 you need 2-3 stacked walls that will be 15.5 feet in total height right next to the Town Hall park.

So, if you can visualize solid stacked walls that total almost 15' combined. Then the building starts at 33.5 feet (461 Venus, finished floor) and then towers up to a height of 49' above that so a total of 64' above the park. So now this massive development is sitting down at the bottom of Venus Drive and towers over Town Hall Park at 64 feet in the air! The look from Ocean Drive and the park and as you travel up the hill will be looking at a massive condo building. Please try to imagine that visually. As you drive down Ocean Drive you will see The Tower condominium on the beach side and this development at 461 on the west. It creates a canyon or tunnel effect because the development at 461 is as high as a 7 story condo building! Without a physical to-scale model of the neighboring houses from Ocean Drive to the west and including Surfside, Venus Drive, Town Hall Park, 460 Atlantic Blvd and Ocean Ridge it is very difficult to visualize these walls and the massive structure. The development will affect the ambience and visual quaintness of our town.

ELEVATION
Another infraction was incurred when the developer did not use the elevation numbers on the original survey but put the low elevations onto the Town Hall Park site (the two surveys with the numbers will be provided). The building's finished floor elevation should be lowered by at least another foot to match the elevation on the house at 460 Atlantic Blvd that sits on the same elevation lot. The original survey elevations should have been used because the original structures were torn down and additional fill dirt was brought in to absorb the void where the basements were. This added fill allowed the developer to present a higher elevation.

Just because a developer brings a design does not mean Council need to approve every aspect if it goes against our code even if town staff recommends it.

During this application process I would ask that you:
Make sure you have the correct Zoning Book that provides for the entire code for RMT at the next meeting. The tower section has been left out of some of the books and is a critical section to follow.
Refer to RMT and also the Appearance Criteria and Required Certiorari in Division 4 of the Zoning Book.

Here is a list of the problems with the new application.

Two towers when code book, verified by attorneys, clearly states "a tower" or one tower no matter what type of structure
Mass size and scaling, proportion and characteristics of the neighborhoods
Lower Elevations not shown on developers plan that would have set the building at 32.5 vs 33.5
Height of the walls are also massive and create an almost prison like look
Building is pushed away from natural hillside so entire building is out of the ground instead of a story being in the ground as seen on Surfside and Atlantic Blvd homes.
High walls next to our Town Hall Park
Parking verses Storage ratio

Reliance on staff to provide correct information resulted in the citizens hiring an attorney and filing a Writ of Ceratori against the town because the building had two towers and an extra story.....both illegal in our zoning codes. Under staffs direction in the previous application the building had 4 stories and a cupola and did not meet our zoning codes. This new plan now has 3 stories and a cupola but these same attorney's believe that the second tower is in violation of the zoning codes and the mass size and scaling are also in violation of the town's zoning codes

The developer is obviously trying to maximize their profit with the massive size of the building and incorporating a second tower. The developer will be gone in two years and will have pocketed their profits. The citizen's in the neighborhood and visitors to the Town Hall Park will have to look at this massive structure for decades.

Every time you drive down Ocean Drive you will see a condo size building towering above our park creating a canyon/tunnel look on Ocean Drive. This is not consistent with keeping our quaint small town charm.

This development will also affect and lower property values on all neighboring properties because it is massive and it will block views. But worse yet it will look like a giant condo among all the nice homes. Staff will tell you you can't protect views but the code states you can't diminish property values either.

So the proportion, scale and massing compared to the surrounding developed properties can lower our property values. Just because 461 Venus might be able to sell this development at a high dollar value does not mean it would not devalue all the properties surrounding it! Devaluation is a criteria for not approving the structure.

It will affect the ambience and visual quaintness of our town.

Here are some options for the Council:

Send this application back to P&Z because P&Z was not given sufficient and accurate information. This also gives the citizens the opportunity to present to P&Z so that their recommendation to council can come from understanding all pertinent information.
Council can have the developer submit a new plan that's compatible with the neighborhood.
Council can have the developer submit a new plan that's compatible with the neighborhood with only one tower and a finished floor of 32.5 set to the west of the property so that it is built into the side of the hill instead of protruding out of the ground.
Council can require the developer to lower the finished floor elevation to match the lot to the north that is at 32.5, move to the west of the lot and to remove the two towers. This would allow for scale and massing to be adjusted downward to be compatible with the neighborhood. (This is the best scenario).
Since the development on this site is not compatible regarding size and massing as well as less than 75% parking, DO NOT allow an additional story so it becomes a two story structure. The overriding element here is that the structure is not compatible with neighborhoods. As you drive up Venus Drive the home to the south have one story out of ground. The home to the north has 2 stories out of the ground (the 2nd story is a partial story). This massive development which is not single family but 2 family will have 3 stories and a cupola which is another 10 ft structure so you can call it 4 stories. Even though the developer says they are under the maximum lot coverage (by a few percentages) it really has little bearing. The reality of this project is that the development on the north unit is 8,527 sq ft total and the south unit is 8,527. That is 17,054 total sq ft of building!

Only council can protect our town. This is one of the last very large if not the largest lot in town. We will look and drive by this massive development every day.

We want to keep Juno Beach the quaint small town that it is and that feel is part of what we love about Juno Beach.

Please stand by the citizens vision and look at this application through the eyes of the citizens and not staff and the developer. Please do not allow a massive structure to be developed right to Ocean Drive and our beautiful Town Hall Park!

It will effect the landscape of our community forever.

Thank you for your consideration,

Motion to ask Staff to accomplish the following 6 things:

1. Create an Ordinance that amends the Zoning Code to return Appearance Review for single family detached homes to the town Planning & Zoning Department and removes it from the responsibilities of the Planning & Zoning Board.

2. Create an Ordinance that adds clarifying language to our Zoning Code stating the original intent is to be followed when judging Harmony for single family homes, which is that the Harmony requirements adopted in 1992 restricted the APPEARANCE of a proposed home (no castles or domes), but not the SIZE, MASS, BULK, SCALE, or PROPORTION of the home.

3. Publicize the existing Zoning Code restrictions on house sizes by the height and lot coverage limits, and minimum setbacks listed for the various zoning districts.

4. Publicize that the existing Harmony definition and statements in our Code regarding aesthetically pleasing buildings, etc. are informational regarding the intent of town codes, but not enforceable requirements.

5. Create an Ordinance that revises the architecture requirements in our Zoning Code to clarify that "building design elements" are not to be used in staff decision making as to whether a proposed single family detached home is acceptable.

6. Continue with current plans to encourage voluntary compliance with the town's preferred architectural styles such as with the Pattern Book now being produced.

Town of Juno Beach Comprehensive Plan

Future Land Use

Objective 11: Encourage redevelopment while promoting strong sense of community, and consistent quality of design that protects neighborhood integrity and historic and environmental resources.

Policy 11.1: The Town shall encourage infill and redevelopment of existing properties with consideration of the following:

1. Address the impact of redevelopment activities on natural and historic resources.

2. Provide for visual continuity of the community through the application of sound principles of architectural design and landscaping.

3. Be consistent with the character of the neighborhood.

Housing

Objective 9: To require architectural styles of all future housing and other structures that reflects the "Old Florida" theme sought by the Town.

Policy 9.1: Continue the application of applicable architectural and building codes that provide for the definition, identification, and regulation of "Old Florida" architectural styles, as well as, necessary incentives to promote this theme.

Policy 9.2: The Town shall continue to evaluate the "Old Florida" architectural theme during project reviews. For projects requiring Planning & Zoning Board review, the Board shall consider the architectural theme of a project during its review and recommendation, and the Town Council shall consider the architectural theme during its review and final determination (or disposition) of a project.

TOWN COUNCIL REGULAR MEETING MINUTES

February 25, 2026 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT:	PEGGY WHEELER, MAYOR JOHN CALLAGHAN, VICE MAYOR DIANA DAVIS, VICE MAYOR PRO TEM MARIANNE HOSTA, COUNCILMEMBER *(Arrived at 5:11pm)* DD HALPERN, COUNCILMEMBER
ALSO PRESENT:	ROBERT A. COLE, TOWN MANAGER LEONARD RUBIN, TOWN ATTORNEY CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK FRANK DAVILE, DIRECTOR OF PLANNING & ZONING STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS DUNCAN CLARK, PLANNING TECHNICIAN
AUDIENCE: 40	

CALL TO ORDER – 5:00PM
PLEDGE ALLEGIANCE TO THE FLAG
ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to advance Item Nos. 20, 18, and 19 to precede Item No. 11.

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

1. Year to Date (YTD) Financial Statements – *No action was required; this was provided for informational purposes only.*

***MOTION:** Halpern/Davis made a motion to approve the additional funding of $12,000 from reserves for the Pelican Lake North Gazebo project.*
***ACTION:** The motion passed 4-0.*

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 Comment Opened at 5:09pm.

Councilmember Hosta arrived at 5:11pm.

Public Comments Closed at 5:25pm.

CONSENT AGENDA

2. ~~Town Council Meeting Minutes for January 28, 2026~~
3. Zoning Board of Adjustment & Appeals Minutes - January 28, 2026
4. Proclamation – Problem Gambling Awareness Month
5. Proclamation – Florida Bicycle Month
6. Proclamation – National Eating Disorders Awareness Week
7. Proclamation – Let's Move Palm Beach County
8. Special Event Request - 2026 Town of Jupiter Turtle Trot 5K Run
9. 2025 Annual Comprehensive Financial Report
10. Asset Disposals

***MOTION:** Davis/Halpern made a motion to approve the consent agenda as amended.*
***ACTION:** The motion passed unanimously.*

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

20. Juno Ocean Walk RV Park Drainage

(Director of Public Works Hallock provided a handout, see attached.)

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus for staff to contact the County and ERM to explore potential drainage solutions and assistance, and to coordinate with the South Florida Water Management District regarding the use of pumps for situational purposes.

18. Ordinance No. 793 – Live Local Act amendment (2nd reading)

***MOTION:** Halpern/Davis made a motion to approve Ordinance No. 793 on second and final reading.*
***ACTION:** The motion passed unanimously.*

19. Caretta Project Gateway Art

***MOTION:** Hosta made a motion to approve the proposed Caretta Gateway public art feature.*

Mayor Wheeler passed the gavel and seconded the motion]

***ACTION:** The motion failed 2-3 with Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern opposed.*

DRAFT

MOTION: *Halpern/Davis made a motion to approve the Caretta Gateway public art feature in a powder-coated material and to return to the Town Council with proposed color options.*
ACTION: *The motion passed 3-2 with Vice Mayor Callaghan and Vice Mayor Pro Tem Davis opposed.*

Mayor Wheeler recessed the meeting at 7:05pm.

Mayor Wheeler reconvened the meeting at 7:12pm.

11. FY 2025-2026 "Return of US1 Median to 2005 Plans" CIP project

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to obtain a revised proposal from Terracon for the sodded areas within the medians only.

12. Explanation of Legal and Practical Limitations on Posting Public Records on the Town's Website

MOTION: *Davis/Hosta made a motion to approve maintaining the current process for posting records to the Town's website, including review and redaction procedures; approve funding in the next budget cycle for the CivicPlus Public Records Request Software agreement at an annual cost of $9,498 for a two-year term (initial term $8,624) with the option to renew annually; and authorize the Town Manager to execute the agreement; and have an explanation on the Town's website about how to access Town Records.*
ACTION: *The motion passed unanimously*

13. Discussion on Draft Town Council Orientation Packet

Council gave unanimous consensus to have staff make the recommended verbiage changes to the memorandum as discussed and to include Town maps and educational opportunities for the elected officials.

14. Town Council Pre-Agenda Work Session Minutes - December 3, 2025

MOTION: *Davis/Hosta made a motion to approve the Town Council Pre-Agenda Work Session Minutes for December 3, 2025.*
ACTION: *The motion passed unanimously.*

15. Town Council Meeting Minutes - December 10, 2025

MOTION: *Halpern/Hosta made a motion to approve the Town Council Meeting Minutes for December 10, 2025.*
ACTION: *The motion passed unanimously.*

2. Town Council Meeting Minutes for January 28, 2026

Council gave unanimous consensus for staff to review the recording of the January 28, 2026, Town Council meeting to address Vice Mayor Pro Tem Davis' concern regarding the motion on historical areas under Item No. 15.

DRAFT

16. Resolution 2026-01 – Amending the Town of Juno Beach Fee Booklet

(Director of Planning & Zoning provided a handout with a highlight change, see attached.)

***MOTION:** Callaghan/Hosta made a motion to approve Resolution No. 2026-01 - Amending the Town of Juno Beach Fee Booklet.*
***ACTION:** The motion passed unanimously.*

17. Discussion on Future Development Scenarios – *No Action was taken on this item.*

(Director of Planning & Zoning provided an example presentation per the request of Mayor Wheeler, see attached.)

21. Town Sidewalk and Brick Paver Update – *No action was required; this was provided for informational purposes only.*

22. Resolution No. 2026-03 – Veterans Memorial Policy

***MOTION:** Davis/Callaghan made a motion to approve Resolution No. 2026-03 – Veterans Memorial Policy.*
***ACTION:** The motion passed unanimously.*

COMMENTS FROM THE COUNCIL

Council gave unanimous consensus to to schedule a discussion on Town Council meeting dates for the next agenda.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to schedule a discussion on the Audit Oversight Committee Ordinance for the next agenda.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:59pm.

_____ _____

Peggy Wheeler, Mayor Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT

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 #: NONE DATE: 02/25/26

NAME: Tom Murphy PHONE NO.: 561-719-5547

REPRESENTING (IF APPLICABLE): J.B Police Foundation

ADDRESS: 12800 US Highway 1

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: DATE:

NAME: Anne Bross PHONE NO.:

REPRESENTING (IF APPLICABLE): Comments from Public

ADDRESS:

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: Public Comment DATE:

NAME: Larry Sorsby PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: 120 Ocean Dr

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

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 #: DATE: 2.25.26

NAME: CARRIE WILLIAMS PHONE NO.: 561.308.9399

REPRESENTING (IF APPLICABLE):

ADDRESS: 450 Seaside Ln

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: _____ DATE: 2-25-24

NAME: Pete Williams PHONE NO.: 561-951-3130

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 450 SEASIDE LN

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: Public Comments DATE: Feb 25

NAME: John Stellato PHONE NO.: 561 891-7378

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☑ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: _____ **DATE:** 2/25/26

NAME: Cynthia Frasier **PHONE NO.:** 6316038701

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: _____

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 #: General comment **DATE:** 2/24/26

NAME: Carol Green **PHONE NO.:** 561-309-8717

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 900 Juno Ocean Walk C10

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: _____ **DATE:** 2-25-26

NAME: Marcia Wolff **PHONE NO.:** 561-371-0243

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

Public comment

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 20 Juno Ocean Walk **DATE:** 2-25-26

NAME: Maureen Fortner **PHONE NO.:** 716-640-5704

REPRESENTING (IF APPLICABLE): Juno Ocean Walk RV Resort

ADDRESS: 900 Juno Ocean Walk

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 20 **DATE:** 2/25/26

NAME: Frank Miller **PHONE NO.:** 612-360-0260

REPRESENTING (IF APPLICABLE): Juno Beach Condo Assoc.

ADDRESS: 14661 U.S. Hwy 1, Juno Beach, FL 33408

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 19 **DATE:** 2/25/26

NAME: Aimee Shaughnessy **PHONE NO.:** 561 315 8545

REPRESENTING (IF APPLICABLE): Friends of the Arts

ADDRESS:

CHECK WHAT MAY APPLY:

☒ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 19 **DATE:** 2-25-26

NAME: John Stellato **PHONE NO.:** 561-891-7378

REPRESENTING (IF APPLICABLE):

ADDRESS:

Coratta Art - Sculptures

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☑ **I WISH TO SPEAK**

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 12 **DATE:** 2/25/2026

NAME: Aldo Rovere **PHONE NO.:** 631-335-4147

REPRESENTING (IF APPLICABLE):

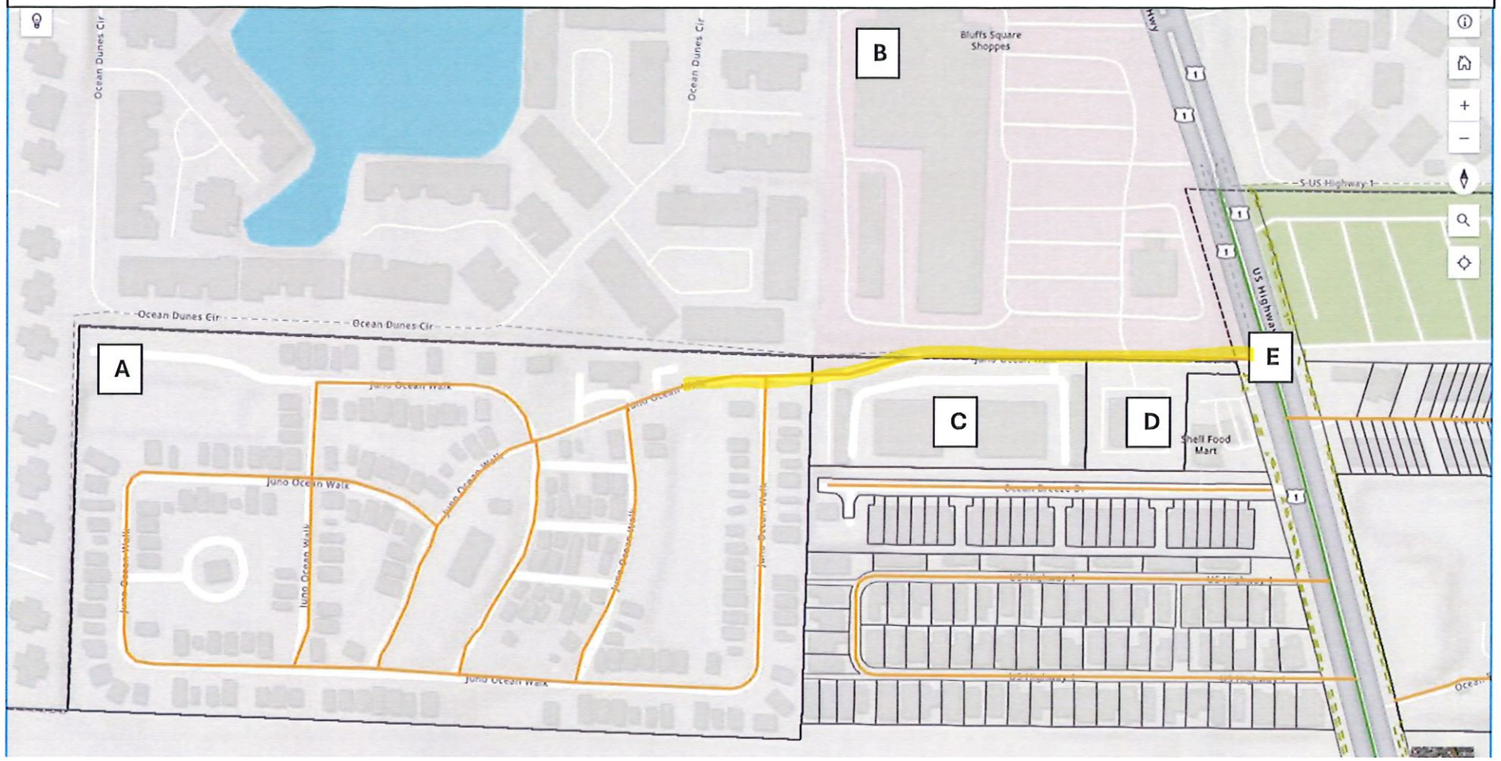
ADDRESS: 400 Uno Lago Dr.

CHECK WHAT MAY APPLY:

☐ **SUPPORT** ☐ **OPPOSE** ☑ **I WISH TO SPEAK**

Provided by Director of Public Works
Hal Jock
2/25/2026

Juno Ocean Walk and Surrounding Properties



A. Juno Ocean Walk RV Park

B. Bluffs Square Shoppes

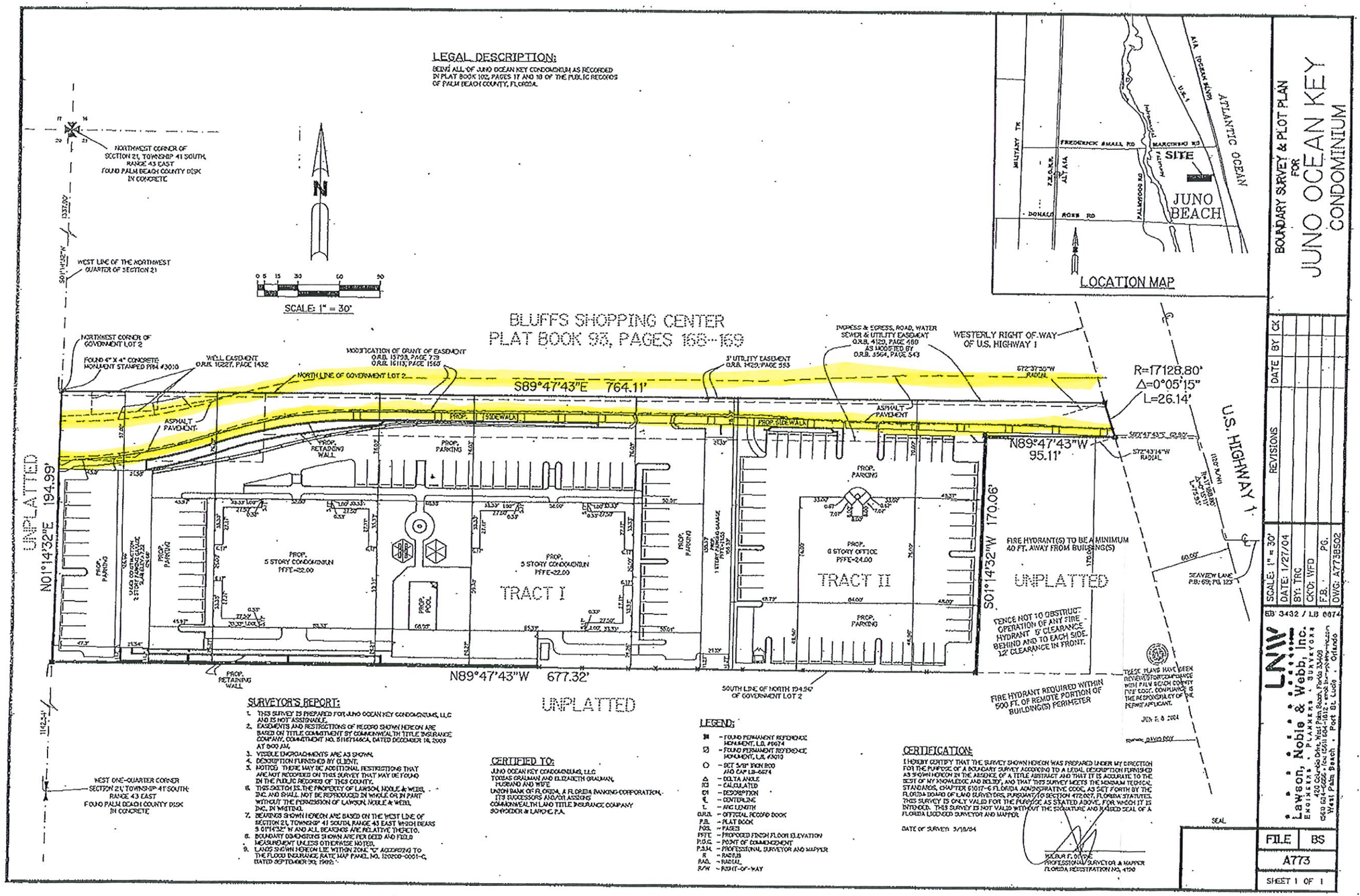
C. Ocean Condominiums

D. Ocean Professional Building

E. FDOT Intersection and ROW

Note: Juno Ocean Walk is a private road traversing four private parcels (A-D).

Provided by Director of Public Works Hallock
2/25/2026



Provided by Director of Planning : Zoning

I. Building Permit Fees and Additional Service Fees:

MAIN BUILDING PERMIT WILL INCLUDE ALL SUB-PERMITS

~~The Building Permit fee is based on the value of the work being performed.~~

Permit Fees*

Value of Work	Percentage of Valuation **
Under $5,000	$100.00 flat fee
$5,000.01 to $1,000,000.00	2.0% of value of work
$1,000,0000.01 to $3,000,000.00	1.75% of value of work
Over $3,000,000.01	1.5% of value of work

* Except as otherwise noted below.

** Plus all applicable taxes

- ~~**Fee Variations:** Some exceptions apply. Fees for specific permit types may vary from the fee schedule above based on project scope or statutory exemptions. Please consult with the Building Department for a final fee determination.~~
- Final Cost Affidavit is required before Certificate of Completion or Certificate of Occupancy is issued.
- New or Replacement of Residential or Commercial Projects requires thirty percent (30%) of permit fee when the application is submitted (up-front fee); for all other permits, one hundred percent (100%) of permit fee is due when the application is submitted.

Minimum Permit Fee:	$100.00
Administrative Fee:	$150.00
After the Fact Permit:	Three (3) Times the Permit Fee plus Permit Fee
Revision:	$100.00 Plus $15.00 per plan sheet or attachment
Renewal or Extension of Permit:	
Master	$100.00
Sub-Permit	$50.00
Change of Contractor (from same location from one contractor or TBD to another)	$50.00
Re-Inspections:	
1st Re-Inspection	$50.00
2nd Re-Inspection (same type)	$50.00 + $50.00 Penalty Fee
3rd Re-Inspection (same type)	$50.00 + $100.00 Penalty Fee
4th Re-Inspection (same type & all thereafter)	$50.00 + $150.00 Penalty Fee

~~After Hours, Weekend or Holiday Inspection~~

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Proclamation – Arbor Day 2026

DISCUSSION:

Arbor Day brings to mind that all plants, trees, shrubs, grass, and even chlorophyll-bearing phytoplankton in the oceans are essential to life on this planet. It is common knowledge that oxygen, one of photosynthesis's side products, allows us to breathe.

Trees are an intrinsic part of the web of life and are worthy of a day of acknowledgment and celebration. J. Sterling Morton is the founder of Arbor Day. The first Arbor Day was celebrated in Nebraska in 1872 in response to a state proclamation urging settlers and homesteaders to plant trees to provide shade, shelter, fruit, fuel, and beauty for residents of the largely treeless plains.

Staff has scheduled an Arbor Day celebration to recognize a newly planted tree for Friday, April 24, 2026 at 9am.

RECOMMENDATION:

The Town Staff recommend Town Council approve the Proclamation for National Arbor Day 2026.

Proclamation

Town of Juno Beach of Palm Beach County, Florida

Arbor Day 2026

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut hearing and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees wherever they are planted are a source of joy and spiritual renewal; and

NOW, THEREFORE, the Town of Juno Beach, Florida hereby proclaims Friday, April 24, 2026, as:

NATIONAL ARBOR DAY

in the Town of Juno Beach, and urges all citizens to support efforts to protect our trees and woodlands; and

Further, urges all citizens to plant trees and promote the well-being of present and future generations.

IN WITNESS WHEREOF, I, Mayor Santilli, have hereunto set my hand and caused the official seal of the Town of Juno Beach, Florida to be affixed this 25th day of March, 2026.

Attest:

Dave Santilli, Mayor

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Proclamation – Water Conservation Month 2026

DISCUSSION:

South Florida Water Management District in partnership with the State of Florida and the Florida Section of the American Water Works Association will be highlighting **April as Water Conservation Month**. Water conservation is an important component of a dependable water supply. The District and its Governing Board support this initiative, and invite their local government and utility partners to adopt their own version of the attached proclamation.

RECOMMENDATION:

Town Staff recommends Town Council approve the Proclamation for Water Conservation Month.

Proclamation

Town of Juno Beach of Palm Beach County, Florida

Water Conservation Month 2026

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management District, and the Town of Juno Beach are working together to increase awareness about the importance of water conservation; and

WHEREAS, the Town of Juno Beach and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, the Town of Juno Beach has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

WHEREAS, efficient irrigation design, programming, and maintenance can conserve water, the Town of Juno Beach will encourage citizens and businesses to evaluate their irrigation systems for potential efficiency enhancements;

NOW, THEREFORE, be it resolved that by virtue of the authority vested in me as Mayor of the Town of Juno Beach do hereby proclaim the month of April as

WATER CONSERVATION MONTH

The Town of Juno Beach, Florida is calling upon each citizen and business to help promote our precious resource by practicing water saving measures and becoming more aware of the need to save water.

PASSED AND DULY ADOPTED in regular session this 25th day of March, 2026.

Attest:

Dave Santilli, Mayor

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Selection of Voting Delegates for Florida League of Cities and Palm Beach County League of Cities

DISCUSSION:
Every year the Florida League of Cities and Palm Beach County League of Cities request an updated voting delegate form from the Town for their Annual Conferences, general membership meetings, and/or functions of the general membership. In the past, Council had requested staff to combine these two requests into one agenda item.

The selected voting delegate from the Town will cast their votes at the Conference's Annual Business Session. Traditionally, the Town Council would select the Mayor as the voting delegate for both the FLC League of Cities and PBC League of Cities.

The Palm Beach County League of Cities, however, requests for both a voting delegate and an alternate from the Town.

RECOMMENDATION:
Town Staff recommends Town Council designate the Mayor as the voting delegate and the Vice Mayor as the alternate voting delegate for both the 2026 Florida League of Cities Conference and Palm Beach County League of Cities membership meetings.

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Organizations for Council Participation List

DISCUSSION:
The Town belongs to many organizations that Council Members participate in *(see attached Organizations List for 2026-2027).* There are numerous benefits in being a part of these organizations, however, it is voluntary to participate.

In a council-manager form of government, a Town Manager may attend local meetings on behalf of the Council and report back information that may pertain to the Town.

Please note that when two (2) or more Council members are present at a meeting they must abide by the Sunshine Law.

RECOMMENDATION:
Town Staff recommend Town Council approve the proposed Organizations for Council Participation List.

VOLUNTARY ORGANIZATIONS FOR COUNCIL PARTICIPATION APRIL 2026- MARCH 2027

Organization Name	Primary Representative	Alternate	Comments	Costs/Fees/Dues
Florida League of Cities Annual Conference	*Entire Council		In August of each year, FLC holds a conference and the entire Council is invited to attend. *Registration Required.*	FLC Dues: $677/year FLC Conference: $650/person *Hotel & Per Diem Rates Not Included* *FLM Dues: $350*
Florida League of Cities Voting Delegate	Mayor	Vice Mayor		
Florida League of Mayors	Mayor	Vice Mayor		
Florida League of Cities – Legislative Conferences	Mayor	Vice Mayor	FLC will email Council & Town Staff of upcoming conferences. *Registration & RSVP Required.*	
Issues Forum	Town Manager/Designee		The Forum will notify Town Staff of membership approvals and upcoming meetings/events.	N/A
Loggerhead Marinelife Center	Town Manager/Designee	*Entire Council	Annual Go Blue Awards Event, etc. *Registration & RSVP Required.*	$150/person
Palm Beach County League of Cities District 1 Luncheon	*Entire Council and/or Town Manager/Designee		Monthly Lunch Meetings and Workshops	$240/year/person ($20/event)
Palm Beach County League of Cities Voting Delegate	Mayor	Vice Mayor	This applies *ONLY* to weighting voting items for the General Membership of the PBC League of Cities	Membership Dues: $2,558/year
Palm Beach County League of Cities Monthly Meetings and Workshops	*Entire Council		Monthly Lunch Meetings & Workshops	
Palm Beach North Chamber of Commerce Events & Boards/Committees	*Entire Council		Chamber will notify Council & Town Staff of events. *Registration Required.*	Power Networker: $525 Business Before Hours – $390+/each event/person Business After Hours - $240+/each event/person

PLEASE NOTE THAT WHEN 2 OR MORE COUNCIL MEMBERS ARE PRESENT AT A MEETING THEY MUST ABIDE BY THE SUNSHINE LAW.

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: Andrea Dobbins, Project/Risk Manager

Item Title: Request for Qualifications- Professional Traffic Engineering Services for a Safety Action Plan- SS4A Grant

DISCUSSION:

The Town of Juno Beach was awarded the Safe Streets for All (SS4A) Grant to create an Action Plan to further support the Council's adoption of the Vision Zero Initiative. The grant is funded by the Federal Highway Administration (FHWA) with a 20% local match from the Town which is budgeted in the current 25/26FY. The total amount of the grant is $100,000 for the Action plan with the 80/20 split.

A "Request for Qualifications" (RFQ) was published, and proposals were received on February 26, 2026. There were two (2) consulting firms that responded to this request. The Town's evaluation committee reviewed and ranked each of the proposals publicly on March 11, 2026, ranking Kimley Horn as the most qualified consultant to perform the requested services.

The Town's purchasing policy prohibits any communication between the Town Manager and the consultant during the "Cone of Silence". Once the Town Council has approved and awarded the agreement to Kimley Horn, the Town Manager may enter into negotiations for this agreement.

RECOMMENDATION:

Staff recommends the Council consider a motion to enter into an agreement with Kimley Horn to complete a townwide Action Plan as outlined in the RFQ per Federal guidelines in the amount not to exceed $100,000, the amount approved by the Federal Highway Administration from the Safe Streets for All Grant and to have the Town Manager sign all related agreements.

ATTACHMENTS:

Evaluation Committee Meeting Minutes

Kimley Horn Proposal

EVALUATION COMMITTEE MEETING MINUTES

March 11, 2026 at 10:00 AM

Council Chambers – 340 Ocean Drive

PRESENT:	ANDREA DOBBINS, PROJECT/RISK MANAGER FRANK DAVILA, DIRECTOR OF PLANNING & ZONING EMILY ALVES, FINANCE/HR DIRECTOR
ALSO PRESENT:	CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
AUDIENCE: 0	

CALL TO ORDER – 10:00AM

Project/Risk Manager Dobbins called the meeting to order at 10:00am. She announced that the public is allowed to attend the meeting, but participation is limited to the Evaluation Committee members only. She also stated that the purpose of the Committee meeting is to review, rank and vet out the companies which submitted proposals to the Town's Request for Qualifications (RFQ) for Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program for the Town of Juno Beach.

REVIEW OF QUALIFICATIONS - PROFESSIONAL TRAFFIC ENGINEERING SERVICES FOR SAFETY ACTION PLAN - SS4A GRANT PROGRAM

Project/Risk Manager Dobbins stated that they received a total of two (2) responses to the RFQ and explained the process for ranking the firm and giving a recommendation to Council.

The Committee reviewed and discussed the following proposals:

(See attached evaluation sheets.)

COLLIER ENGINEERING CO., INC.

Finance/HR Director Alves stated that she gave this company a total of 94 out of 100.

Project/Risk Manager Dobbins stated that she gave this company a total of 80 out of 100.

Director of Planning & Zoning Davila stated that he gave this company a total of 90 out of 100.

KIMLEY-HORN

Finance/HR Director Alves stated that she gave this company a total of 100 out of 100.

Project/Risk Manager Dobbins stated that she gave this company a total of 100 out of 100.

Director of Planning & Zoning Davila stated that he gave this company a total of 100 out of 100.

FINAL RANKINGS AND RECOMMENDATION TO THE TOWN COUNCIL

The Committee discussed and performed a final ranking on their evaluation sheets *(see attached)*.

The Committee gave unanimous consensus to recommend approval of Kimley-Horn to the Town Council.

ADJOURNMENT

The meeting was adjourned at 10:07am.

ATTEST:

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

Town of Juno Beach
EVALUATION COMMITTEE SUMMARY TABULATION
March 11, 2026

Request for Proposal: Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program

COLLIER ENGINEERING CO., INC

Evaluation Committee Member	Scoring Criteria Tabulation #1	#2	#3	TOTAL
Andrea Dobbins *Project Coordinator/Risk Manager*	15 /30	60/60	5 /10	80/100
Frank Davila, CFM *Director of Planning & Zoning*	25 /30	55/60	10 /10	90 /100
Emily Alves, CPA, CGFO *Finance/HR Director*	29/30	55/60	10/10	94 /100
			TOTAL	264 /300

KIMLEY-HORN

Evaluation Committee Member	Scoring Criteria Tabulation #1	#2	#3	TOTAL
Andrea Dobbins *Project Coordinator/Risk Manager*	30 /30	60 /60	10 /10	100/100
Frank Davila, CFM *Director of Planning & Zoning*	30 /30	60 /60	10 /10	100 /100
Emily Alves, CPA, CGFO *Finance/HR Director*	30 /30	60/60	10 /10	100/100
			TOTAL	300/300

Completed By ***Town Clerk Copeland-Rodriguez:*** _____ Date: 3/11/2026

	Max. Points	Category
#1	30	***Firm's Qualifications*** • Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals; • A minimum of 7 years of experience working with local governments; • List all staff that will be assigned to this project with assigned duties and copies of their resumes; • Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.

#2	60	***Project Experience and Proof of Past Performance*** • Provide proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government; • Provide references for each completed plan listing the contact person's name, telephone number and email address.
#3	10	***Proof of Insurance, Licenses and Deadline Requirements*** • Evidence of valid state, county, and local licenses and receipts proving authority to conduct business in the jurisdiction of the work; • Proof of Insurance; • The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Town of Juno Beach
EVALUATION COMMITTEE TABULATION
March 11, 2026

Request for Qualifications: Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program

Firm *(in alphabetical order)*	#1	#2	#3	Total
COLLIER ENGINEERING CO., INC	29 /30	55/60	10/10	94/100
KIMLEY-HORN	30 /30	60 /60	10 /10	100/100

	Max. Points	Category
#1	30	***Firm's Qualifications*** • Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals; • A minimum of 7 years of experience working with local governments; • List all staff that will be assigned to this project with assigned duties and copies of their resumes; • Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.
#2	60	***Project Experience and Proof of Past Performance*** • Provide proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government; • Provide references for each completed plan listing the contact person's name, telephone number and email address.
#3	10	***Proof of Insurance, Licenses and Deadline Requirements*** • Evidence of valid state, county, and local licenses and receipts proving authority to conduct business in the jurisdiction of the work; • Proof of Insurance; • The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Completed By: Emily Alves Date: 3/11/26
Signature

Emily Alves
Print Name

Emily's Notes

Town of Juno Beach
EVALUATION COMMITTEE TABULATION
March 11, 2026

Request for Qualifications: Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program

Firm *(in alphabetical order)*	#1	#2	#3	Total
☆ **COLLIER ENGINEERING CO., INC**	/30	/60	/10	94/100
KIMLEY-HORN	/30	/60	/10	/100

	Max. Points	Category
#1	30 29	***Firm's Qualifications*** • Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals; • A minimum of 7 years of experience working with local governments; 1981 • ✓ List all staff that will be assigned to this project with assigned duties and copies of their resumes; • Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.
#2	60 55	***Project Experience and Proof of Past Performance*** • Provide proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government; 9 done, others in progress • Provide references for each completed plan listing the contact person's name, telephone number and email address. 3 referenca provided
#3	10 10	***Proof of Insurance, Licenses and Deadline Requirements*** • ✓ Evidence of valid state, county, and local licenses and receipts proving authority to conduct business in the jurisdiction of the work; • ✓ Proof of Insurance; • ✓ The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Completed By: _____ Date: _____
Signature

_____
Print Name

Emily's Notes

Town of Juno Beach
EVALUATION COMMITTEE TABULATION
March 11, 2026

Request for Qualifications: Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program

Firm *(in alphabetical order)*	#1	#2	#3	Total
COLLIER ENGINEERING CO., INC	/30	/60	/10	/100
KIMLEY-HORN	/30	/60	/10	100/100

	Max. Points	Category
#1	30 30	***Firm's Qualifications*** • Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals; • A minimum of 7 years of experience working with local governments; 2002 • List all staff that will be assigned to this project with assigned duties and copies of their resumes; 22 resume • Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.
#2	60 60	***Project Experience and Proof of Past Performance*** • Provide proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government; 24 in FL, 285 nationally • Provide references for each completed plan listing the contact person's name, telephone number and email address. 3 provided
#3	10 10	***Proof of Insurance, Licenses and Deadline Requirements*** • Evidence of valid state, county, and local licenses and receipts proving authority to conduct business in the jurisdiction of the work; • Proof of Insurance; • The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Completed By: _____ Date: _____
Signature

_____
Print Name

Town of Juno Beach
EVALUATION COMMITTEE TABULATION
March 11, 2026

Request for Qualifications: Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program

Firm *(in alphabetical order)*	#1	#2	#3	Total
COLLIER ENGINEERING CO., INC	15/30	60/60	5/10	80/100
KIMLEY-HORN	30/30	60/60	10/10	100/100

264/300
300/300

	Max. Points	Category
#1	30	***Firm's Qualifications*** • Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals; • A minimum of 7 years of experience working with local governments; • List all staff that will be assigned to this project with assigned duties and copies of their resumes; • Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.
#2	60	***Project Experience and Proof of Past Performance*** • Provide proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government; • Provide references for each completed plan listing the contact person's name, telephone number and email address.
#3	10	***Proof of Insurance, Licenses and Deadline Requirements*** • Evidence of valid state, county, and local licenses and receipts proving authority to conduct business in the jurisdiction of the work; • Proof of Insurance; • The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Completed By: _____ Date: 3-11-26
Signature

Andrea L. Dobbins
Print Name

Collier Eng –

Out of State consultant. No local licenses provided for PBC or UB. No evidence of knowing the location or culture of Juno. Logistically it would be a challenge to hold in-person mtings + see the town's Roadways for proper evaluation + Recommendations. No exp. wkg w/ local govt. in Florida or PBC

Kimley Horn –

They show knowledge/understanding of J.B. ie. Barrier island. Lots of local exp. in PBC creating Action Plans. Provided all Requested info in the RFQ. They show success in creating Action Plans for other local FL. mubicipalities Extensive staff to provide technical Eng. Recommendations.

Town of Juno Beach
EVALUATION COMMITTEE TABULATION
March 11, 2026

Request for Qualifications: Professional Traffic Engineering Services for a Safety Action Plan – SS4A Grant Program

Firm *(in alphabetical order)*	#1	#2	#3	Total
COLLIER ENGINEERING CO., INC	25 /30	55 /60	10 /10	90 /100
KIMLEY-HORN	30 /30	60 /60	10 /10	100 /100

	Max. Points	Category
#1	30	***Firm's Qualifications*** • Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals; • A minimum of 7 years of experience working with local governments; • List all staff that will be assigned to this project with assigned duties and copies of their resumes; • Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.
#2	60	***Project Experience and Proof of Past Performance*** • Provide proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government; • Provide references for each completed plan listing the contact person's name, telephone number and email address.
#3	10	***Proof of Insurance, Licenses and Deadline Requirements*** • Evidence of valid state, county, and local licenses and receipts proving authority to conduct business in the jurisdiction of the work; • Proof of Insurance; • The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Completed By: _____ Date: 3/11/26
Signature

FRANK DAVILA
Print Name

ORIGINAL





Kimley»Horn

Expect More. Experience Better.



Request for Qualifications

Professional Traffic Engineering Services

for a Safety Action Plan- SS4A Grant Program

Prepared for

Town of Juno Beach

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program

February 26, 2026

Andrea Dobbins, Project/Risk Manager
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Kimley»Horn
Expect More. Experience Better.

477 South Rosemary Avenue
Suite 215
West Palm Beach, FL 33401

RE: Request for Qualifications Professional Traffic Engineering Services for a "Safety Action Plan- SS4A Grant Program"

Dear Ms. Dobbins and Members of the Selection Committee,

We are pleased to submit our qualifications to support the Town of Juno Beach in developing a Safety Action Plan under the USDOT FHWA Safe Streets and Roads for All (SS4A) program. The Safety Action Plan provides an opportunity to **improve safety outcomes while preserving Juno Beach's coastal character.**

We understand that Juno Beach faces unique safety challenges as a barrier island community **balancing neighborhood livability with regional traffic, growth, and tourism.** While the Town has experienced no traffic fatalities over the past decade, serious injuries and recurring crashes—particularly along major corridors and at signalized intersections—remain a concern. **Our approach focuses on addressing these systemic conditions through data-driven analysis, community engagement, and context-sensitive solutions.**

Our team brings deep SS4A Action Plan experience, including successfully preparing plans for local governments that meet all federal grant requirements. These include recent and ongoing SS4A efforts for **Palm Beach County, Boca Raton, Palm Beach Gardens, West Palm Beach, Delray Beach, and other coastal communities** with roadway and community conditions like Juno Beach.

Kimley-Horn is uniquely equipped to help the Town produce a Safety Action Plan that is technically rigorous, publicly accessible, and positioned for future federal implementation funding. Our multidisciplinary team—comprising transportation safety engineers, crash analysts, planners, Road Safety Professionals (RSPs), and community engagement specialists—will be led locally by **Brad Davis, AICP, CNU-A, a recognized leader in Vision Zero and SS4A initiatives throughout Palm Beach County.** We will provide monthly progress updates starting May 2026 and are fully committed to completing the Action Plan within the timeline set by the Town, including the public presentation at the April 2027 Town Council meeting and final submittal by May 30, 2027.

Juno Beach deserves a plan that reflects its **unique coastal context, multimodal needs, resident expectations, and long-term resilience.** Our team is committed to delivering a Safety Action Plan that is innovative, implementable, and aligned with the Town's safety goals—ensuring **safer mobility for everyone that lives, works, and visits Juno Beach.**

Thank you for the opportunity to submit our qualifications for this initiative. We look forward to the potential to partner with the Town of Juno Beach. Please feel free to contact me at **561.840.0848** or **brad.davis@kimley-horn.com** with any questions or requests for additional information.

Sincerely,

Kimley-Horn and Associates, Inc.

Kimley»Horn
Expect More. Experience Better.

Brad Davis, AICP, CNU-A
Project Manager/Primary Contact

Kevin Schanen, PE
Senior Vice President

As a Senior Vice President of the firm, Kevin Schanen, PE, has full authority to bind the firm to this contract.

Firm's Qualifications

Firm's Qualifications

Demonstrated understanding and experience in Vision Zero initiatives; including the safe system approach and the ability to develop action plans aligned with Vision Zero goals.

Vision Zero Understanding & Expertise

Kimley-Horn is a long-time leader in the transportation industry when it comes to safety. The firm has 48 nationally certified Road Safety Professionals (RSP). This group of safety leaders represent 10% of all RSPs in the United States. We are committed to bringing this professional depth to this project.

Nationally, our Vision Zero work is dispersed across the Sun Belt. The communities we have worked with face land use contexts and systemic safety issues similar to those in Juno Beach, where large, high-speed, high-volume arterial roadways are driving transportation fatalities and serious injuries. Our national work includes:

- City of Fort Worth Vision Zero Safety Plan
- City of Minneapolis Vision Zero Crash Study and Action Plan
- City of Charlotte Vision Zero Community Engagement
- City of San Antonio Vision Zero Traffic Calming Projects

Locally in Florida, Kimley-Horn is also providing safety and Vision Zero leadership. We are passionate about improving the safety record in the State. Florida has consistently sat at the top of the list of the most dangerous states in the country to walk and bike. We have been working with State partners to find solutions to this trend.

To date, we have completed or are currently working on over 24 SS4A Action Plans in Florida, and over 235 SS4A related projects nationally.

We have thorough knowledge of the processes and resources required to develop a comprehensive SS4A Safety Action Plan and are thrilled at the opportunity these federal dollars bring to our local communities, like Juno Beach.

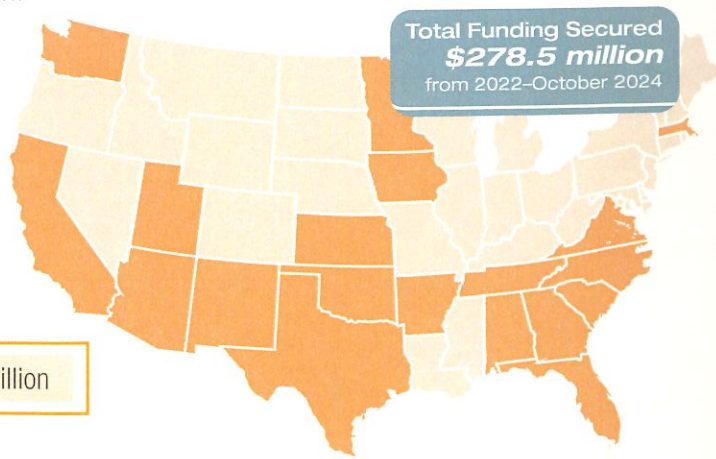
Kimley-Horn employs **48 of the nation's certified Road Safety Professionals (RSP).** RSPs demonstrate the requisite knowledge of road safety and to serve as a catalyst for greater attention to continuing education.

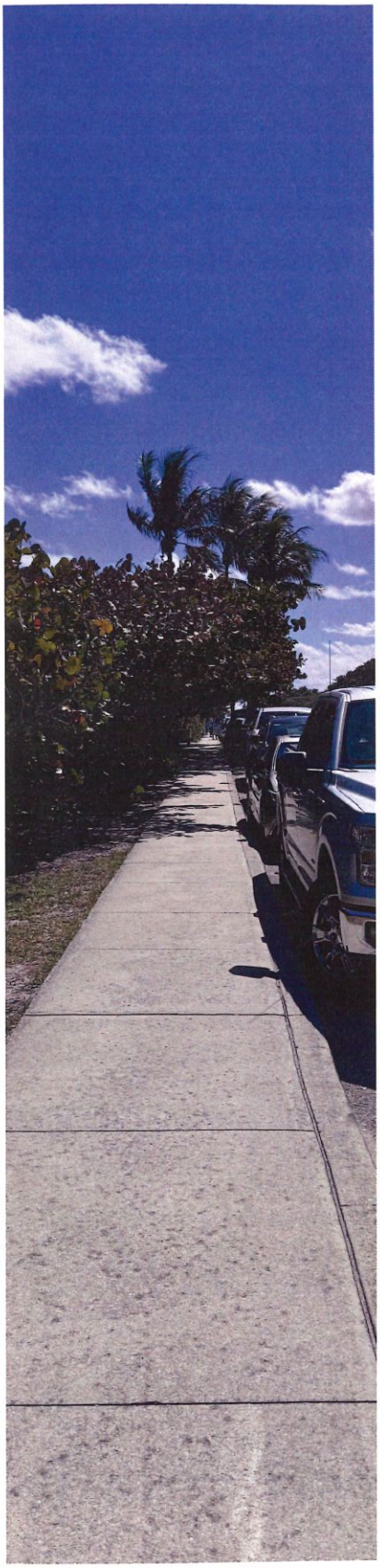
75% success rate with SS4A Planning and Implementation grants

Kimley-Horn maintains **102 Professional Traffic Operations Engineers (PTOEs).** PTOEs demonstrate our skill and ability in the specialized application of traffic operations engineering.

Implementation: $225.5 million | Action Plans: $53 million

Kimley-Horn is committed to supporting local agencies to improve the safety of their transportation systems.





SS4A Grant Program Experience

Kimley-Horn is currently working on or has completed over 235 SS4A-related projects, achieving a 75% success rate for SS4A grant applications. Additionally, Kimley-Horn has successfully secured more than $278.5 million in SS4A funding for jurisdictions across the country.

Kimley-Horn has successfully secured more than $278.5 million in SS4A funding for jurisdictions across the country

As mentioned previously, Project Manager, **Brad Davis,** AICP, CNU-A will lead Kimley-Horn's team. To date, Brad has:

- Led Pompano Beach's successful SS4A Action Plan grant application, securing $320,000 for the City
- Led Boca Raton's successful SS4A Demonstration Project grant application, securing $4 million for the City
- Leading the Delray Beach, Boca Raton, Fort Pierce, Palm Beach Gardens, and West Palm Beach Safety Action Plans and providing support as a subconsultant for the Palm Beach County SS4A Safety Action Plan

Kimley-Horn and our partners will provide unmatched SS4A leadership for Juno Beach. Whether it's a technical grant requirement, an administrative question, or support applying for future SS4A funds, Kimley-Horn can deliver on all SS4A facets to ensure the Town is compliant with its current grant and competitive with future grant applications.

Florida Safety Plan Project Experience

As one of the premier transportation firms in the state, our primary focus is to work closely with municipalities and government agencies on comprehensive traffic safety projects. Our coordination with various districts, cities, and counties has resulted in many long-term contracts for local road safety plans, systemic safety evaluations, road safety audits, safe routes to school, SS4A, and other services. We have the ability to develop action plans aligned with Vision Zero goals.

From this vast wealth of experience, we can assist our clients in coordinating their projects with the policies and practices of USDOT and other governmental entities.

Below are just a few of our safety action/vision zero plans for municipal and government agency clients:

- City of Boca Raton VZAP
- Palm Beach Gardens VZAP
- Martin MPO VZAP
- City of Fort Pierce CSAP
- Osceola County VZAP
- City of St. Cloud VZAP
- City of Kissimmee VZAP
- City of Orlando Connect Residents on Safe Streets
- Hillsborough County Vision Zero Corridors
- Hernando County SS4A Action Plan
- Columbia County SS4A CSAP
- CRTPA Safety Action Plan
- City of Fort Walton Beach SS4A Action Plan
- ECRC Safety Action Plan



A minimum of 7 years of experience working with local governments.

South Florida And Palm Beach County Experience

Since 2002, Kimley-Horn has worked on more than 1,500 roadway, transportation, and transit projects within Palm Beach County. From traffic safety to small intersection improvements, local street rehabilitation, and Complete Streets, Kimley-Horn has successfully partnered with all levels of government to enhance transportation and traffic safety within Palm Beach County and the South Florida metropolitan area.

Our local team has completed numerous traffic safety projects for Palm Beach County, FDOT District Four, local municipalities, and their Community Redevelopment Agencies. This includes work in the Cities of Delray Beach, West Palm Beach, Lake Worth, Boca Raton, Lantana, Palm Beach Gardens, Jupiter, Riviera Beach, Royal Palm Beach, and more. Our services have encompassed access management, bicycle and pedestrian safety action plans, complete street design and planning, corridor safety studies, crash data analysis, traffic calming, and more. Below is a snapshot of some of our most recent work in South Florida:

- Boca Raton Mobility Program In-House Staff Support
- Broward MPO Complete Streets Master Plan Update
- City of Boca Raton A1A RRFB Safety Evaluations
- City of Boca Raton US-1 Complete Streets
- City of Boca Raton Vision Zero Action Plan
- City of Delray Beach Lindell Boulevard Complete Streets
- City of Delray Beach Lowson Boulevard Roadway Improvements
- City of Lake Worth Road Safety Improvements
- City of Lantana Traffic Calming Policy
- City of Palm Beach Gardens Safe Streets and Roads for All Vision Zero Action Plan
- City of Wellington Traffic Calming
- City of West Palm Beach Bike Master Plan Update
- Palm Beach TPA Complete Streets Design Guidelines
- Palm Beach TPA Long-Range Transportation Plan 2050
- Palm Beach TPA W Avenue A Complete Streets Plan

RELATIONSHIPS WITH IMPORTANT AGENCIES AND STAKEHOLDERS. Kimley-Horn is well-known and respected by local agencies with whom the Town of Juno Beach interacts. We have a long history administering projects for the Florida Department of Transportation (FDOT), Palm Beach County, and the Palm Beach Metropolitan Planning Organization. Our understanding of their policies and procedures will benefit the Town by identifying projects that align with funding sources, promote coordination, and align policies and design standards with projects proposed for this Safety Action Plan. With so many of the safety needs clustered along corridors these agencies own and influence, it will be critical to build consensus around strategies to achieve the Town's Safety Action Plan goals.

List all staff that will be assigned to this project with assigned duties and copies of their resumes.

Please see the following page for our proposed organizational chart, followed by the associated resumes.

TOWN OF JUNO BEACH

TASK 1 - PROJECT MANAGEMENT

PRINCIPAL-IN-CHARGE
Stewart Robertson, PE

PROJECT MANAGER
Brad Davis, AICP, CNU-A

QC/QA
Michelle Mecca, PE, RSP1

TASK 2 - SAFETY ASSESSMENT

SAFETY ANALYSIS
Ravi Wijesundera, PE, RSP1

TRAFFIC ANALYSIS
Stephanie Guerra, PE

BEHAVIORAL TRENDS
Wendy Krehbiel, PE, RSP2I, IMSA II

GIS
Raul Pineda Mendez, EI, PhD

FORENSICS
Marco Cheraso, PE, ACTAR

TASK 3 - COMMUNITY ENGAGEMENT

PUBLIC ENGAGEMENT
Kim Smith

ONLINE ENGAGEMENT
Jacob Knaus

TASK 4 - SAFETY ACTION PLAN

POLICY
Ruben Cruz, CFM

SAFETY PROGRAMS
Alex Iliev, PE, PTOE, RSP1

PROJECT IDENTIFICATION
Corinn Beem, AICP

COMPLETE STREETS DESIGN
Jared Schneider, AICP, CNU-A

ROADWAY ENGINEERING
Eric Regueiro, PE

TRAFFIC OPERATIONS
Chris Heggen, PE

STREETSCAPE/TRAFFIC CALMING
Jonathan Haigh, PLA

ACCESS TO TRANSIT
John Lafferty

PROJECT PRIORITIZATION
Saige Killion

GRANT IDENTIFICATION
Heather Glisson, AICP

GRAPHIC DESIGN
Sunshine Gorman

DOCUMENT DESIGN
Kate Saxon



Professional Credentials

- Master of Science, City Planning, Georgia Institute of Technology
- Bachelor of Science, Sociology, University of Florida
- American Institute of Certified Planners, #024765
- Congress for New Urbanism (CNU-A), Accredited
- American Planning Association (APA), Member
- International Parking Institute, Member

Special Qualifications

- Recognized industry leader in Complete Streets policy and design
- Has 17 years of experience working with a variety of municipal clients to address needs related to transportation, redevelopment, recreation, and quality of life
- Worked with a variety of municipalities to conduct safety and health analysis, project prioritization and funding, network design, mode choice, infrastructure design, transportation technology, and community engagement

Brad Davis, AICP, CNU-A

Project Manager

Brad is a recognized industry leader in Complete Streets policy and design and has 17 years of experience working with a variety of municipal clients to address needs related to transportation, redevelopment, recreation, and quality of life. He has worked with a variety of municipalities to conduct safety and health analysis, project prioritization and funding, network design, mode choice, infrastructure design, transportation technology, and community engagement. Brad's safety and Complete Streets work cuts across scales of geography and governance. This will provide the Town of Juno Beach with subject matter authority and regional trust.

Relevant Experience

- Fort Pierce Comprehensive Safety Action Plan, Fort Pierce, FL *Project Manager*
- Palm Beach Gardens Vision Zero Action Plan, Palm Beach Gardens, FL *Project Manager*
- Boca Raton Vision Zero Action Plan, Boca Raton, FL — *Project Manager*
- Delray Beach Vision Zero Action Plan, Delray Beach, FL — *Project Manager*
- Boca Raton SS4A Demonstration Grant Application, Boca Raton, FL *Project Manager*
- Palm Beach County SS4A Safety Action Plan, Palm Beach County, FL — *Project Manager*
- Palm Beach TPA Long-Range Transportation Plan 2045, West Palm Beach, FL — *Task Lead and Project Planner*
- Martin MPO Vision Zero Action Plan, Martin County, FL — *Project Planner*
- Boca Raton Mobility Program In-House Staff Support, Boca Raton, FL *Project Manager*
- St. Lucie TPO SmartMoves 2045, St. Lucie County, FL — *Project Planner*
- Broward MPO Complete Streets Master Plan, Broward County, FL *Task Lead and Project Planner*
- SR 60 Lane Repurposing Study Safety Analysis, Vero Beach, FL *Project Planner*
- Palm Beach TPA Downtown Workshop Series, West Palm Beach, FL *Project Manager*
- West Palm Beach Bike Master Plan Update, West Palm Beach, FL *Project Manager*
- Mizner Boulevard Rectangular Rapid Flashing Beacon Safety Evaluations, Boca Raton, FL — *Project Manager*
- A1A RRFB Safety Evaluations, Boca Raton, FL — *Project Manager*
- Road Safety Improvements, Lake Worth Beach, FL — *Project Planner*

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program



Professional Credentials

- Master of Science, Civil Engineering, University of Kentucky
- Bachelor of Science, Civil Engineering, University of Kentucky
- Professional Engineer in Florida, #63939
- National Society of Professional Engineers (NSPE), Member
- Institute of Transportation Engineers (ITE), Member
- Association of Pedestrian and Bicycle Professionals, Member
- American Society of Civil Engineers (ASCE), Member

Special Qualifications

- 25 years of project management experience
- Expertise includes conducting studies for livable communities, reducing reliance on automobiles, enhancing accessibility to public transit and non-motorized transportation, and conducting coordination and outreach activities

Stewart Robertson, PE

Principal-in-Charge

Stewart's 25 years of project management experience includes multimodal master planning featuring an emphasis in Complete Streets planning, design, and implementation; design plan reviews; bicycle corridor studies; pedestrian and bicycle network plans; pedestrian safety studies; transit studies; transit ITS implementation; corridor analysis; intersection capacity analysis; travel demand analysis; and GIS. His expertise includes conducting studies for livable communities, reducing reliance on automobiles, enhancing accessibility to public transit and non-motorized transportation, and conducting coordination and outreach activities.

Relevant Experience

- Palm Beach TPA 2050 LRTP, Palm Beach County, FL — *Project Manager*
- Palm Beach TPA 2045 LRTP, Palm Beach County, FL — *Project Manager*
- Palm Beach TPA SUN Trail Implementation Plan, West Palm Beach, FL *Project Manager*
- Palm Beach TPA Complete Streets Design Guidelines, West Palm Beach, FL — *Project Manager*
- East Ocean Boulevard/SE Monterey Road Corridor Study, Stuart, FL *Project Manager*
- SR A1A Streetscape Improvements, Fort Lauderdale, FL — *Project Engineer*
- Lowson Boulevard Roadway Improvements, Delray Beach, FL *Project Engineer*
- Broward MPO, Complete Streets Initiative, Broward County, FL *Project Manager*
- Countermeasures for Pedestrian and Bicycle High Crash Locations, Miami, FL — *Project Engineer*
- Districtwide Corridor Planning Studies, FDOT District Six — *Project Engineer*
- Countywide Transportation Master Plan, Miami, FL — *Project Engineer*
- Prospect Road Lane Elimination Traffic Analysis, Oakland Park, FL *Project Manager*
- Hollywood Streetscape Phase 4, Stage 2, Hollywood, FL — *Project Engineer*
- FDOT On-Call Statewide Policy Planning, FDOT Central Office, Statewide, FL — *Project Engineer*
- Continuing Services Contract for Professional Planning Consulting, Kissimmee, FL — *Project Engineer*
- Martin MPO Bicycle and Pedestrian Facilities Map, Stuart, FL *Project Manager*
- Multimodal Mobility Study, Medley, FL — *Project Manager*
- The Underline Phases I, II, and III Design Criteria Package, Miami, FL *Project Engineer*

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program



Professional Credentials

- Master of Science, Civil Engineering, University of Alabama
- Master of Science, Civil Engineering, University of Moratuwa, Sri Lanka
- Bachelor of Science, Civil Engineering, University of Moratuwa, Sri Lanka
- Professional Engineer in Florida, #69259
- Road Safety Professional 1, #124
- Institute of Transportation Engineers (ITE), Member

Special Qualifications

- Ravi has 21 years of experience in transportation planning and traffic engineering
- Areas of expertise include traffic safety studies, traffic operations, data analysis, research studies, GIS applications, and transportation planning
- Has performed numerous safety studies for FDOT, MPOs, and municipalities in the areas of road departure crashes, intersection safety improvement, fatal crash reviews, bicycle and pedestrian studies, and traffic calming

Ravi Wijesundera, PE, RSP$_1$

Safety Analysis

Ravi has 21 years of experience in transportation planning and traffic engineering. His areas of expertise include traffic safety studies, traffic operations, data analysis, research studies, GIS applications, and transportation planning. He has performed numerous safety studies for FDOT, MPOs, and municipalities in the areas of road departure crashes, intersection safety improvement, fatal crash reviews, bicycle and pedestrian studies, and traffic calming. Ravi is extremely familiar with traffic safety data analysis techniques, identification of crash patterns, field reviews, development of improvement alternatives, operational evaluation of alternatives, benefit-cost analysis, and technical report preparation.

Relevant Experience

- North Miami Beach Vision Safety Action Plan, North Miami Beach, FL
  Project Manager
- SR A1A North Causeway PD&E Study, FDOT District Four
  Project Engineer
- SR 60 "Twin Pairs" Lane Elimination Study, Indian River County MPO, Vero Beach, FL — *Project Manager*
- Districtwide Traffic Operations Safety Studies, FDOT District Four
  Project Manager
- Districtwide Traffic Operations Safety Studies, FDOT District Six
  Project Manager
- Districtwide General Planning Consultant (GPC), FDOT District Four
  Project Manager
- Countermeasures for Pedestrian and Bicycle High Crash Locations, Miami-Dade TPO, Miami, FL — *Project Manager*
- Safe Routes to School Plans (2011, 2013 and 2014), Miami-Dade TPO, Miami, FL — *Project Manager*
- Opa-Locka Transit Circulator Study, Opa-Locka, FL — *Project Manager*
- Bicycle and Pedestrian Safety Study, FDOT District Four — *Project Engineer*
- Citywide Neighborhood Traffic Calming Plan, North Miami, FL
  Project Manager
- Alton Road PD&E Study (5th Street to Michigan Avenue), FDOT District Six
  Project Engineer
- Strategic Miami Area Rapid Transit (SMART) Plan, Miami-Dade TPO, Miami-Dade County, FL — *Deputy Project Manager*
- I-95 Interchange Master Plan from South of Hallandale Beach Boulevard to North of Hillsboro Boulevard, FDOT District Four — *Project Engineer*
- I-95 Master Plan for 17 Interchanges from Linton Boulevard to Northlake Boulevard, FDOT District Four — *Project Engineer*



Professional Credentials

- Bachelor of Science, Civil Engineering, University of Florida
- Professional Engineer in Florida, #74007
- Road Safety Professional, Level 1, #102
- Road Safety Professional, Level 2 Infrastructure, #5
- IMSA Traffic Signals I, #AA_95127
- FDOT Advanced Work Zone Traffic, #88020
- Institute of Transportation Engineers (ITE), Member
- International Municipal Signal Association (IMSA), Member

Special Qualifications

- Has 19 years of experience providing safety and traffic operations analysis
- Experience includes crash analysis, qualitative assessments, safety and operational studies, alternative intersection control, countermeasure selection, preparation of benefit-cost analysis reports, traffic signal design, lighting design, temporary traffic control, utility coordination, and specifications

Wendy Krehbiel, PE, RSP2$_1$, IMSA II

Behavioral Trends

Wendy has 19 years of experience providing safety and traffic operations analysis, including crash analysis, qualitative assessments, safety and operational studies, alternative intersection control, countermeasure selection, preparation of benefit-cost analysis reports, traffic signal design, lighting design, temporary traffic control, utility coordination, and specifications.

Relevant Experience

- Osceola County Vision Zero Action Plan, Orlando, FL — *Project Engineer*
- Sumter County SS4A Comprehensive Safety Action Plan (CSAP), Wildwood, FL — *Project Engineer*
- Districtwide Traffic Operations Safety Studies, FDOT District Four *Project Engineer*
- SS4A Safety Action Plan, San Juan, PR — *Project Engineer*
- Districtwide Traffic Safety Studies, FDOT District Two — *Project Engineer*
  - Intersection Studies
  - Corridor Studies
  - Pedestrian/Bicyclist Counts and Safety Analyses
  - Concept Design and LRE
  - Benefit-Cost and Net Present Value
  - Fatal Crashes
  - Safety Letters/Safety Assessment Reports
  - Crash Analyses
  - Road Safety Audits
  - Safe Routes to Schools
  - Lighting Justifications
- Districtwide Traffic Safety Studies, FDOT District Three — *Project Engineer*
- Districtwide Community Traffic Safety Studies and Highway Design, FDOT District Five — *Project Manager*
- Districtwide Traffic Operations Studies, FDOT District Two — *Project Engineer*
- Districtwide Traffic Operations Studies and Minor Design, FDOT District Five — *Project Manager*
- On-Call Miscellaneous Traffic Studies, St. Johns County, FL *Project Manager*
- Saxon Boulevard Safety Analytics Review, Volusia County, FL *Project Manager*
- Intersection Safety Analytics Pilot, Orlando, FL — *Project Manager*
- Interbay Boulevard from Westshore Boulevard to Bayshore Boulevard, FDOT District Seven — *Project Engineer*
- Continuing Services for Traffic Operations Minor Design, FDOT District Two *Project Engineer*
- Continuing Services for Safety Minor Design, FDOT District Two *Project Engineer*

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program



Raul Pineda Mendez, EI, PhD

GIS

Raul is a transportation planning and traffic operations analyst at Kimley-Horn. His scholarly work focuses on better understanding and systematically improving the safety performance of road networks by devising model-based solutions for transportation systems management and operations. His research experience covers diverse topics, including highway safety management, surrogate safety measures, vulnerable road users, statutory speed limits, speed management, emerging data sources, roadside safety hardware, signing maintenance, and bicycle-sharing systems. These projects have resulted in the creation of impactful engineering tools, publications in refereed journals, numerous well-received presentations at national and international conferences, and a national recognition with AASHTO's high-value research award in the supplemental category of safety.

Professional Credentials

- Doctorate of Philosophy, Civil Engineering, Purdue University
- Master of Science, Civil Engineering, Purdue University
- Bachelor of Science, Civil Engineering, Universidad Nacional, Colombia
- Engineering Intern in Florida, #1100028002
- Transportation Research Board (TRB) Standing Committee in Transportation Safety Management Systems, Member
- Panamerican Society for Transport and Logistics research (PANAMSTR) Transport Safety Committee, Member

Special Qualifications

- Expert in transportation planning and traffic operations analysis, with a focus on enhancing road network safety through model-based solutions for transportation systems management and operations
- Recipient of the AASHTO High-Value Research Award (Safety – Supplemental Category)

Relevant Experience

- **Boca Raton Vision Zero Action Plan, Boca Raton, FL** — *Project Analyst*
- **Palm Beach Gardens Vision Zero Action Plan, Palm Beach Gardens, FL** *Project Analyst*
- **WPB SS4A Safety Plan, West Palm Beach, FL** — *Project Analyst*
- **Palm Beach County SS4A Safety Action Plan, Palm Beach County, FL** *Project Analyst*
- **City of Atlantic Beach Safety Action Plan, Atlantic Beach, FL** *Project Analyst*
- **SS4A Safety Action Plan, San Juan, PR** — *Project Analyst*
- **Emerald Coast Safety Action Plan, Pensacola, FL** — *Project Analyst*
- **Columbia County SS4A Comprehensive Safety Action Plan Project, Columbia County, FL** — *Project Analyst*
- **Fort Pierce Comprehensive Safety Action Plan, Fort Pierce, FL** *Project Analyst*
- **Cleveland Heights SS4A Comprehensive Safety Action, Cleveland Heights, OH** — *Project Analyst*
- **Wasatch Front Regional Council SS4A Comprehensive Safety Action Plan, Salt Lake City, UT** — *Project Analyst*
- **Boca Raton Mobility and Connectivity On-Call, Boca Raton, FL** *Project Analyst*
- **Virginia DOT (VDOT) Traffic Analysis Support, Statewide, VA** *Project Analyst*
- **CR 305 and CR 302 Intersection Analysis and Design, Flagler County, FL** *Project Analyst*
- **Gainesville University Avenue and 13th Street PD&E Study and Design, Gainesville, FL** — *Project Analyst*

Kimley»Horn



Professional Credentials

- Bachelor of Science, Mechanical Engineering, Florida Atlantic University
- Professional Engineer in Florida, #94389
- Fully Accredited Accident Reconstructionist (ACTAR), #3836
- FDOT Maintenance of Traffic/Temporary Traffic Control, #610347
- Society of Automotive Engineers (SAE), Member
- ASTM International, Member

Special Qualifications

- Court accepted expert witness in accident reconstruction
- Over seven years of experience specializing in forensic engineering
- Has provided forensic engineering services on hundreds of automotive accident reconstructions to identify factors that contribute to automotive and roadway accidents

Marco Cheraso, PE, ACTAR

Forensics

Marco practices in the area of forensics engineering and accident reconstruction. He is an ACTAR Accredited Traffic Accident Reconstructionist and has been trained in Temporary Traffic Control design by Palm Beach Safety Council. As an engineer, he applies the principles of physics, human factors, and safety to forensic evaluations. With a background in design, as well as testing of prototype vehicles, Marco has a unique insight into automotive and roadway factors that can contribute to accidents. He has experience reviewing incidents involving vehicles, pedestrians, bicycles, e-bikes, commercial, as well as off-highway and construction vehicles. This expertise aligns with SS4A goals by transforming crash analysis into impactful, data-driven traffic safety solutions.

Relevant Continuing Education Courses

- **Traffic Crash Reconstruction 1 & 2, Northwestern University**
- **Maintenance of Traffic, Advanced Level, Palm Beach Safety Council**
- **Nighttime Recognition and Visibility, Swaroop Dinakar, WREX**
- **Driver Distraction from Electronic Devices, Jeffrey Hickman, SAE**
- **"Response" User Forum, Driver Research Institute**

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program



Professional Credentials

- Master of Science, Urban and Regional Planning, University of Central Florida
- Bachelor of Arts, Design and Technical Production, University of North Carolina School of Arts

Special Qualifications

- Supports project development by leveraging GIS technology to analyze spatial data and implement innovative solutions
- Strong foundation in urban planning
- Known for her attention to detail and growing analytical skills, Kim is committed to building sustainable, efficient communities

Kim Smith

Public Engagement

Kim is a passionate planning analyst with experience in transportation and strategic planning. At Kimley-Horn, she supports project development by leveraging GIS technology to analyze spatial data and implement innovative solutions. Known for her attention to detail and growing analytical skills, Kim is committed to building sustainable, efficient communities. With a strong foundation in urban planning and dedication to Kimley-Horn's core values of honesty, integrity, and ethics, she is eager to grow her career while continuing to deliver exceptional client service.

Relevant Experience

- SS4A Safety Action Plan, Palm Beach County, FL — *Planning Analyst*
- Vision Zero Action Plan, Boca Raton, FL — *Planning Analyst*
- Vision Zero Action Plan, Palm Beach Gardens, FL — *Planning Analyst*
- Bike Master Plan, West Palm Beach, FL — *Planning Analyst*
- Comprehensive Safety Action Plan, Fort Pierce, FL — *Planning Analyst*
- Delray Beach Vision Zero Action Plan, Delray Beach, FL — *Planning Analyst*



Jacob Knaus

Online Engagement

During his time at Kimley-Horn, Jacob has focused on technology and software, developing expertise in both areas. Currently, Jacob is heavily involved in the development and implementation of a variety of Kimley-Horn technology solutions, playing a key role in delivering innovative solutions to clients. These internal tools include SMARTS, DRIVE, PublicCoordinate. PVTune, TREDLiteVMT, XAK-PACK, Kadence, KITS, and TRACTION. His strong understanding of both the technical and business sides of software have made him a valuable asset in driving successful implementations and fostering strong client relationships.

Professional Credentials

- Bachelor of Business Administration, Finance, University of Texas, San Antonio

Special Qualifications

- Heavily involved in the development and implementation of a variety of Kimley-Horn technology solutions, used to help our clients simplify and streamline projects
- Strong understanding of both the technical and business sides of software have made him a valuable asset in driving successful implementations and fostering strong client relationships

Relevant Experience

- North Miami Beach Vision Safety Action Plan, North Miami Beach, FL *Team Member*
- Comprehensive Vulnerability Assessment, Miramar, FL — *Team Member*
- Iron County Safe Streets for All (SS4A) Action Plan, Cedar, UT *Team Member*
- Safe Streets for All (SS4A) Comprehensive Safety Action Plan (CSSAP), Jackson, MI — *Team Member*
- RAISE 2025, Apopka, FL — *Team Member*
- Citywide Mobility and Safety Action Plan, Princeton, TX — *Team Member*
- SS4A Comprehensive Safety Action Plan, San Juan, PR — *Team Member*
- Safe Streets and Roads for All (SS4A) Safety Action Plan, Travis County, TX — *Team Member*



Professional Credentials

- Master of Science, Urban and Regional Planning, Florida Atlantic University
- Bachelor of Arts, Communication, Florida Atlantic University
- Certified Floodplain Manager, US-12-06514

Special Qualifications

- Brings over 20 years of municipal planning experience
- Extensive expertise in areas such as comprehensive planning, land use, zoning, floodplain regulations, code analysis, site planning, master land use plans, entitlements, due diligence, as well as development reviews and multi-agency coordination
- Background with the Town of Juno Beach ensures this project not only enhances roadway safety but also thoughtfully meets the needs of the community

Ruben Cruz, CFM

Policy

Ruben brings over 20 years of municipal planning experience and extensive expertise in areas such as comprehensive planning, land use, zoning, floodplain regulations, code analysis, site planning, master land use plans, entitlements, due diligence, as well as development reviews and multi-agency coordination. A creative problem-solver, Ruben is dedicated to helping clients achieve sustainable growth and cultivate radiant developments. His work focuses on the seamless integration of planning, design, and implementation with practical operations related to private, public, and local government services.

As the former Director of Planning and Zoning for the Town of Juno Beach, Ruben has extensive experience in land use planning, zoning, and community development. His background with the Town ensures this project not only enhances roadway safety but also thoughtfully meets the needs of the community.

Relevant Experience

- **Vision Zero Action Plan, North Miami, FL** — *Project Planner*
- **Vision Zero Action Plan, Palm Beach Gardens, FL** — *Project Planner*
- **Comprehensive Plan Update, Jupiter Island, FL** — *Project Planner*
- **Comprehensive Plan Update, Lauderdale Lakes, FL** — *Project Planner*
- **Comprehensive Plan Update, Indian River Shores, FL** — *Project Planner*
- **Comprehensive Plan Update, Hollywood, FL** — *Project Planner*
- **Tourism Sustainability Masterplan, Flagler County, FL** — *Project Planner*



Professional Credentials

- Bachelor of Science, Civil Engineering, Michigan State University
- Professional Engineer in Florida, #98595
- Professional Traffic Operations Engineer, #5582
- Road Safety Professional, Level 1, #1652

Special Qualifications

- Nine years of experience as a transportation engineer
- Experience ranges from intersection capacity analysis, safety analysis, parking analysis, and site plan circulation functionality
- Proficient in the use of AutoCAD, Synchro, Sidra, Vissim, and Microsoft Office

Alex Iliev, PE, PTOE, RSP$_1$

Safety Programs

Alex has nine years of experience as a transportation engineer. His experience ranges from intersection capacity analysis, safety analysis, parking analysis, and site plan circulation functionality. Alex has worked with both public and private clients including FDOT and counties in South Florida. He is proficient in the use of AutoCAD, Synchro, Sidra, Vissim, and Microsoft Office.

Relevant Experience

- **Palm Beach County SS4A Safety Action Plan, West Palm Beach, FL** *Project Engineer*
- **Districtwide Traffic Operations Studies, FDOT District Six** — *Project Engineer*
- **Safety Analysis for Design Exceptions and Variations, FDOT District Six and MDX** — *Project Engineer*
- **One-Way Pairs Study for Andrews Avenue SE 3rd Avenue, Fort Lauderdale, FL** — *Project Engineer*
- **Miami-Dade TPO SMART GPC Pedestrian Scramble Evaluations, Miami, FL** *Project Engineer*
- **Rickenbacker Causeway Master Plan, Miami, FL** — *Project Engineer*
- **Route 301 & Route 54 Intersection Safety Analysis, Hanover County, VA** *Project Engineer*
- **Virginia DOT, Route 3 and I-95 STARS Improvements, Fredericksburg, VA** *Project Engineer*
- **Virginia DOT, Safety Circuit Rider Program Support, Statewide, VA** *Project Engineer*



Corinn Beem, AICP

Project Identification

Corinn has seven years of planning experience with a focus on transportation, mobility, and safety. Her experience includes graduate research assistantships with the Center for Urban Transportation Research (CUTR) and Office of Community Engagement and Partnership (OCEP) at the University of South Florida. Corinn has been involved in a wide variety of transportation, aviation, and transit planning projects at Kimley-Horn. She is experienced using Geographic Information Systems (GIS) and ESRI Business Analyst, and FDOT's Transit Boardings Estimation and Simulation Tool (TBEST).

Professional Credentials

- Master of Science, Urban and Regional Planning, University of South Florida
- Bachelor of Arts, International Studies, University of South Florida
- American Institute of Certified Planners, #34093

Special Qualifications

- Seven years of planning experience with a focus on transportation, mobility, and safety
- Has been involved in a wide variety of transportation, aviation, and transit planning projects
- Experienced using Geographic Information Systems (GIS) and ESRI Business Analyst, and FDOT's Transit Boardings Estimation and Simulation Tool (TBEST)

Relevant Experience

- **Palm Beach TPA Complete Streets Design Guidelines, West Palm Beach, FL** — *Project Planner*
- **Hillsborough County Mango Road Vision Zero HIN Corridor Study and Design, Tampa, FL** — *Project Planner*
- **SR 968/Flagler Feasibility Study, FDOT District Six** — *Project Planner*
- **Miami-Dade County Major Transit Development Plan, Miami, FL** *Project Manager*
- **Vision Zero Corridors Program, Tampa, FL** — *Project Planner*
- **Safety Harbor Sidewalk and Bicycle Facilities Master Plan, Safety Harbor, FL** — *Project Planner*
- **Unsignalized Intersection Safety Program, Hillsborough County, FL** *Project Planner*
- **Broward MPO Transportation Surtax Services, GIS-Based Project Prioritization, Broward County, FL** — *Project Planner*
- **Sun City Center Pedestrian Mobility Study, Sun City, FL** *Project Planner*
- **Strategic Action Plan, Tampa, FL** — *Project Planner*



Professional Credentials

- Master of Urban Planning, Rollins College
- Bachelor of Arts, Business Administration, University of Florida
- Bachelor of Arts, Geography, University of Florida
- American Institute of Certified Planners, #024814
- Congress for New Urbanism (CNU-A), Accredited
- American Planning Association (APA), Member
- Urban Land Institute (ULI), Member

Special Qualifications

- 19 years of professional experience
- Has worked throughout Florida developing and helping to implement multimodal transportation projects that are sensitive to mobility and land use needs
- Led numerous special area and district plans, form-based code reviews, Complete Streets, and a wide-range of multimodal transportation plans

Jared Schneider, AICP, CNU-A

Complete Streets Design

Jared is a leader in Kimley-Horn's multimodal transportation and planning practice with 19 years of professional experience. He has worked throughout Florida developing and helping to implement multimodal transportation projects that are sensitive to mobility and land use needs. He has also led numerous special area and district plans, form-based code reviews, Complete Streets, and a wide-range of multimodal transportation plans. These plans have included extensive public involvement that have led to successful recommendations and outcomes. Jared's professional interests include land planning, multimodal transportation planning, and Complete Streets projects.

Relevant Experience

- **Pedestrian and Bicycle Mobility Master Plan, Cape Canaveral, FL** *Project Manager*
- **Disston Avenue Complete Streets Concept Plan, Tarpon Springs, FL** *Project Manager*
- **Citywide Complete Streets Implementation Plan, Clearwater, FL** *Project Manager*
- **Complete Streets Concept Plan for West Bay Drive, Belleair Bluffs and Largo, FL** — *Project Manager*
- **Lealman Mobility and Complete Street Plan (Linking Lealman Action Plan), Pinellas County, FL** — *Project Manager*
- **9th Avenue NW Complete Street Concept Plan, Bradenton, FL** *Project Manager*
- **Hernando-Citrus MPO CMP, Crystal River, FL** — *Project Planner*
- **Pensacola "In Motion" Active Transportation Plan, Pensacola, FL** *Project Manager*
- **Palm Beach TPA Complete Streets Design Guidelines, West Palm Beach, FL** — *Project Planner*
- **Polk TPO Complete Streets Program, Polk County, FL** — *Project Planner*
- **St. Petersburg Complete Streets Implementation Plan, St. Petersburg, FL** *Project Planner*
- **Florida Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant Preparation for a Complete Streets and Safety Action Plan, Temple Terrace, FL** — *Project Planner*



Professional Credentials

- Bachelor of Civil Engineering, University of California, Irvine
- Professional Engineer in Florida, #86211
- FDOT Grant Application Process "GAP" System Trained

Special Qualifications

- 20 years of experience in civil engineering for roadway and land development projects, with emphasis on street improvement design, pavement condition analysis, grading and drainage, stormwater management, and sewer and water system design
- Technical skills support a wide range of projects, from local roadway improvements to major interchange, grade separation, and regional transportation projects
- Proficient in both of the major design software's, AutoCAD Civil 3D and MicroStation/InRoads, and is able to design and model roadway plans using the client's preferred CAD software

Eric Regueiro, PE

Roadway Engineering

Eric has 20 years of experience in civil engineering on complex transportation related projects with emphasis on street improvement and streetscape design, pedestrian and bicycle mobility, pavement rehabilitation, grading and drainage, stormwater management, and dry and wet utility design. His technical skills support a wide range of projects involving street improvements for active transportation, rail grade separations, rail at-grade crossings, streetcar, light-rail transit (LRT, widening, and rehabilitation). Eric has extensive knowledge of local agency requirements including roadway geometry, utilities, signals, lighting, and drainage.

Relevant Experience

- **Kyoto Gardens Drive Street Improvement LAP Project, Palm Beach Gardens, FL** — *Project Manager*
- **Design Services for Swinton & Atlantic Avenue Intersection, Delray Beach, FL** — *Project Manager*
- **Tropic Isles Roadway Underground Utility Improvements, Delray Beach, FL** *Project Manager*
- **SE 1st Street 30% Plans, Boynton Beach, FL** — *Project Manager*
- **Lowson Boulevard Improvements Project, Delray Beach, FL** *Project Manager*
- **Lindell Boulevard (Linto Boulevard to US-1/Federal Highway) and Barwick Road (SR- 806/Atlantic Avenue to Lake Ida Road), Delray Beach, FL** *Project Manager*
- **Lake Worth Neighborhood Road Program Year 4, Lake Worth, FL** *Project Manager*
- **Miramar Bike and Pedestrian Improvements, Miramar, FL** *Project Manager*
- **Breakers Avenue Streetscape Improvements, Fort Lauderdale, FL** *Project Manager*
- **Hollywood Streetscape Phase 4, Stage 2, Hollywood, FL** — *Project Engineer*
- **Dixie Highway GO Bond Project, Pompano Beach, FL** *Assistant Project Manager*



Professional Credentials

- Master of Science, Civil Engineering, Georgia Institute of Technology
- Bachelor of Science, Civil Engineering, Georgia Institute of Technology
- Professional Engineer in Florida, #58636

Special Qualifications

- Transportation engineer with 29 years of experience evaluating traffic impacts for a wide variety of projects
- Several of these projects have involved the identification of alternative transportation mitigation strategies, particularly in areas that are constrained by the lack of additional roadway right-of-way or because surrounding transportation facilities are already built out
- Knowledge of highway capacity software, SYNCHRO, CORSIM, Florida Standard Urban Transportation Model System, and Signal 97 software

Chris Heggen, PE

Traffic Operations

Chris is a transportation engineer with 29 years of experience evaluating traffic impacts for a wide variety of projects, including large-scale public facilities. Additionally, he has experience with large-scale urban projects with large parking facilities and extensive on-site circulation roadways, including mixed-use projects and large retail centers. Several of these projects have involved the identification of alternative transportation mitigation strategies, particularly in areas that are constrained by the lack of additional roadway right-of-way or because surrounding transportation facilities are already built out. Some of these projects have included the integration of transit and circulator shuttles and facilities into site design and the provision of amenities for pedestrian and bicycle patrons.

Relevant Experience

- SR A1A Complete Streets Design, Hollywood, FL — *Project Engineer*
- SR A1A Streetscapes Improvements Signalization, Pompano Beach, FL *Project Engineer*
- Traffic Impact Analysis, Oakbrook Shopping Center Expansion, Palm Beach Gardens, FL — *Project Engineer*
- Traffic Operations and Safety Analysis, Town Center Hotel Development, Boca Raton, FL — *Project Engineer*
- Alton Town Center Retail Development, Palm Beach Gardens, FL *Project Engineer*
- Broward County Terminal 2 and Terminal 4 Parking Deck Expansion and Roadway Improvements, Dania Beach, FL — *Project Manager*
- Feasibility Study for Widening 4th and 5th Avenues from Camino Real to Spanish River Boulevard, Boca Raton, FL — *Project Engineer*
- Traffic Impact Analysis, Hilton Marina Hotel, Fort Lauderdale, FL *Project Manager*
- Restoration Hardware at CityPlace, West Palm Beach, FL — *Project Engineer*
- Sunrise Garden Residential Community Traffic Services, Sunrise, FL *Project Manager*



Professional Credentials

- Bachelor of Science, Landscape Architecture, University of Arkansas
- Professional Landscape Architect in Florida, #6666795
- American Society of Landscape Architects (ASLA), Past President

Special Qualifications

- Skilled designer with streetscape and roadway-related project experience throughout South Florida for various municipalities, FDOT, and Florida's Turnpike Enterprise
- Has directed the preparation of numerous streetscape-related construction drawings, detailing, and specifications
- Known for his economical, yet imaginative approach to every design
- Contributed, managed, and/or produced three recent "road diet" projects in Palm Beach and Broward Counties

Jonathan Haigh, PLA

Streetscape/Traffic Calming

Jonathan is a Palm Beach County native with 30 years of experience as a practicing professional landscape architect. He is a skilled designer, with public-sector project experience throughout the southeast United States. He has produced and directed the preparation of construction drawings, detailing, and specifications. His experience is strongest in applying a practical and budget-friendly, yet creative, design approach to each project. He has thoroughly embraced the application of sustainable principles in project design and incorporating the design of Florida-friendly landscapes and water-efficient irrigation systems.

Relevant Experience

- Clematis Streetscape Improvements, Phases I, II, and III, West Palm Beach, FL — *Project Manager*
- SR A1A Complete Streets Design, Hollywood, FL — *Landscape Architect*
- The Square (FKA Rosemary Square) Streetscape Improvements, West Palm Beach, FL — *Landscape Architect*
- Quadrille Boulevard Streetscape Improvements, West Palm Beach, FL *Project Manager*
- Delray Square Plaza Redevelopment, Delray Beach, FL *Landscape Architect*
- Design-Build Criteria Packages for Broward MPO Regional Complete Streets Initiatives, FDOT District Four — *Landscape Architect*
- Breakers Avenue Streetscape Improvements Project, Fort Lauderdale, FL *Landscape Architect*
- Historic Downtown Revitalization, Miramar, FL — *Landscape Architect*
- Dixie Highway and Atlantic Boulevard Improvements, Pompano Beach, FL *Landscape Architect*
- Tamarind Avenue Streetscape, West Palm Beach, FL — *Project Manager*
- Hollywood Streetscape Phase 4, Stage 2, Hollywood, FL *Landscape Architect*
- Florida Atlantic University A.D. Henderson School Redevelopment, Boca Raton, FL — *Landscape Architect*
- Miramar Parkway Streetscape from SW 64th Avenue to SW 68th Avenue, Miramar, FL — *Landscape Architect*
- Downtown Pedestrian Promenade, Boca Raton, FL — *Landscape Architect*
- Atlantic Boulevard/Southside Boulevard Intersection Improvements, Jacksonville, FL — *Landscape Architect*
- OB Johnson Park, Hallandale Beach, FL — *Landscape Architect*



Professional Credentials

- Master of Environmental Policy, University of Maryland
- Bachelor of Science, Environmental Biology, State University of New York

Special Qualifications

- 29 years of professional experience in project management, multimodal transportation planning, and stakeholder outreach
- Led a variety of projects related to transit feasibility analyses, corridor analysis, station area planning, market assessment, transit development plans and financial planning
- Experience includes extensively working with FDOT, South Florida Regional Transportation Authority (SFRTA), MPOs, transit operators, and South Florida municipalities

John Lafferty

Access to Transit

John has 29 years of professional experience in project management, multimodal transportation planning, and stakeholder outreach. His experience includes technical analyses/assessments for various government agencies to evaluate capital improvement projects in accordance with NEPA and Federal Transit Administration (FTA) project development requirements. He has led a variety of projects related to transit feasibility analyses, corridor analysis, station area planning, market assessment, transit development plans and financial planning for bus and rail transit modes. John's experience includes extensively working with FDOT, South Florida Regional Transportation Authority (SFRTA), MPOs, transit operators, and South Florida municipalities.

Relevant Experience

- **Palm Beach County Coastal Link and Tri-Rail Veterans Administration Medical Center Extension Study, Palm Beach TPA, Palm Beach County, FL** *Project Manager*
- **Okeechobee Boulevard - SR 7 Multimodal Corridor Study, Palm Beach TPA, Palm Beach County, FL** — *Technical Lead*
- **SFRTA National Transit Database (NTD) Passenger Counts, Pompano Beach, FL** — *Project Manager*
- **Broward MPO, Transportation Surtax Services GPC Services Task Work Order 1, Fort Lauderdale, FL** — *Project Planner*
- **Electric Vehicle Planning Analysis, Hallandale Beach, FL** — *Project Manager*
- **Miami-Dade TPO, SW 244th Street Mobility Hub Study, Miami, FL** *Project Manager*
- **SFRTA Transit Asset Management (TAM) Plan Update, Pompano Beach, FL** *Project Manager*
- **SFRTA 20-Year Capital Plan, Pompano Beach, FL** — *Project Manager*
- **SFRTA Rail Fleet Management Plan, Pompano Beach, FL** — *Project Manager*
- **Orlando's Right Rail, Sunshine Corridor Program, Central Florida Region, FL** *Project Manager*
- **FDOT On-Call Statewide Policy Planning, FDOT Central Office, Statewide, FL** *Project Planner*
- **Countywide Transportation Master Plan, Miami, FL** — *Project Manager*
- **Pembroke Pines Mobility Hub Planning, Phase II, Broward MPO, Broward County, FL** — *Project Manager*
- **Transit Development Plan Major Update, LYNX, Orlando, FL** — *Technical Lead*
- **Fixed Route Transit and Micro-Transit Analysis, Hollywood, FL** *Project Manager*



Saige Killion

Project Prioritization

Saige has eight years of traffic/transportation engineering experience related to transportation planning, traffic operations, corridor studies, and safety studies. He has worked on both private and public projects throughout the Florida region that improve multimodal transportation options and improve safety and efficiency of daily commuting including the Palm Beach SUN Trail, Hollywood Bicycle Mobility Plan, Miami-Dade Transitway, Miami-Dade County Safe Routes to School, and Miami-Dade Bicycle Master Plan. He is proficient in ArcGIS Pro, MicroStation, InDesign, Illustrator, and SketchUp software programs.

Professional Credentials

- Master of Urban Planning, University of Kansas
- Bachelor of Architecture, University of Kansas

Special Qualifications

- Has eight years of traffic/ transportation engineering experience related to transportation planning, traffic operations, corridor studies, and safety studies
- Proficient in ArcGIS Pro, MicroStation, InDesign, Illustrator, and SketchUp software programs

Relevant Experience

- **Palm Beach TPA Complete Streets Design Guidelines 2.0, Palm Beach County, FL** — *Project Analyst*
- **Palm Beach TPA 2050 LRTP, Palm Beach County, FL** — *Project Analyst*
- **Districtwide Modal Development Consultant (includes South Florida Regional Freight Plan), FDOT District Four** — *Project Analyst*
- **Palm Beach TPA SUN Trail Implementation Plan, Palm Beach County, FL** *Project Analyst*
- **SFRTA Rail Fleet Management Plan, Pompano Beach, FL** — *Project Analyst*
- **Miami-Dade TPO 2050 Bicycle & Pedestrian Master Plan, Miami-Dade County, FL** — *Project Analyst*
- **Martin MPO Treasure Coast 2045 Regional LRTP, Martin County, FL** *Project Analyst*
- **Miami-Dade TPO GPC VII #31 SMART Plan South Dade Transitway Existing Conditions Intersection Areas Inventory, Miami-Dade County, FL** — *Project Analyst*
- **Miami-Dade TPO GPC VII #22 Safe Routes to School Infrastructure Plans, Miami-Dade County, FL** — *Project Analyst*
- **Countywide Transportation Master Plan, Miami, FL** — *Project Analyst*
- **On-Call GIS Services, Pinecrest, FL** — *Project Analyst*
- **GIS Services FY2023, Surfside, FL** — *Project Analyst*

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program



Professional Credentials

- Masters, Urban and Regional Planning, University of Florida
- Bachelors, Language and Linguistics, University of Florida
- American Institute of Certified Planners, #35003
- American Planning Association (APA), Member

Special Qualifications

- Has seven years of experience in municipal planning and grant writing
- Worked on a variety of grant applications, such as Rebuilding American Infrastructure with Sustainability and Equity (RAISE), SS4A, Building Resilient Infrastructure and Communities (BRIC), Community Planning Technical Assistance Grant (CPTAG), and Recycling Education and Outreach (REO)
- Planning experience includes Comprehensive Plan updates, Evaluation and Appraisal Reports, small- and large-scale land use amendments, rezonings, land development code updates, and community redevelopment areas

Heather Glisson, AICP

Grant Identification

Heather has seven years of experience in municipal planning and grant writing. She has worked on a variety of grant applications, such as Rebuilding American Infrastructure with Sustainability and Equity (RAISE), SS4A, Building Resilient Infrastructure and Communities (BRIC), Community Planning Technical Assistance Grant (CPTAG), and Recycling Education and Outreach (REO). Prior to Kimley-Horn, Heather worked in the Planning Department at the City of Green Cove Springs. Her combined planning experience includes Comprehensive Plan updates, Evaluation and Appraisal Reports, small- and large-scale land use amendments, rezonings, land development code updates, and community redevelopment areas.

Relevant Experience

- **Boca Raton SS4A Demonstration Grant Application, Boca Raton, FL** *Grant Specialist*
- **Columbia County SS4A Comprehensive Safety Action Plan, Columbia County, FL** — *Project Manager*
- **SS4A Safety Plan, West Palm Beach, FL** — *Project Planner*
- **SS4A Safety Action Plan, San Juan, PR** — *Funding Expert*
- **Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant Application Support, Debary, FL** — *Project Planner*
- **Manatee County SS4A Implementation Grant Application, Manatee County, FL** — *Project Manager*
- **St. Johns County Safe Streets for All Safety Action Plan, St. Johns County, FL** — *Project Planner*
- **Public Safety Funding Matrix, Gainesville, FL** — *Project Manager*
- **Tampa Parking Master Plan, Tampa, FL** — *Project Planner*
- **High Springs Comprehensive Plan Update, High Springs, FL** *Project Planner*
- **Oakland Park Reconnecting Communities Pilot (RCP) Grant, Oakland Park, FL** — *Project Manager*
- **Manatee County Funding Matrix, Manatee County, FL** — *Project Manager*
- **Windermere Grant Writing for the SS4A Action Plan, Windermere, FL** *Grant Specialist*
- **Dixie Highway Streetscape Program Reconnecting Communities Pilot Program Grant Preparation, Pompano Beach, FL** — *Project Planner*
- **Indian Nations Council of Governments 2022 Road Safety Improvements, Safe Streets for All SS4A Grant Proposal, Tulsa, OK** — *Grant Specialist*
- **SS4A FY24 Implementation Grant App, Jackson County, AL** *Project Manager*



Sunshine Gorman

Graphic Design

As a seasoned veteran in the field of graphic design, Sunshine has over ten years of industry experience, including four years in the AEC industry prior to joining Kimley-Horn. As a passionate and results-driven designer, her experience encompasses innovative brand management and impactful digital and print design. Her expertise lies in creating vibrant and engaging brand identities, editorial layouts, and digital media content. With a strong foundation in Adobe Creative Suite and a keen eye for design trends, Sunshine leads projects from concept to execution, ensuring that each deliverable meets and exceeds client expectations. She thrives on transforming ideas into visually compelling stories that resonate with audiences and is dedicated to delivering high-quality, creative solutions that drive results and enhance brand presence.

Professional Credentials

- Master of Arts, Fine Arts, Lynn University
- Bachelor of Science, Environmental Science & Policy, University of West Florida

Special Qualifications

- Over ten years of experience in graphic design
- Experience encompasses innovative brand management and impactful digital and print design
- Thrives on transforming ideas into visually compelling stories that resonate with audiences and is dedicated to delivering high-quality, creative solutions that drive results and enhance brand presence

Relevant Experience

- **Palm Beach Gardens Vision Zero Action Plan, Palm Beach Gardens, FL**
  Graphic Designer
- **Landscape Beautification and Master Plan Update, Lakewood Ranch, FL**
  Graphic Designer
- **Water Quality and Drainage Study, Highlands County, FL** — *Graphic Designer*
- **Orlando Connects Residents on Safe Streets Project, Orlando, FL**
  Graphic Designer



Kate Saxon

Document Design

Kate is a graphic designer with over five years of professional experience specializing in visual storytelling that integrates form with function. With a strong foundation in illustration, layout design, and cartography, Kate transforms complex information into compelling, user-friendly visuals that drive engagement and provide clarity. Known for her keen eye for detail and innovative approach, Kate collaborates seamlessly with planners, engineers, and marketing teams to deliver design solutions that are both aesthetically striking and functionally effective. Whether developing maps, infographics, or multi-page layouts, Kate brings precision, creativity, and purpose to every project she touches.

Professional Credentials

- Bachelor of Science, Graphic Design, Liberty University

Special Qualifications

- Over five years of professional experience specializing in visual storytelling that integrates form with function
- Transforms complex information into compelling, user-friendly visuals that drive engagement and provide clarity
- Brings precision, creativity, and purpose to every project she touches

Relevant Experience

- City of Fort Pierce Comprehensive Safety Action Plan, Fort Pierce, FL *Graphic Designer*
- Safe Streets for All Vision Zero Action Plan, Palm Beach Gardens, FL *Graphic Designer*
- City of Boca Raton SS4A Demonstration Grant Application and Vision Zero Action Plan, Boca Raton, FL — *Graphic Designer*
- Bike Master Plan, West Palm Beach, FL — *Graphic Designer*
- The Underline Phase I, II, and III Design Criteria Package, Miami, FL *Graphic Designer*
- West Tampa Alleyway Action Plan, Tampa, FL — *Graphic Designer*
- Madeira Beach New City Master Plan, Maderia Beach, FL *Graphic Designer*
- FDOT Office of Policy Planning (OPP), Statewide Policy Planning Contract, FDOT Central Office, Statewide, FL — *Graphic Designer*
- Turnpike Widening from HEFT to Johnson Street PD&E Study and Design, Florida's Turnpike Enterprise, Multiple Counties, FL— *Graphic Designer*
- Washington Metropolitan Area Transit Authority (WMATA), Better Bus Network Redesign, Washington, DC — *Graphic Designer*

Explain the firm's technical capabilities as it relates to traffic/pedestrian safety, data analysis and crash investigations.

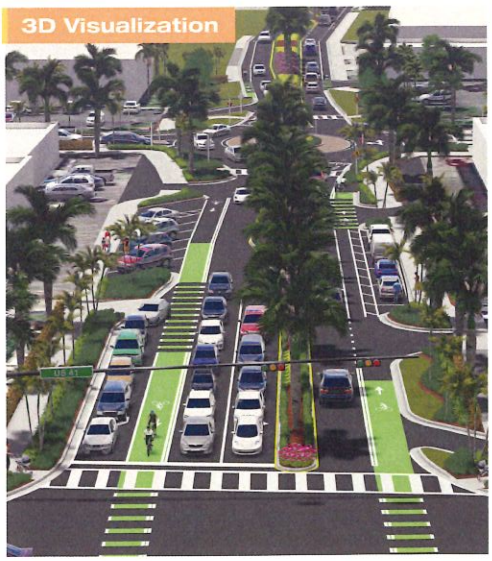
Technical Capabilities

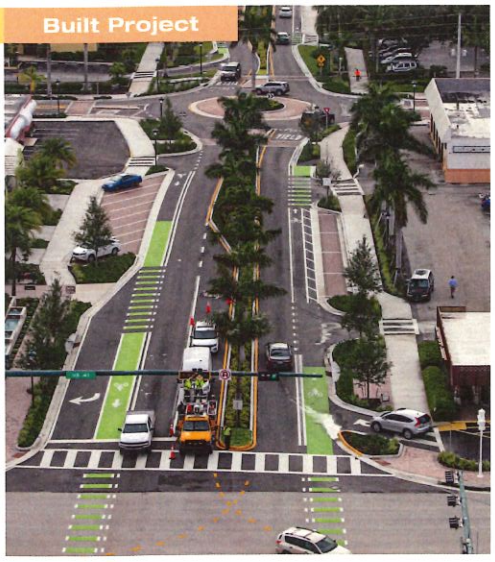
Kimley-Horn's technical experience is unsurpassed as one of the largest and most diverse transportation planning and design specialty firms in the country. Our team brings extensive, directly relevant staff experience and a depth of technical resources to deliver complex transportation safety projects on-schedule and with proven results. **Kimley-Horn has successfully completed numerous projects of similar scope for Municipalities (including Juno Beach), Metropolitan Planning Organizations (such as the Palm Beach MPO), and State Departments of Transportation (including FDOT).**

Of particular significance to this project is Kimley-Horn's comprehensive expertise in traffic and pedestrian safety, supported by our advanced data analysis and crash investigation capabilities. Kimley-Horn takes a proactive, data-driven approach to safety analysis, using multi-year historical collision data to identify roadway characteristics, user behaviors, and systemic risk factors associated with fatal and serious-injury crashes. This analysis informs the development of targeted, implementable countermeasures that improve safety outcomes and support successful funding and delivery.

Kimley-Horn's traffic safety services include:

- Complete Streets Design and Planning
- Corridor and Intersection Safety Studies
- Road Safety Audits
- Speed and Multimodal Safety Studies
- Safe Routes to School Plans
- Equity and Risk-Based Safety Analysis
- Vision Zero and Safety Action Plan Development
- Intersection Control Evaluations
- Quick-Build Safety Projects
- Grant Application Support
- Training, Education, and Public Engagement





Kimley-Horn transportation engineers and planners understand how to translate positive implementable safety changes into built projects. Above is Central Avenue in Naples. To the left is the 3D visualization of the project developed by Kimley-Horn and on the right is a photo of the built project, designed by Kimley-Horn.

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program



Stewart Robertson and Brad Davis lead a stakeholder discussion during a Broward MPO Walking Audit along SE 17th Street in Fort Lauderdale.

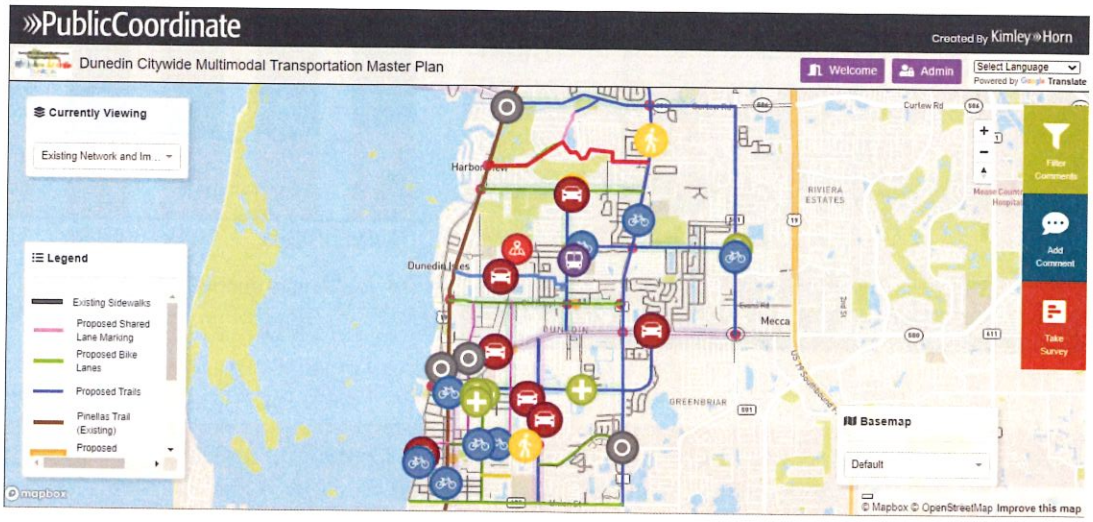


Brad Davis leads a topic-focused workshop station at Palm Beach MPO project open house.

Engagement

Community engagement will be a key element informing the development of the Safety Action Plan throughout the planning process. Robust stakeholder engagement and strategically scheduled public workshops will be conducted to share the details of the technical safety analysis conducted and gain any other insight on safety issues from the public's perspective. Information received from stakeholders and the public will be analyzed and incorporated into the final Safety Action Plan document.

Additionally, our approach will incorporate a blend of virtual and in-person meetings, both for stakeholders and the public. Kimley-Horn's engagement tool **PublicCoordinate** will be used to crowdsource and solicit feedback about safety needs and priorities. Stakeholder and committee meetings will be virtual and in-person in accordance with the detailed scope of services.



PublicCoordinate is an interactive map-based platform where you can share project information with the public to gather feedback. We can customize your projects, translate into multiple languages, upload project photos to the map, share multiple alternatives on different layers, and export formatted reports with summary analytics on the comments.

Analysis

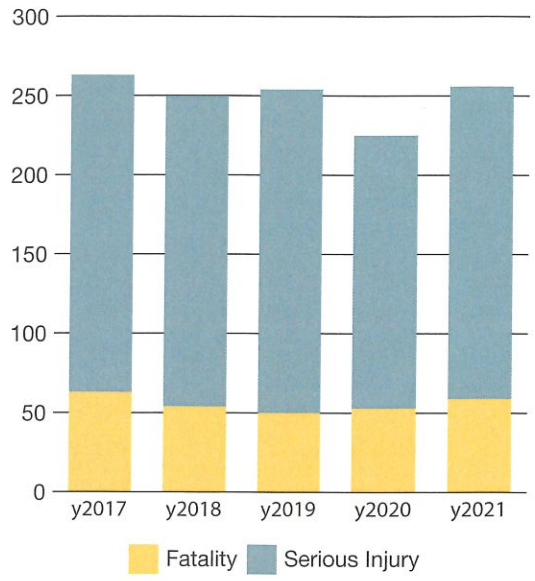
As a core part of the Safety Action Plan, a safety and equity analysis will be conducted to guide project identification and prioritization. Based on the analysis performed, a geospatial identification of higher-risk locations and areas of need will be developed.

The findings from the analysis for this project will also be used to establish baseline data to support grant applications and develop performance measures.

All the analysis work will be aligned with the needs outlined in the SS4A Notice of Funding Opportunity (NOFO) Self-Certifying Checklist. This step will ensure the Safety Action Plan meets the grant funding requirements as well as provides data support for future grant applications.

Like our work for the SS4A funded Capital Region TPA Safe Streets and Roads for All Safety Action Plan, our work for Juno Beach will include mapping where crashes occur as well as understanding systemic trends like crash severity and the types of crashes that are occurring in the Town.

Graph 1: Crash Severity by Year, 2017-2021



Graph 2: Crash Type by Year, 2017-2021

	YEAR					
Crash Type	2017	2018	2019	2020	2021	Total
Off Road	79	73	58	75	90	375
Rear Rend	32	38	30	22	24	146
Pedestrian	17	29	39	28	29	142
Left Turn	27	25	28	27	31	138
Other	39	30	23	18	25	135
Angle	20	15	28	15	14	92
Rollover	13	10	18	14	13	68
Head On	13	9	12	10	10	54
Sideswipe	10	12	5	8	4	39
Bicycle	5	3	4	5	7	24
Unknown	4	5	6	1	4	20
Animal	3	1	1	1	2	8
Right Turn	1	0	2	1	3	7
Total	**263**	**250**	**254**	**225**	**256**	**1,248**

Analyzing the types of crashes occurring in Juno Beach will help identify the specific countermeasures needed to create safer streets. Our crash analysis will include historical crash trends to understand systemic needs across the entire transportation system in the Town.

Recommendations and Project Prioritization

As part of the Safety Action Plan, the project team will develop a thorough list of projects and strategies that address high-risk emphasis areas identified through the safety analysis, by stakeholder input, and equity considerations. The list of projects will be a compilation of existing planning projects and new projects identified during the planning process for the Safety Action Plan.

The projects will be grouped accordingly based on their relationship to high-risk areas and other considerations. The list will also include projects where a specific safety concern was not identified, but safety conditions can be improved based on design changes within the existing right-of-way. Once identified, the planning-level project cost estimates and timeline for implementation for each project will be identified (e.g., short-, medium-, and long-term time frames).

Additionally, to qualify as a SS4A Action Plan, this process will include an assessment of current policies, plans, programs, guidelines, and standards to identify opportunities to improve decision-making for safety programs, projects, and other supporting activities. This work will focus on how Juno Beach and its partner agencies can incorporate safety considerations into daily transportation decision-making.



AERIAL LOCATION 1: LAKE WORTH ROAD FACING NORTHEAST
DECEMBER 2020

LAKE WORTH ROAD IMPROVEMENTS

PALM BEACH Transportation Planning Agency FDOT Kimley»Horn

Projects will be identified and developed in collaboration with regional partners, like this safety project Kimley-Horn supported along Lake Worth Road. The corridor was named the "Corridor of Death" by the South Florida Sun Sentinel and Kimley-Horn worked with the Palm Beach MPO, Palm Beach County, FDOT, the Treasure Coast Regional Planning Council (TCRPC), City of Lake Worth Beach, and the Village of Greenacres to align FDOT 3R and safety funds to make safety improvements along the corridor.

Performance Measures

Measuring progress toward achieving the community's safety goals will be a key focus for this effort. The Kimley-Horn team will create a data-driven process and community input, including work with Town leadership, to refine and establish key safety performance measures.

PINECREST

Financial Transportation Environmental Recreation Planning Public Works Police Pinecrest Gardens

Pinecrest Police Department

This page is dedicated for information in regards to the Village of Pinecrest Police Department.

Below you can explore statistical information from the past to the present year. There are also numerous interactive dashboards that display information regarding crime information within the Village.



Emergency Calls - Year 2023

40.5

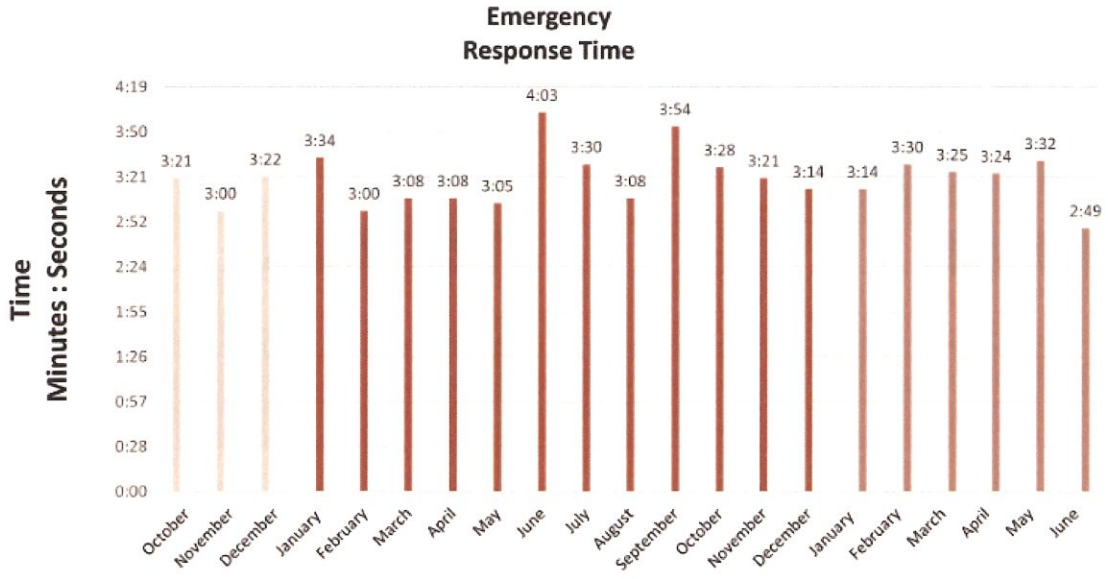
Average Year to Date

Emergency Calls - Year 2022

39.75

Average From September to December

Police Response Time

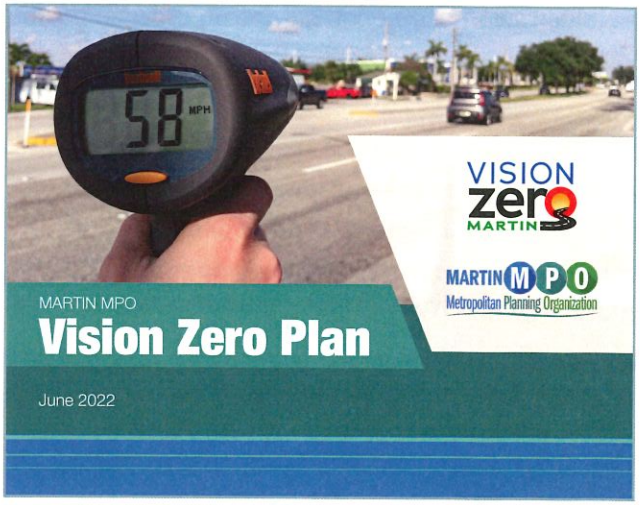


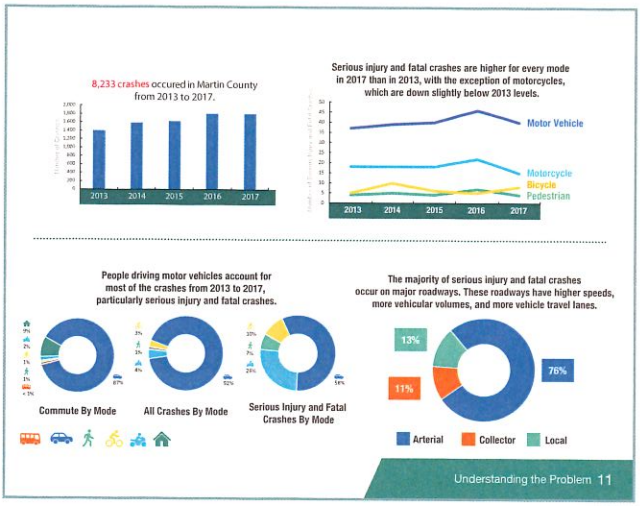
Kimley-Horn developed a customized online dashboard for the Village of Pinecrest. The dashboard is used to track progress towards achieving their Strategic Plan goals.

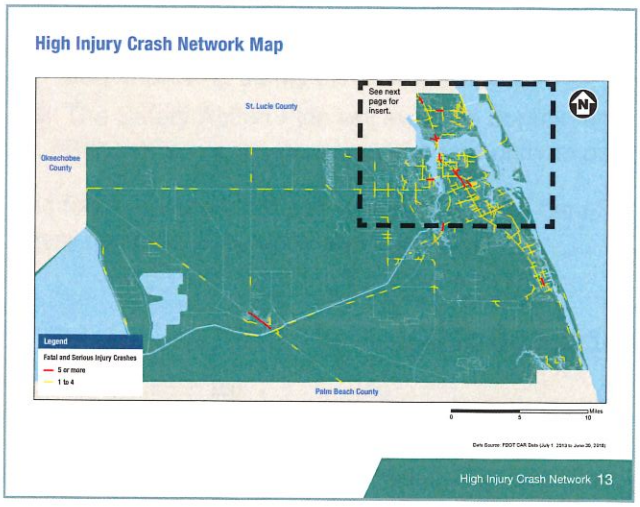
Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program

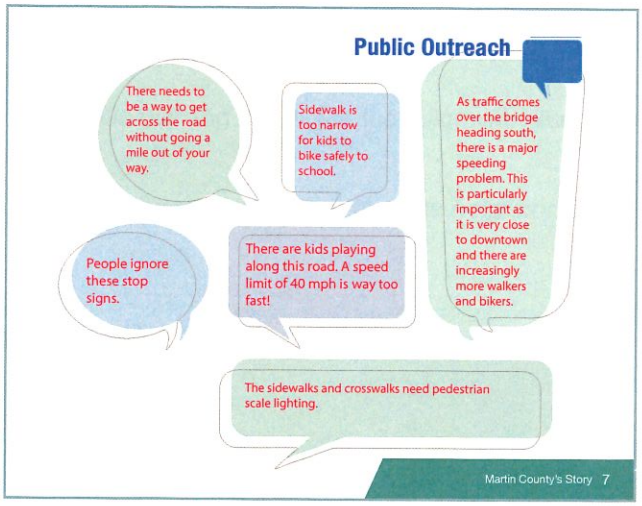
Plan Document

The Kimley-Horn team will work with the Town to finalize the plan document, collect final public comments, and navigate the adoption of the final plan. The goals are to have the final plan become official Town policy as well as meet the requirements of the SS4A grant.









Kimley-Horn's graphic design team translated technical information for the Safety Action Plan into compelling document layouts that clearly communicate the vision, goals, and strategies to reduce traffic fatalities and serious injuries.

Project Understanding

The Town of Juno Beach is a distinctive coastal community whose transportation system must balance local quality of life with regional traffic, continued growth, and tourism. As a barrier island with limited roadway connections, the Town's streets serve both neighborhood travel and through movement, making context-sensitive safety strategies essential. The SS4A Safety Action Plan provides an opportunity to improve safety outcomes while preserving Juno Beach's walkable, small-scale coastal character.

Key Safety Context

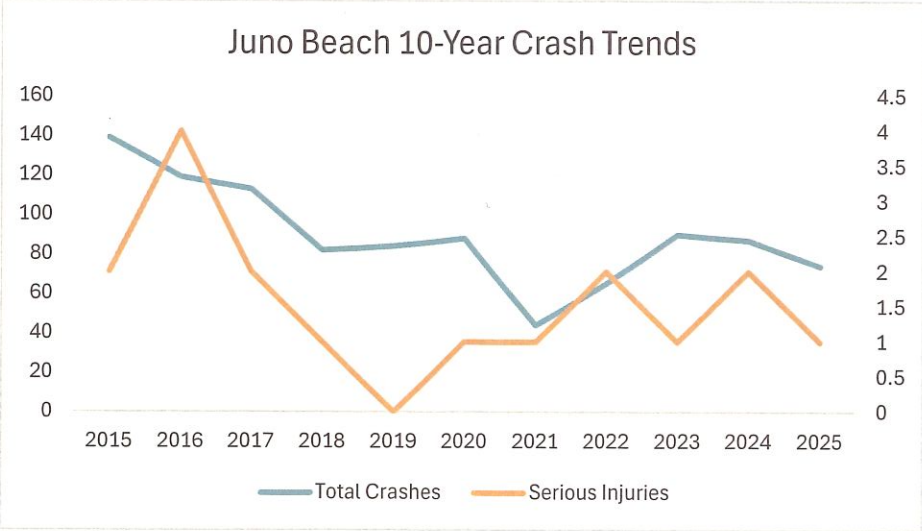
- **No traffic fatalities** recorded during the past decade (2015–2025)
- **Serious injuries average approximately two per year,** despite long-term downward trends
- **Annual crashes have declined,** yet remain a persistent issue affecting daily travel
- **Crash concentrations at major corridors and signalized intersections,** where regional traffic interacts with local walking, bicycling, and neighborhood access

These trends suggest that safety challenges are **systemic rather than isolated,** requiring comprehensive solutions that address roadway design, operations, and context.

Neighborhood & Community Considerations

- Residential streets play a critical role in supporting livability and coastal sense of place
- Neighborhood traffic calming is an important tool for managing speeds, discouraging cut-through traffic, and improving safety on local streets
- The Safety Action Plan will evaluate context appropriate traffic calming strategies that align with Juno Beach's scale, character, and community expectations

This focus ensures that safety improvements benefit not only major intersections, but also the neighborhoods where residents live, walk, and bike daily.



The crash data for Juno Beach highlights a key theme. While crashes have declined and there have been no fatalities, crashes (including severe crashes) remain a persistent part of daily life in the Town.

Planning Approach

The Safety Action Plan will focus on identifying data-driven solutions that address the underlying contributors to crashes and injury severity and align with community priorities.

Key elements include:

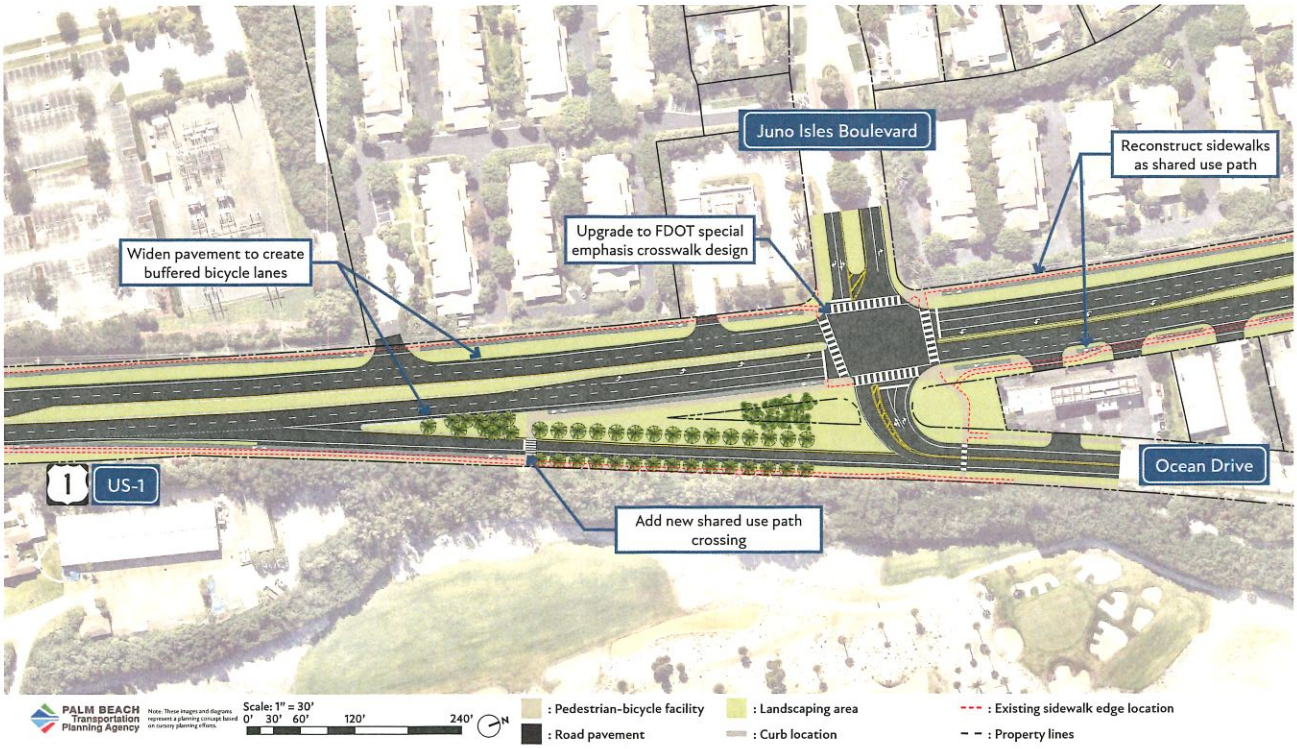
- Integrating **crash data analysis** with community input and lived experience
- Identifying **systemic risk factors** on major roads, intersections, and neighborhood streets
- Recommending **neighborhood traffic calming, intersection safety, and major road strategies**
- Establishing a **shared community vision for safety outcomes**

The goal is to eliminate the negative impacts of traffic crashes on residents, visitors, friends, and neighbors, while supporting long term community quality of life.

Schedule & Implementation

- **7–9 month planning process**
- Organized into three major phases, each approximately 2–3 months
- Clear progression from analysis and engagement to strategy development and implementation

This structured approach will deliver an actionable Safety Action Plan that improves safety across all street types while preserving the Town of Juno Beach's unique coastal character.



Kimley-Horn has already tested concepts for multimodal improvements along US-1 in Juno Beach as part of the Palm Beach MPO's US-1 multimodal priorities. The above concept is one of the scenarios developed for the intersection of US-1 and Ocean Drive/Juno Isles Boulevard. The goal is to enhance walking and biking along US-1 as well as connections to neighborhood and regional destinations in Juno Beach.

Scope of Services

Kimley-Horn will provide the services described below.

Task 1: Project Management

Kimley-Horn will arrange regular project management meetings. During the first meeting, Kimley-Horn and Town of Juno Beach project managers will determine a schedule for monthly meetings to discuss progress and resolve any issues. These meetings aim to ensure the project stays on track and within budget.

TASK 1 DELIVERABLES

- Twelve project management meetings with meeting minutes

Task 2: Safety Assessment

This task is focused on discovering where and what types of crashes have occurred in the Town, their severity, and identifying crash trends. The results will inform policy, program, and project recommendations for the Action Plan.

Kimley-Horn will analyze current safety conditions and historical crash data in the Town of Juno Beach, which will set baseline metrics to measure progress toward the Plan's goals. The analysis will cover the past five calendar years of available crash data, detailing crash locations, severity, contributing factors, and crash types by transportation mode.

A High-Injury Network (HIN) for the Town will be established based on this analysis. The HIN will guide the selection of policies, programs, and projects that support achieving the Action Plan's goals. Results will also highlight location-specific projects and broader infrastructure updates, such as improving crosswalks or making facilities compliant with new standards. All recommendations will be data-driven to enhance safety.

TASK 2 DELIVERABLES

- One Safety Assessment

Task 3: Public Engagement

The goal of this task is to build widespread agreement on transportation safety priorities in the Town of Juno Beach. Key elements include:

- **PROJECT STEERING COMMITTEE:** The committee meets three times—first to review the safety assessment, second to consider community feedback and potential recommendations during public engagement, and third to examine the draft plan. Its members may include community representatives, FDOT, Palm Beach County, Palm Beach MPO, and Town department representatives, among others.
- **ONLINE SURVEY:** Kimley-Horn will design and host an online survey with questions and an interactive map so residents can share specific transportation safety needs. Kimley-Horn will summarize results, while the Town distributes the survey via its website and social media outlets.
- **PUBLIC LISTENING SESSION:** One public "listening session" meeting will be held to gather input about local safety needs, share information on the Plan, and collect geographically specific suggestions. Feedback will shape the Action Plan.
- **OPEN HOUSE:** At the open house, the public can review the draft Action Plan, ask questions, and offer comments to refine the plan.

TASK 3 DELIVERABLES

- Three Steering Committee meetings
- One public listening session
- One Open House event

Task 4: Safety Action Plan

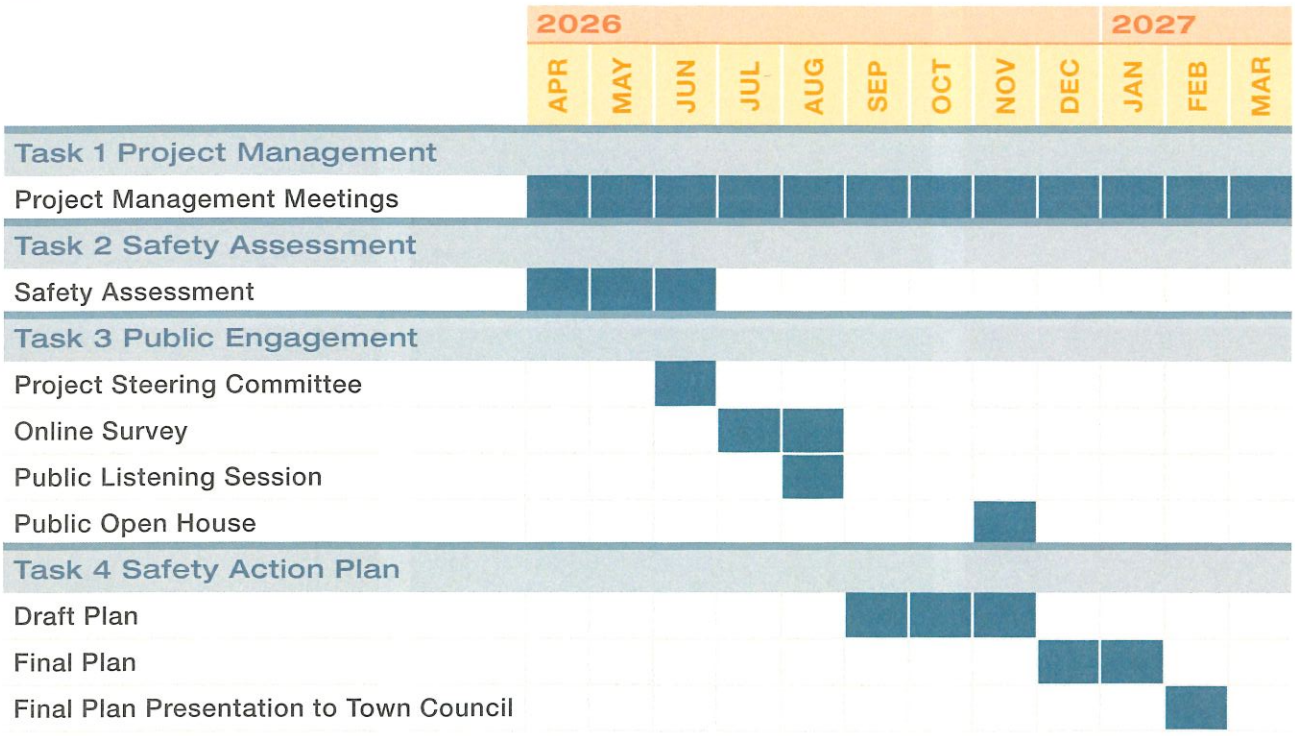
Findings from Tasks 1 through 3 will be compiled into a Safety Action Plan that meets USDOT SS4A requirements. The plan will outline projects, programs, and policies aimed at reducing serious and fatal traffic crashes. It will also update or reconcile previous plans, as needed.

Kimley-Horn will submit a draft plan for review by the Town of Juno Beach, sharing it with the Project Steering Committee and the public. After receiving one consolidated set of comments, Kimley-Horn will clarify any points with staff and revise the document accordingly. The final Safety Action Plan will then be provided in digital format for adoption and grant closure.

TASK 4 DELIVERABLES

- One draft Safety Action Plan
- One final Safety Action Plan
- One final Safety Action Plan presentation to the Town Council

Proposed Schedule



Our proposed schedule above demonstrates that we understand the project timeline and agree to meet the deadlines as outlined in the RFQ.

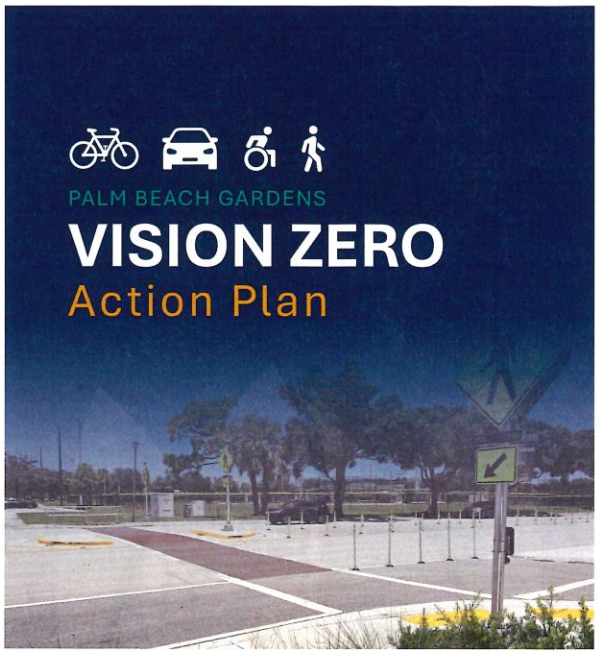
Project Experience and Proof of Past Performance

Project Experience and Proof of Past Performance

Proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for a local government.

On the following pages we have provided proof of at least three (3) other Safety Action Plans created in accordance with the SS4A grant program for local governments. Kimley-Horn has a proven track record of delivering high-quality, timely services in line with SS4A grant program requirements. Our strong client relationships are reflected by their continued trust and willingness to serve as references regarding our work and service quality.

Palm Beach Gardens Vision Zero Action Plan



Kimley-Horn is leading the development of Palm Beach Gardens' first Vision Zero Safety Action Plan, a critical initiative aimed at eliminating serious injuries and fatal crashes. In 2024, the City unanimously passed a Vision Zero resolution, reinforcing its commitment to safer streets and responsible mobility. The Action Plan serves as a comprehensive roadmap to achieving zero traffic fatalities. Using a data-driven approach, it identifies key safety needs, emerging trends, and high-risk areas. Public feedback—gathered through in-person engagement and online surveys—helped shape the recommendations, ensuring alignment with community priorities. To promote safer travel behaviors, the Plan includes policy, education, and enforcement strategies that will guide decision-making. Additionally, it outlines specific project recommendations designed to address identified safety concerns while supporting the City's broader mobility goals. By refining projects outlined in the City's Mobility Plan, this initiative will create a more connected, efficient, and secure transportation network for all.

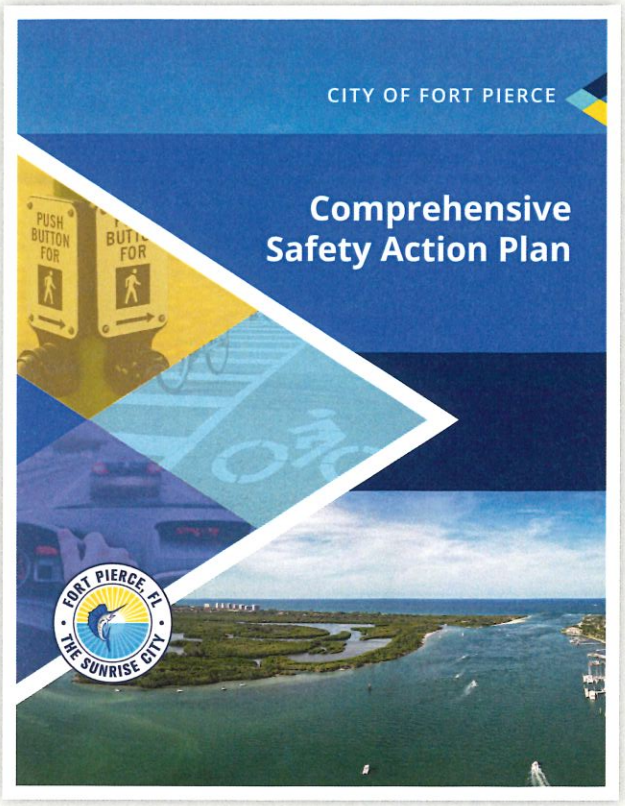
To view online:

https://pbgfl.gov/DocumentCenter/View/22356/PBG-Vision-Zero-Action-Plan-Final?bidId=



BRAD DAVIS, AICP, CNU-A
Project Manager

Fort Pierce Comprehensive Safety Action Plan



In 2024, the City of Fort Pierce initiated the development of its Comprehensive Safety Action Plan (CSAP) with the assistance of Kimley-Horn to reduce transportation-related fatalities and injuries. This initiative, funded by the US Department of Transportation's Safe Streets and Roads for All (SS4A) grant program, began in September 2024 and continues to evolve with community input. The CSAP aims to create safer streets for all users by providing a strategic framework to identify and implement critical safety measures. Kimley-Horn is responsible for project management, safety analysis, public engagement, and strategy selection, with a focus on involving underserved populations.

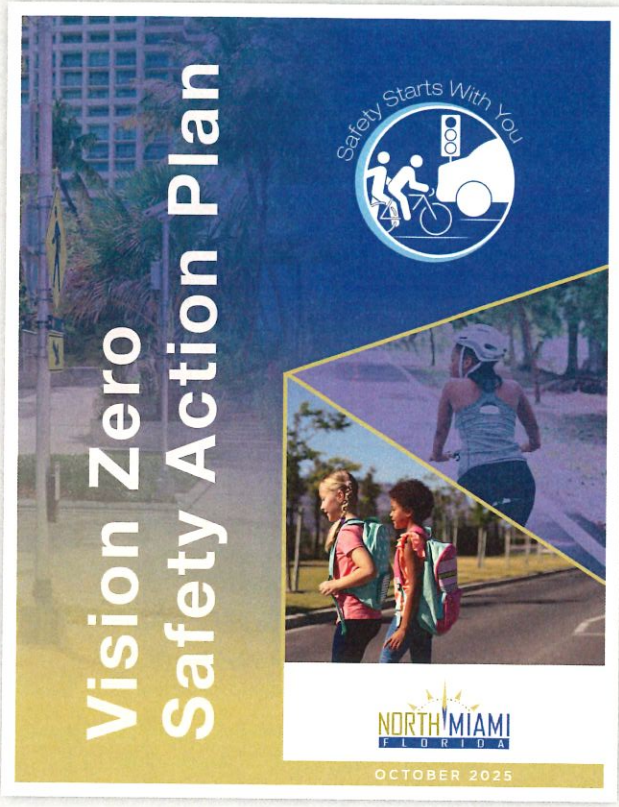
To view online:

https://joom.ag/Kzvd



BRAD DAVIS, AICP, CNU-A
Project Manager

North Miami Vision Safety Action Plan



Kimley-Horn developed the North Miami Vision Zero SAP within 10 months. The Plan established a comprehensive, data-driven framework to eliminate traffic fatalities and serious injuries by 2050. The Plan builds on local and regional safety initiatives and included robust community engagement, equity analysis, and collaboration with agencies such as Miami-Dade County, Miami-Dade MPO, and FDOT. Key components include a detailed crash data analysis, HIN, targeted outreach to underserved communities, and the development of prioritized safety improvement strategies and policy recommendations. The Plan emphasizes transparency, measurable performance metrics, and robust implementation strategies, ensuring that safety improvements are equitable, effective, and aligned with federal guidelines and local needs. The SAP was unanimously approved by the City Council on October 28, 2025.

To view online:

https://northmiamifl.gov/DocumentCenter/View/22044/North-Miami-Vision-Zero-Safety-Action-Plan-Report-PDF



RAVI WIJESUNDERA, PE, RSP1
Project Manager

Proof of Insurance, Licenses and Deadline Requirements

Proof of Insurance, Licenses and Deadline Requirements

Evidence of valid state, county and local licenses and receipts proving authority to conduct business in the jurisdiction of the work.

Proof of Current Corporate Status

State of Florida
Department of State

I certify from the records of this office that KIMLEY-HORN AND ASSOCIATES, INC. is a North Carolina corporation authorized to transact business in the State of Florida, qualified on April 24, 1968.

The document number of this corporation is 821359.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 10, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

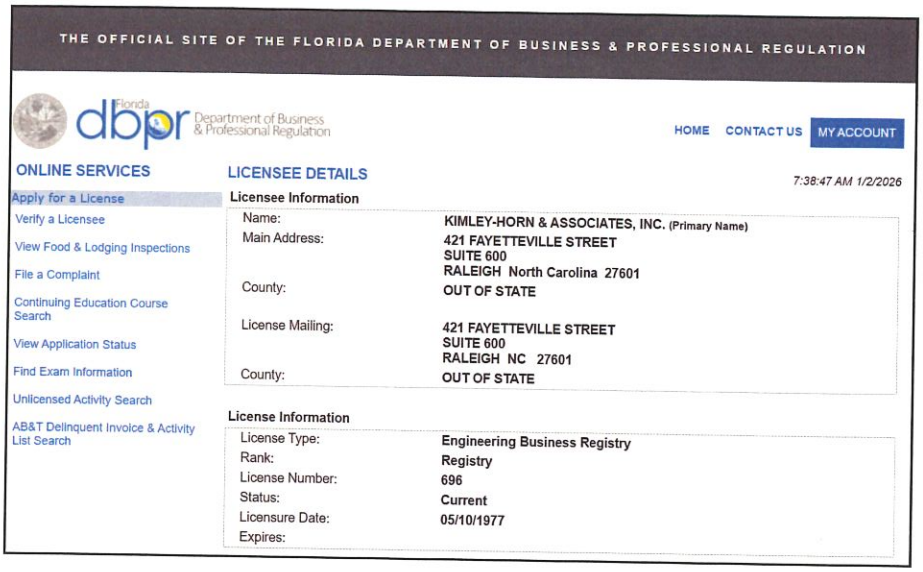
Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2026

Secretary of State

Tracking Number: 9013963510CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

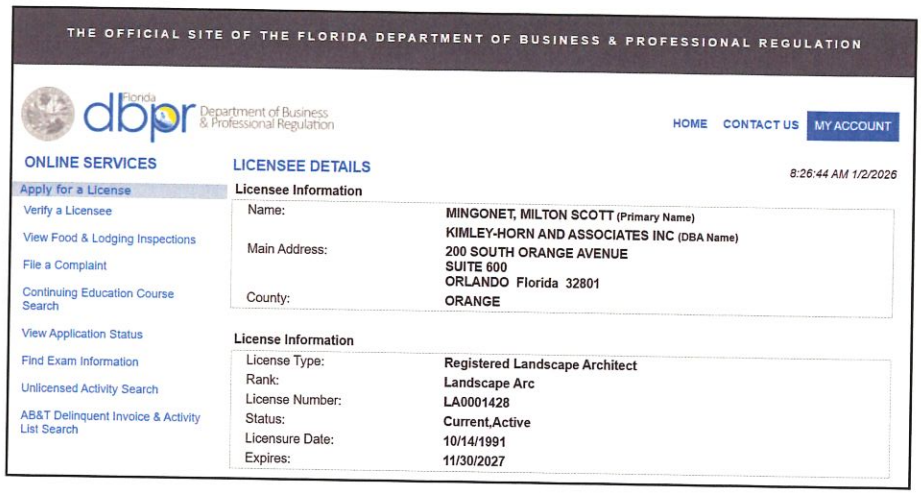
7:38:47 AM 1/2/2026

Licensee Information

Name:	KIMLEY-HORN & ASSOCIATES, INC. (Primary Name)
Main Address:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH North Carolina 27601
County:	OUT OF STATE
License Mailing:	421 FAYETTEVILLE STREET SUITE 600 RALEIGH NC 27601
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	696
Status:	Current
Licensure Date:	05/10/1977
Expires:	



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

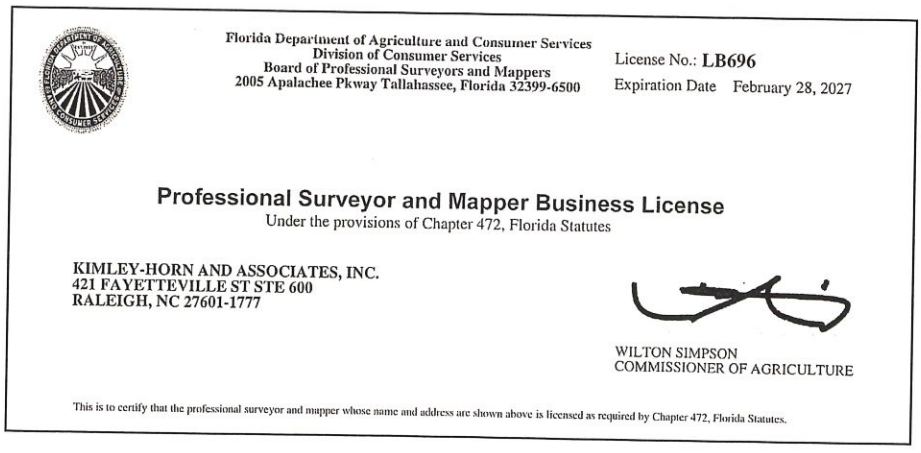
8:26:44 AM 1/2/2026

Licensee Information

Name:	MINGONET, MILTON SCOTT (Primary Name) KIMLEY-HORN AND ASSOCIATES INC (DBA Name)
Main Address:	200 SOUTH ORANGE AVENUE SUITE 600 ORLANDO Florida 32801
County:	ORANGE

License Information

License Type:	Registered Landscape Architect
Rank:	Landscape Arc
License Number:	LA0001428
Status:	Current,Active
Licensure Date:	10/14/1991
Expires:	11/30/2027



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: LB696
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST STE 600
RALEIGH, NC 27601-1777

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Palm Beach County Tax Receipts

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1920 WEKIVA WAY STE 200
WEST PALM BEACH, FL 33411

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ENGINEER BUSINESS	KIMLEY HORN AND ASSOCIATES INC	35106	B25.619739 07/08/2025	$236.25	B40126259

This document is valid only when receipted by the Tax Collector's Office.

KIMLEY HORN AND ASSOCIATES INC
KIMLEY HORN AND ASSOCIATES INC
421 FAYETTEVILLE ST
RALEIGH NC 27601-1792

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 200517698
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

LOCATED AT
1920 WEKIVA WAY STE 200
WEST PALM BEACH, FL 33411

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
LANDSCAPE ARCHITECT BUSINESS	KIMLEY HORN AND ASSOCIATES INC	LCC000219	B25.620145 07/08/2025	$33.00	B40159734

This document is valid only when receipted by the Tax Collector's Office.

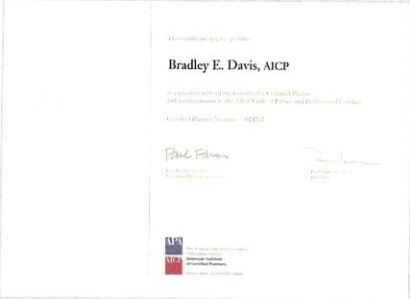
KIMLEY HORN AND ASSOCIATES INC
KIMLEY HORN AND ASSOCIATES INC
421 FAYETTEV LLE ST
RALEIGH NC 27601

STATE OF FLORIDA
PALM BEACH COUNTY
2025 / 2026 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2020128606
EXPIRES: 09/30/2026

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program

Personnel Licenses


Bradley E. Davis, AICP


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
ROBERTSON, STEWART E
22818 ROYAL CROWN TERRACE
BOCA RATON FL 33433
LICENSE NUMBER: PE63939
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
MECCA, MICHELLE B.
12740 GRAN BAY PARKWAY W
SUITE 2350
JACKSONVILLE FL 32258
LICENSE NUMBER: PE55059
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


The Transportation Professional Certification Board
Certifies that
Mrs. Michelle B. Mecca, P.E., RSP1
successfully holds the Road Safety Professional® (Level 1) certification
Original Certification Date: 12/21/2018
Certification Valid Through: 12/21/2027
Steve Kuciemba, Executive Director and CEO
Joseph C. Baliskus, P.E., PTOE, RSP1 TPCB Chair
Certification Number: 156


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
WIJESUNDERA, RAVINDRA KUMARA
159 BAYRIDGE LANE
WESTON FL 33326
LICENSE NUMBER: PE69259
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


Transportation Professional Certification Board, Inc.
certifies that
Ravindra K. Wijesundera
has met all of the requirements established by the Certification Board to use the title of
Road Safety Professional
unless withdrawn by the Certification Board and subject to the provisions for renewal.
Certificate number 121 issued in Washington, DC, U.S.A.
12/21/2018

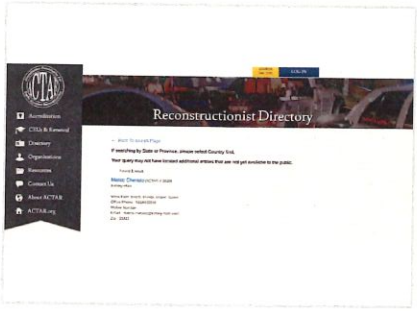

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
GUERRA, STEPHANIE ALEXIS
1071 KEYSTONE DRIVE
APT B
JUPITER FL 33458
LICENSE NUMBER: PE84302
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
KREHBIEL, WENDY JEWEL
5949 WIND CAVE LANE
JACKSONVILLE FL 32258
LICENSE NUMBER: PE74007
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


Wendy JewelKrehbiel, PE, RSP2IMPRIITE
Engineer
Kimley-Horn and Associates, Inc.
Business Address (Preferred Mailing Address)
12740 Gran Bay Parkway West
Suite 2350
Jacksonville FL 32258
USA
Home Address
5949 Wind Cave Lane
Jacksonville FL 32258
USA
T:(904) 828-3939 F:
Email:wendy.krehbiel@kimley-horn.com


IMSA
Wendy J. Krehbiel
is hereby certified as a
IMSA Traffic Signal Field Technician II
by completing all requirements and examination for certification on 10/11/2023
Valid thru 10/11/2026
Certification #BE_95127
Catherine A Werner - Executive Director


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
CHERASO, MARCO PHILIP
720 ROBIN WAY
NORTH PALM BEACH FL 33408
LICENSE NUMBER: PE84389
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


ACTA
Reconstructionist Directory


Transportation Professional Certification Board, Inc.
certifies that
Alexander Iliev
has met all of the requirements established by the Certification Board to use the title of
Professional Traffic Operations Engineer
unless withdrawn by the Certification Board and subject to the provisions for renewal.
Certificate number 4882 issued in Washington, DC, U.S.A.
11/21/2024


The Transportation Professional Certification Board
Certifies that
Alexander Iliev, P.E., PTOE, RSP1
successfully holds the Road Safety Professional® (Level 1) certification
Original Certification Date: 7/10/2025
Certification Valid Through: 7/10/2028
Steve Kuciemba, Executive Director and CEO
Jan O. Voss, P.Eng., PTOE TPCB Chair
Certification Number: 1652


dbpr
ONLINE SERVICES
LICENSEE DETAILS

Professional Traffic Engineering Services
for a Safety Action Plan- SS4A Grant Program


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
REGUEIRO, ERIC
4433 WELLINGTON SHORES DRIVE
WELLINGTON FL 33449
LICENSE NUMBER: PE84211
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
HEGGEN, CHRISTOPHER W.
3001 WASHINGTON RD.
WEST PALM BEACH FL 33405
LICENSE NUMBER: PE59836
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES
HAIGH, JONATHAN DAVID
477 SOUTH ROSEMARY AVE
STE 215
WEST PALM BEACH FL 33401
LICENSE NUMBER: LA6666795
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com
ISSUED: 09/03/2025
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.


This certificate hereby qualifies
Heather L Glisson
as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.
Certified Planner Number:
AICP


This certificate hereby qualifies
Jared R. Schneider, AICP
as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.
Certified Planner Number 024814
Paul Farmer, FAICP
Executive Director and CEO
Paul Jeffries, AICP
President


This certificate hereby qualifies
Corinn Beem
as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.
Certified Planner Number 34005
AICP


ASSOCIATION OF STATE
FLOODPLAIN MANAGERS, INC.
CERTIFICATION BOARD OF REGENTS
Ruben Cruz, CFM
IS DULY REGISTERED AS AN
ASFPM CERTIFIED FLOODPLAIN MANAGER
CFM CERTIFIED

Proof of Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jerry Noyola
Edgewood Partners Insurance Agency 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	PHONE (A/C, No, Ext): 7702207699 FAX (A/C, No): E-MAIL ADDRESS: greylingcerts@greyling.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Kimley-Horn and Associates, Inc. 421 Fayetteville Street, Suite 600 Raleigh, NC 27601 KIMLASS	INSURER A : National Union Fire Ins Co of Pittsburg	19445
	INSURER B : Allied World Assurance Co (U.S.) Inc.	19489
	INSURER C : New Hampshire Insurance Company	23841
	INSURER D : Lloyd's of London	85202
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1574569136 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			GL5268169	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			CA4489663 (AOS) CA2970071 (MA)	4/1/2025 4/1/2025	4/1/2026 4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
B	X UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			03127930	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
C C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC067961230 (AOS) WC013711885 (CA)	4/1/2025 4/1/2025	4/1/2026 4/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000
D	Professional Liability			B0146LDUSA2504949	4/1/2025	4/1/2026	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage

CERTIFICATE HOLDER	CANCELLATION
Sample Certificate	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Gregg Bradstreet

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Kimley»Horn

The firm's ability to meet the Safety Action Plan deadline for the public presentation (April 2027) and final submittal (May 30, 2027).

Kimley-Horn is committed to meeting the Safety Action Plan deadline, and our team has a phenomenal track record of meeting project expectations. We have a clear understanding of what it will take to produce each project we undertake and allocate resources to accommodate project schedules. Our project team has worked together on multiple previous projects to coordinate schedules and consistently meet each milestone date.

The schedule outlined on page 41 highlights all key deliverables, reflecting our commitment to the Safety Action Plan by adhering to established deadlines and maintaining clear, transparent project management.

Kimley-Horn takes a proactive approach to managing our workload. The members of our team were selected based on their experience with similar projects and their current and projected capacity. To assist in efficient administration of projects, Kimley-Horn maintains a detailed, integrated management information system (MIS). This system, designed primarily to focus on schedule adherence and cost control, is a valuable tool.



Kimley-Horn complies with all civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act of 1973.

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON ENTITY CRIMES

1. This sworn statement is submitted to the Town of Juno Beach, Florida
by Kevin Schanen, PE, Senior Vice President
(print individual's name and title)
for Kimley-Horn and Associates, Inc.
(print name of entity submitting sworn statement)

whose business address is 477 South Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

and (if applicable) its Federal Employer Identification Number (FEIN) is: 56-0885615

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: N/A)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies

to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(indicate which statement applies.)**

__✓__ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT HIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Authorized Signature
By: Kevin Schanen, PE
As: Senior Vice President

The foregoing document was executed before me this 5 day of February, 2026 in person ✓ OR via electronic means ___ by Kevin Schanen, PE, as the Senior Vice President of Kimley-Horn who is personally known to me or produced _____ as identification; and who did ✓ or did not ___ take an oath.

KOHLMAN FRITZ
Commission # HH 720057
Expires September 15, 2029

Notary Public, State of Florida
My Commission Expires: September 15, 2029

SCRUTINIZED VENDOR CERTIFICATION PURSUANT TO SECTION 287.135, FLORIDA STATUTES

This sworn statement is submitted to the Town of Juno Beach, Florida

by Kevin Schanen, PE, Senior Vice President
(print individual's name and title)
for Kimley-Horn and Associates, Inc.
(print name of entity submitting sworn statement)

whose business address is 477 South Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

and (if applicable) its Federal Employer Identification Number (FEIN) is: 56-0885615

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: N/A)

1. I hereby certify that the above-named entity:

   A. Does not participate in the boycott of Israel; and

   B. Is not on the Scrutinized Companies that Boycott Israel List.

2. If the Contract for goods and services is for more than $1,000,000, I hereby certify that the above-named entity:

   A. Is not on the Scrutinized Companies with Activities in Sudan List; and

   B. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and

   C. Has not engaged in business operations in Cuba or Syria.

Section 287.135, Florida Statutes, prohibits the Town from: (1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; and (2) contracting with companies, for goods or services over $1,000,000 that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the above-named entity, I hereby certify that the statements set forth above are true and that pursuant to Section 287.135, Florida Statutes, the

submission of a false certification may subject the company to civil penalties, attorney's fees and/or costs. I further understand that any contract with the Town for goods or services may be terminated at the option of the Town if the company has been found to have submitted a false certification.

Authorized Signature
By: Kevin Schanen, PE
As: Senior Vice President

The foregoing document was executed before me this 5 day of February, 2026 in person ✓ OR via electronic means ___ by Kevin Schanen, PE, as the Senior Vice President of Kimley-Horn who is personally known to me or produced _____ as identification; and who did ✓ or did not ___ take an oath.

KOHLMAN FRITZ
Commission # HH 720057
Expires September 15, 2029

Notary Public, State of Florida
My Commission Expires: September 15, 2029

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: E. Alves, CPA, Finance/HR Director

Item Title: Year to Date (YTD) Financial Statements

Please find attached the YTD financial reports for your review. Figures are unaudited and subject to additional reconciliations and adjustments.

RECOMMENDATION:

This is an informational report to Town Council only and no action is required.

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2026 4

FUND: 01 GENERAL FUND				NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS					
	01	10101	GENERAL FUND CHECKING	-321,530.19	-345,915.64
	01	10102	PAYROLL CHECKING	-126,488.97	-3,683.13
	01	10106	CREDIT CARD ACCOUNT	64,933.66	2,081,345.84
	01	10201	PETTY CASH	.00	850.00
	01	10410	WELLS FARGO-MM SWEEP	-68,995.85	5,616,249.17
	01	10412	MONEY MARKET	7,937.47	2,839,977.57
	01	10420	POOLED CASH-STATE BD OF A	2,360.14	717,886.87
	01	10421	FL PALM INVESTMENT	1.81	3,364,443.24
	01	10424	FMIT-0-2 HQ BOND FUND	726.03	257,050.20
	01	10425	FMIT-SHORT TERM BOND	1,208.75	491,974.60
	01	10426	FMIT-INTERMEDIATE TERM BD	975.71	602,423.96
	01	10435	CERTIFICATES OF DEPOSIT	.00	1,097,426.71
	01	11510	ACCOUNTS RECEIVABLE	-589.77	80,518.28
	01	11590	AR-RETIREE INSURANCES	-33.30	31.43
	01	13310	DUE FROM OTHER GOV'T UNIT	.00	837.05
	01	13501	ACCRUED INTEREST RECEIVABLE	13,131.23	106,055.80
	01	15500	PREPAID EXPENSES	-4,557.51	7,754.32
		TOTAL ASSETS		-430,920.79	16,915,226.27
LIABILITIES					
	01	20200	ACCOUNTS PAYABLE	.00	-49,500.70
	01	20210	PENSION PAYABLE-FRS	-30,693.75	-37,235.02
	01	20211	RETIRE-GEN. EMP. PAYABLE	.00	-15,709.11
	01	20220	DEFERRED COMPENSATION	.00	3,365.02
	01	20241	125-CAFE.HEALTH INSURANCE	274.81	7,455.87
	01	20242	125-CAFE. MEDICAL FSA	77,147.42	88,285.52
	01	20245	ALLSTATE VOLUNTARY INSURANCE	-303.76	-653.54
	01	20247	PIC-VOLUNTARY INSURANCES	66.46	66.46
	01	20250	125-CAFE. VISION CARE	-4.72	110.54
	01	20295	PD-TAKE HOME CAR	-1,470.00	-4,380.00
	01	20810	DUE TO PALM BEACH COUNTY	22,310.39	-31,095.74
	01	20830	DUE TO STATE-BLDG PERMIT FEES	3,199.10	-9,692.20
	01	21700	WITHHOLDING TAXES	-15,525.41	-15,525.41
	01	21720	SOCIAL SECURITY TAXES	-21,973.31	-21,973.30
	01	22300	UNEARNED REVENUE	.00	-5,500.00
		TOTAL LIABILITIES		33,027.23	-91,981.61
FUND BALANCE					
	01	17200	REVENUE CONTROL	-741,223.20	-5,804,060.77
	01	24200	EXPENDITURE CONTROL	1,139,116.76	3,060,558.63
	01	24300	ENCUMBRANCE CONTROL	178,547.42	178,547.42
	01	24510	BUDGETARY FB RES FOR ENCUMB	-178,547.42	-178,547.42
	01	28000	NON-SPENDABLE PREPAID ITEMS	.00	-92,968.00
	01	28102	RESTRICTED-CAPITAL PROJECTS	.00	-1,626,858.00
	01	28115	BUILDING CODE ENFORCEMENT	.00	-2,522,052.00
	01	28120	RESTRICTED-LAW ENFORCEMENT	.00	-125,662.00
	01	28300	ASSIGNED-SUBSEQUENT YEAR	.00	-1,565,360.00
	01	28400	UNASSIGNED-FUND BALANCE	.00	-8,146,842.52

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2026 4

FUND: 01 GENERAL FUND	NET CHANGE FOR PERIOD	ACCOUNT BALANCE
FUND BALANCE		
TOTAL FUND BALANCE	397,893.56	-16,823,244.66
TOTAL LIABILITIES + FUND BALANCE	430,920.79	-16,915,226.27

** END OF REPORT - Generated by Emily Alves **

TOWN OF JUNO BEACH
MONTH ENDING JANUARY 31, 2026

GENERAL FUND	Original FISCAL YEAR	Amended FISCAL YEAR	Actual		
REVENUES	**2025-2026**	**2025-2026**	**YTD 1/31/26**	**Difference**	**% To Amended Budget**
Ad Valorem Taxes	$4,596,375	$4,596,375	$4,005,973	$590,402	87%
Local Option, Use & Fuel Taxes	58,000	58,000	13,794	44,206	24%
One-Cent Discretionary Surtax	125,000	125,000	49,675	75,325	40%
Utility Services Taxes	1,019,000	1,019,000	345,189	673,811	34%
Local Business Tax	50,000	50,000	14,641	35,359	29%
Building Permits	1,000,000	1,000,000	832,701	167,299	83%
Franchise Fees	100,000	100,000	53,539	46,461	54%
Permits, Fees & Special Assessments	194,000	194,000	140,272	53,728	72%
Grants	337,499	337,499	2,161	335,338	1%
Intergovernmental Revenue	491,500	491,500	133,410	358,091	27%
Charges for Services	17,500	17,500	3,374	14,126	19%
Fines and Forfeitures	16,000	16,000	11,093	4,907	69%
Investment Earnings	500,000	500,000	171,716	328,284	34%
Miscellaneous	120,500	120,500	26,521	93,979	22%
From Contributions-Restricted	100,000	100,000	0	100,000	0%
From One-Cent Surtax-Restricted	569,134	569,134	0	569,134	0%
From Unassigned Fund Balance	1,350,984	1,350,984	0	1,350,984	0%
TOTAL REVENUES	**$10,645,492**	**$10,645,492**	**$5,804,061**	**$4,841,431**	55%
EXPENDITURES BY DEPARTMENT					
LEGISLATIVE					
Salaries	$43,269	$43,269	$14,280	$28,989	33%
Employee Benefits	3,310	3,310	1,092	2,218	33%
Operating Expenses	217,150	217,150	28,637	188,513	13%
TOTAL LEGISLATIVE	**263,729**	**263,729**	**44,009**	**219,720**	17%
FINANCE & ADMINISTRATION					
Salaries	$960,438	$960,438	$252,956	$707,482	26%
Employee Benefits	285,895	285,895	87,675	198,220	31%
Professional Fees	366,750	366,750	55,317	311,433	15%
Operating Expenses	266,400	266,400	105,744	160,656	40%
Capital Outlay	610,000	610,000	276,759	333,241	45%
TOTAL FINANCE & ADMINISTRATION	**2,489,483**	**2,489,483**	**778,449**	**1,711,034**	31%

TOWN OF JUNO BEACH
MONTH ENDING JANUARY 31, 2026

	FISCAL YEAR	FISCAL YEAR	Actual		
COMPREHENSIVE PLANNING	**2025-2026**	**2025-2026**	**YTD 1/31/26**	**Difference**	**% To Amended Budget**
Salaries	$526,960	$526,960	$165,593	$361,367	31%
Employee Benefits	192,236	192,236	54,502	137,734	28%
Professional Fees	929,000	929,000	157,210	771,790	17%
Operating Expenses	76,200	76,200	24,167	52,033	32%
Capital Outlay	98,500	98,500	0	98,500	0%
TOTAL COMPREHENSIVE PLANNING	**1,822,896**	**1,822,896**	**401,470**	**1,421,426**	22%
LAW ENFORCEMENT					
Salaries	$2,144,204	$2,144,204	$710,872	$1,433,332	33%
Employee Benefits	1,157,641	1,157,641	300,537	857,104	26%
Professional Fees	7,150	7,150	0	7,150	0%
Operating Expenses	425,170	425,170	122,770	302,400	29%
Capital Outlay	196,634	196,634	135,672	60,962	69%
TOTAL LAW ENFORCEMENT	**3,930,799**	**3,930,799**	**1,269,850**	**2,660,949**	32%
PUBLIC WORKS					
Salaries	$384,476	$384,476	$104,883	$279,593	27%
Employee Benefits	165,441	165,441	44,076	121,365	27%
Professional Fees	10,000	10,000	6,209	3,791	62%
Operating Expenses	705,854	705,854	149,664	556,190	21%
Capital Outlay	305,814	305,814	10,260	295,554	3%
TOTAL PUBLIC WORKS	**1,571,585**	**1,571,585**	**315,093**	**1,256,492**	20%
GENERAL GOVERNMENT					
Insurance	$567,000	$567,000	$251,687	$315,313	44%
Town Debt Service	0	0	0	0	0%
Contingency	0	0	0	0	0%
TOTAL GENERAL GOVERNMENT	**567,000**	**567,000**	**251,687**	**315,313**	44%
TOTAL EXPENDITURES	**$10,645,492**	**$10,645,492**	**$3,060,559**	**$7,584,933**	**29%**
Net Income YTD	**$0**	**$0**	**$2,743,502**		

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk

Item Title: Approval of Council Cell Phone Purchases with Records Archiving Software

DISCUSSION:

Dues to the increase in public records requests for all forms of electronic communication, staff would like to provide the following information regarding the potential purchase of Town-issued cell phones for each Town Councilmember, along with the implementation of software designed to archive text messages and call records.

Establishing Town-issued devices dedicated to official business will assist the Town in maintaining compliance with the Florida Public Records Law and improve the efficiency of responding to public records requests.

When Town-related communications occur on personal devices, identifying and retrieving records can be more complex and time-consuming. Providing Town-issued phones would allow communications related to Town business to be maintained on a centralized device and platform, ensuring better record retention and accessibility.

To further support records management and transparency, staff recommend implementing message archiving software that automatically captures and securely stores text messages and call logs. This software creates a searchable archive of communications that can be retrieved when responding to public records requests, audits, or legal inquiries.

The estimated monthly cost per Councilmember phone is as follows:

- Unlimited Cell Phone Plan: $36.99
- IBM License: $2.25
- 3rd Eye Message Archiving License: $4.35

Total Estimated Monthly Cost per Councilmember phone: $43.59

The implementation of Town-issued devices and message archiving software would provide several benefits, including:

- Improved compliance with public records requirements
- Automatic archiving of text messages and call records
- Increased efficiency in responding to public records requests

- Clear separation between personal and official communications
- Enhanced transparency and accountability

Please note that the cost of the phones and associated services can be absorbed within the current Fiscal Year 2025–2026 Legislative Department budget.

RECOMMENDATION:

Staff recommends approval to proceed with the procurement of the necessary devices and software licenses and coordinate implementation.

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: Duncan Clark, Planning Technician

Item Title: Caretta Project Gateway Art

BACKGROUND:

On August 24, 2022, the Town Council approved Resolution No. 2022-09, to allow the development of the Caretta Project, located at the northwest corner of US Highway One and Donald Ross Road. Condition number 23 states that "the applicant shall obtain Town Council approval of the design of the fountains and art located in the public plaza area of the property prior to their installation". Construction of the project has been ongoing since May of 2024. On December 17, 2024, Town Council reviewed the first submittal of the art and two fountains. Council voted to approve the plans for the two fountains and denied the design for the art. At the February 25, 2026, meeting, Town Council approved the infinity ribbon public art design with the condition that the applicant return with coastal color samples for Council review.

DISCUSSION:

The applicant has provided four color renderings of the approved design along with color samples for Council's consideration. Each rendering depicts the approved infinity ribbon sculpture in a single solid color to allow Council to evaluate the appearance of the artwork in different finishes. The four proposed color options are Traffic Orange, Quartz Grey, Silk Grey, and Pastel Turquoise. Physical color samples are also being provided to assist Council in reviewing the tones and finishes of each option.

RECOMMENDATION:

Staff recommends that the Town Council review and discuss the proposed Caretta Gateway public art feature.

Juno Point Property Owner, LLC
14 West Superior Street, Suite 200
Chicago, IL 60654

March 9, 2026

Caretta – Gateway Plaza Art Color Option

During the Town Council meeting on February 25, 2026, the Caretta team presented the design for public art for Town Council approval subject to condition #23 of Resolution 2022-09. The motion that passed was “to approve the artist and the design in a powder coated metal that is a coastal color with the color to come back for Council’s approval.”

Per this approval, the Applicant is presenting four color options for the sculpture:

1. RAL 2009 “Traffic Orange” – A vibrant coral-orange tone reminiscent of sunrise over the Atlantic and the warm hues of coastal sunsets.
2. RAL 7039 “Quartz Grey” – A natural, mineral grey that echoes the weathered stone, shells, and driftwood often found along the beach.
3. RAL 7044 “Silk Grey” – A soft, airy grey with subtle warmth that evokes sun-bleached sand and light coastal clouds.
4. RAL 6034 “Pastel Turquoise” – A light sea-glass turquoise inspired by the shallow waters and tropical tones of Florida’s Atlantic coastline.

An AI-generated rendering of the sculpture in each color is included on the following pages.

Juno Point Property Owner, LLC
14 West Superior Street, Suite 200
Chicago, IL 60654

Exhibit A – Eugene Perry Sculpture in RAL 2009 “Traffic Orange”



Juno Point Property Owner, LLC
14 West Superior Street, Suite 200
Chicago, IL 60654

Exhibit B – Eugene Perry Sculpture in RAL 7039 “Quartz Grey”



Juno Point Property Owner, LLC
14 West Superior Street, Suite 200
Chicago, IL 60654

Exhibit C – Eugene Perry Sculpture in RAL 7044 “Silk Grey”



Juno Point Property Owner, LLC
14 West Superior Street, Suite 200
Chicago, IL 60654

Exhibit D – Eugene Perry Sculpture in RAL 6034 “Pastel Turquoise”



MEMORANDUM

To: Town Council

Date: March 25, 2026

Prepared By: Frank M. Davila, CFM, Director of Planning and Zoning

Item Title: Selection of the Planning and Zoning Board Appointments (April 1, 2026, to March 31, 2027)

BACKGROUND:

Per town code, the Town Council appoints regular and alternate members annually during the first meeting following the general election and the swearing-in of elected officials. While the timing is mandated, the specific selection methodology remains undefined in the code.

Historically, the Council has discussed various approaches:

- **Consensus Selection:** Selecting the top five candidates and one alternate from a collective applicant pool.
- **Individual Nomination:** Each Council member nominating one candidate from the pool, subject to majority approval.

Prior to the implementation of a formal application process, appointments were made via nomination without a standardized candidate pool.

The application deadline was March 16, 2026, at 12pm. Staff received a total of twelve (12) submittals from the following individuals (see attached applications in alphabetical order by last name):

- Larry Barron
- Steve Bauch
- Jay Brandli
- Jim Ehret
- Jim Ferguson
- Nancy Grabowski
- Erica Herman
- William Huval
- Siobhan O'Donnell
- Robert Reimers
- Carol Rudolph
- Fred Vestal

RECOMMENDATION:

Staff recommend that the town Council appoint members to the Planning and Zoning Board along with an Alternate member for a one-year term.

Item #17.

Gmail

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

P&Z Application

1 message

larry barron <dyylbb4@icloud.com> Sun, Mar 15, 2026 at 8:11 PM
To: ccopeland@juno-beach.fl.us

scanpZONE.pdf
1094K

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Larry B Barron HOME PHONE 561 662 9772

ADDRESS 780 Hibiscus Ave

OCCUPATION (current or most recent) Retired BUSINESS PHONE _____

BUSINESS ADDRESS _____

E-MAIL ADDRESS dyylbb4@icloud.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☒ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☒ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☒ No ☐ Brief Description of Education/Experience _____

Are you a registered voter? Yes ☒ No ☐ Do you live in the Town year-round? X or seasonally? _____

How long have you lived in Juno Beach? 16 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Do you currently serve on a Town Board? Yes ☐ No ☒ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☒ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? New Council asked me to put my name in if I can help Juno Beach stay Juno Beach, I'm willing

Signature Larry B Barron Date 3/15/2026

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

LARRY B. BARRON
780 Hibiscus Ave
Juno Beach, FL 33408
561-662-9772

Position: Planning and Zoning Board, Juno Beach

Resident since 2006 and former Ocean Ridge HOA board member. Built our house on Hibiscus in 2015.

I spent 27 years at a Fortune 500 company, Navistar International, serving in various roles in management and sales management. I retired as Regional VP for the western region in San Ramon, California in 2000. I then moved to Florida to become General Manager of a commercial truck distributor in Riviera Beach, helping expand it from two to six locations over 20 years. I retired in 2021.

Education: Earned both BBA and MBA degrees from the University of Mississippi.

References:

Rick Opto, Owner and General Manager, Loggerhead Fitness, 561-346-7909

Carlos Currlin, Managing Director, Rechtien International, 305-586-4244

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH
RECEIVED
2026 MAR 13 P 4:52

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Steve Bauch HOME PHONE 561 676-2600

ADDRESS 540 S Lyra Cir

OCCUPATION (current or most recent) Commercial Banker BUSINESS PHONE 561 676-2600

BUSINESS ADDRESS 555 Northlake Blvd

E-MAIL ADDRESS stevebauch@bellsouth.net

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☐ No ☑ Brief Description of Education/Experience BS Business FInance
Commercial Real Estate Lender 30+yrs, Licensed Contractor FL & NC,

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? y or seasonally? _____

How long have you lived in Juno Beach? Since 2005

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Life Director GCBA local builders association, Pres & board member of UT Alumni Assoc

Do you currently serve on a Town Board? Yes ☐ No ☑ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☐ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? Max Fraiser Asked me

Signature _____ Date 3/12/26

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

Item #17.

Gmail

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

Application

1 message

Jay Brandli <jwbrandli@gmail.com> Fri, Mar 13, 2026 at 2:53 PM
To: ccopeland@juno-beach.fl.us, davesantilli <davesantilli@comcast.net>

Please accept my application for joining the JB planning & Zoning Board

application_for_appointment_to_town_board_or_committee_2026 - Brandli.pdf
227K

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Jay Brandli HOME PHONE 925.708.0101

ADDRESS 1055 Ocean Dr Unit 502

OCCUPATION (current or most recent) Sr Director BUSINESS PHONE 925.708.0101

BUSINESS ADDRESS 700 universe Blvd juno Beach FL 33408

E-MAIL ADDRESS jwbrandli@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?

☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?

☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____

Disposition: _____

Resume attached? (optional) Yes ☐ No ☑ Brief Description of Education/Experience Lisc Mechanical PE in CA.

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? Y or seasonally? _____

How long have you lived in Juno Beach? 10 yrs

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Do you currently serve on a Town Board? Yes ☐ No ☑ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? To ensure measured growth enhances Juno's atmosphere

Signature _____ Date 3.13.26

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH
RECEIVED
2026 FEB 23 P 1:35

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Jim L Ehret PE HOME PHONE _____

ADDRESS 450 Ocean Drive Unit 802 Juno Beach Fl 33408

OCCUPATION (current or most recent) President BUSINESS PHONE 302-540-7600 cell

BUSINESS ADDRESS Ehret Consulting - same as above

E-MAIL ADDRESS jim@ehret-consulting.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: 3/21/2025 Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☑ No ☐ Brief Description of Education/Experience Masters of Business Admin
Vanderbilt Univ Civil Engineer ; Professional Engineer - State of Pa. Worked for large General Contractors 1980-1993 . Then started and ran Ehret Construction Co 1993 to 2017 - built close to $600M In 2019 moved to JB Fl was sole person on Ehret Consulting - a niche planner for Country Clubs Golf Clubs (former ECC built $300M worth) Motto is "Plan Better Build Better"

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? X or seasonally? _____

How long have you lived in Juno Beach? 2019

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Last two years on Juno Beach Planning and Zoning Board

Do you currently serve on a Town Board? Yes ☑ No ☐ If yes, which one? Planning & Zoning

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? I would like to see Juno Beach develop carefully and thoughtfully. Being a Civil Engineer and all years buildings - I have seen the good & bad

Signature James L Ehret - CAREER RESUME ATTACHED Date 3/21/2025

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

James L. (Jim) Ehret, P.E.
450 Ocean Dr Juno Ocean Club 802 Juno Beach FL 33408
302-540-7600
Jim@Ehret-Consulting.com

Profile

In 1997, I started Ehret Construction Company after building many large complex projects for a large Philly GC firm. My GC firm ended up building over $500M worth of projects and worked for some of the region's most demanding customers. My customers knew me as a President who knew the details of a project - the details of the estimate, the schedule, and the pros and cons of each subcontractor. Most importantly, I knew my customer's expectations.

Professional Experience

Ehret Club Consulting – Juno Beach Fl (2018-now)

Founder and solo consulting to very high end Country Clubs now in 10 States on Planning, Designing & Building $ M to $ MM sized projects . Most of times Club hire Jim first with a "need"

Clubs Include on 2 month to 2 year assignments

- Lost Tree Club (FL)
- Congressional CC (MD)
- The Beach Club (Palm Bch FL)
- Valhalla GC (KY)
- Jonathan Landing Gc (FL)
- Orchid Island GBC (FL)
- Apogee Club (FL)
- Union League – 3 locations (PA & NJ)
- Cobbs Creek GC (PA)
- Gulf Harbor CC (FL)
- St Charles Yacht Club (FL)
- The Peninsula Club (NC)

www.ehret-consulting.com

President of Ehret Construction Co, Wilmington DE & Mt Laurel NJ(1993-2017)

Founder & Owner of a 4-state regional Commercial GC/CM with an average annual volume of 40M. Our work spanned diverse sectors, and included many repeat customers: www.ehretconstructionco.com

- **Private Clubs:** 24 Country Club with many projects worth over $ 250M ranging including for:
  - Merion Golf Club (5)
  - Gulph Mills Golf Club (3)
  - Sunnybrook Golf Club (3)
  - Aromimink Golf Club (2)
  - Philadelphia Cricket Club (3)
  - Phila Country Club (3)
  - Rumson CC
  - Navesink CC

20 other club projects /
>

Plus Vulunteered 20 Years at his home club- Bldg Committee / Golf Committee

James L. (Jim) Ehret, P.E.
450 Ocean Dr Juno Ocean Club 802 Juno Beach FL 33408
302-540-7600
Jim@Ehret-Consulting.com

- **Health Care:** 12 projects including Hospital Renovations; large interior fit-out for a Medical Imaging Center; new large-scale dental facility; new drug storage facility.
- **Hotels and Hospitality:** 18 New or major expansion projects for Hotels & Restaurants over $100M
  - Courtyard by Marriott (2)
  - Hampton Inns & Suites (2)
  - Denny's; Ruby Diners, Blues Bar
  - Wingate Inn (3)
  - Springhill Suites by Marriott (3)
  - Holiday Inn Express
- **Senior Living:** 10 new, additions, and renovation projects over $75M
  - 98 Sr Apt Senior Living Facility Building LEED Silver $16M
  - Three new >100 bed Assisted Living Building.
  - Two new Nursing & Rehab Facilities
- **Commercial Office, Retail, Multi Family, Institutional and Industrial:** > 30 projects including:
  - Corporate HQ Fit-out for a Natl Co
  - 12-story office common area reno
  - 4 Church Additions / Renovations
  - 3 Large New Department Store
  - New 34-unit Multi-Family (whole city block)
  - 5 new Branch Banks
  - Misc. Plant Renovations and Port renovations

Senior Project Manager: R. M. Shoemaker Co – W. Conshohocken, Pa *1983- 1993*

Before starting my company, I provided Project Management for a large $150M/year GC/CM – working from the estimate phase thru construction & turnover for 10 projects with repeat clients ranging $6M -$40M including:

- 4 Major Mall Renovation & Addition Projects for the same Owner who wanted Jim >$40M
- New Pilot Plant & World Headquarters Expansion for Campbell Soup Company $34M
- High Rise 24 story Condos in downtown Phila.;
- Biomedical Research Building 11 story for an Ivy League University.

Project Engineer Foster & Creighton - Nashville TN 1980-1982.

Vanderbilt University – Vanderbilt Stadium – Project Engineer on an intense "in between season" total renovation where 70% of the old stadium was demolished; the steel stands raised

Personal Information: - Florida Resident since 2019

Education

- **Vanderbilt University – BE in Civil Engineering 1980, Cum Laude with 2 honorary societies**
- Widener University - Master of Business Administration (night school)
- **Professional Engineer** – State of Pennsylvania since 1986

Interests and Involvements

- Carpenter Company of Philadelphia (F 1724) – Board Member 2006 – 2012; Master Builder Assoc – **members in its 300 year history – Must be an Owner of large Builder or Architect Firm** 325
- 2007 & 2011 –Associated Builders & Contractors (ABC) SEPa. General Contractor of the Year
- Vanderbilt University Alumni Committee & Tower Hill School Class Agent ; Rotary Club
- **Wilmington Country Club – Building Committee for 20 years, various golf committees**
- Married with 3 Children – all grown, working & out of college

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH
RECEIVED
2026 MAR 13 A 11:15

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME James Ferguson HOME PHONE 561 762-7251

ADDRESS 391 Sunrise Way, Juno Beach, FL 33408

OCCUPATION (current or most recent) school principal BUSINESS PHONE _____

BUSINESS ADDRESS _____

E-MAIL ADDRESS jimferguson001@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☐ No ☑ Brief Description of Education/Experience

2019 Juno Beach Citizen of the Year. Curator of Juno Beach Town Historical Archives. Board Chair and Webmaster, Juno Beach Historical Society. MS Education; BA Philosophy and Social Sciences. Four decade career as a professional school administrator, counselor, and teacher.

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? yes or seasonally? _____

How long have you lived in Juno Beach? 9 yrs. full time; 19 yrs. seas.

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Curator, Town's historical archives. Chair, JB Historical Soc.; Trustee, Bonsai Societies of Florida

Do you currently serve on a Town Board? Yes ☑ No ☐ If yes, which one? P&Z

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? I have served on the Board for eight years and will bring that perspective and my conscientious commitment to its discussions and decision-making.

Signature Jim Ferguson Date Mar 13, 2026

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

Item #17.

Gmail

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

Application for Planning and Zoning Board

1 message

Nancy <nhsgraboski@gmail.com> Fri, Mar 13, 2026 at 12:44 PM
To: Caitlin Copeland <ccopeland@juno-beach.fl.us>

Dear Caitlin:

I am submitting an Application for the Planning and Zoning Board. Could you please distribute to the Town Council and any other appropriate individuals.

If you have any questions or need further information, please feel free to contact me.

Thank you for your kind assistance.

Best regards,

Nancy Graboski

nhsgraboski@gmail.com
(631) 838-2188

Juno Beach Planning and Zoning Board Application - Nancy Graboski.pdf
10774K

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Natalie (Nancy) Graboski mobile ~~HOME~~ PHONE (631) 838-2188

ADDRESS 1025 Bay Colony Drive South Juno Beach FL 33408

OCCUPATION (current or most recent) retired BUSINESS PHONE _____

BUSINESS ADDRESS _____

E-MAIL ADDRESS _____

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☑ No ☐ Brief Description of Education/Experience Wheaton College, Norton MA; Elisabeth Morrow School-teacher; Phillips Ave School-teacher; Bridgehampton Coop. Nursery School Bd-Pres; Bridgehampton School Board-V. Pres; Cornell Cooperative Extension Board; Town of Southampton: Planning Board (1991-1999), Town Board 2004-2013.

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? ✓ or seasonally? _____

How long have you lived in Juno Beach? 1998-2021 (seasonal); 2021-2026 (year round)

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
St. Patrick Church, Palm Beach Gardens, Council of Catholic Women.
Daughters of the American Revolution - Palm Beach Chapter

Do you currently serve on a Town Board? Yes ☐ No ☑ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? Due to prior experience on the Southampton Town Planning Board, I know the importance of applying the Codes. Juno Beach is at a critical juncture. Past, recent development projects have raised great concern about our future as a small town beach community. The Codes must be applied to development applications so that we retain our quality of life.

Signature Nancy S. Graboski Date 3-13-2026

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

NANCY S. GRABOSKI 1025 Bay Colony Drive South, Juno Beach 33408 nhsgraboski@gmail.com

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

March 13, 2026

Dear Members of the Town Council:

Thank you for the opportunity to submit an application for appointment to the Juno Beach Planning and Zoning Board.

I have enclosed the Application and a copy of my resume. Additionally, there are a few articles that speak to my previous experience serving on the Southampton, NY, Town Planning Board and Town Board which may give you a window in on my accomplishments and reputation.

My husband, Benny, and I lived in Bridgehampton, NY, on the east end of Long Island, for over 50 years, where he was a potato farmer. Starting in 1967, we traveled every winter to FL for three months to escape the cold, first to Ft. Lauderdale, then Boca Raton, and since 1998 to Jupiter/Juno, after one of our daughters married a Juno Beach native. They both operated the Lazy Loggerhead Café in Carlin Park for 25 years. As my husband readied to retire and we planned to spend more time here, we decided to buy our own place and purchased a condo at Bay Colony in 2016, relocating year-round from Bridgehampton in 2021. Sadly, my husband was not well and I lost him in fall 2022. I am blessed to have three daughters nearby: in Juno Beach, N.Palm Beach, and Ft. Lauderdale.

I very much enjoyed serving on the Planning Board and on the Town Board in the Town of Southampton. I relied heavily on professional Planning Staff and office of the Town Attorney to explain details of matters before us, provide key information and answer questions. As Chair of the Planning Board, our 1999 Master Plan Update was completed, a four year undertaking with much community involvement.

Historically a farming and fishing community dating back to the 1600's, Southampton has evolved over the past century to become less rural. The population triples during season, which runs from Memorial Day to Labor Day, with estate owners and visitors leaving New York City to escape the heat and enjoy both ocean and bay beaches and the bounty of fresh vegetables and fruits from the farms as well as fine dining and an active social scene. The Hamptons serves many of the same people who come to Palm Beach County.

As in Juno Beach the great ongoing challenge for Town officials in Southampton is to hold on to the "essence" of what Southampton is. Our small town way of life, community character and sensitive resources are all part of that essence. While we know that there will be change with growth and development, it is vitally important to apply the standards in the Code fully and fairly, weighing the impacts of development proposals on our quality of life, neighborhoods, business community, traffic, visual landscape, lakes, bays and waterways, aquifer and more.

I would welcome the opportunity to serve the good people of Juno Beach on the Planning and Zoning Board. I am happy to interview or speak with you directly, if you wish. If you have any questions or want further information, please feel free to call me. Thank you for your consideration.

Sincerely,

Nancy S. Graboski

Nancy S. Graboski

(631) 838-2188 mobile

NANCY S. GRABOSKI 1025 Bay Colony Drive South, Juno Beach 33408 nhsgraboski@gmail.com

EXPERIENCE

2004-2011 **Southampton Town Board** Southampton, NY

Accomplishments:

Spearheaded Dark Skies, Wireless Communications, Outdoor Dining, and Special Events legislation; Assumed home rule over speed limits on Town and County roads; Created the Town's Hurricane Preparedness Guide and advanced other public safety and disaster response initiatives; Sponsored zoning code amendments related to agricultural uses; Revamped code provisions related to the 2010 FEMA Flood Insurance Rate Maps; Advanced adoption of a Town-wide Hamlet Boundary Map; Worked with community organizations on beautification projects, parking restrictions and road improvements; Advocated for Airport Noise Abatement and other quality of life enhancements; Led efforts to upgrade Channel 22, SEA-TV, our local government and education channel, including Internet broadcast; Co-Sponsored Ethics Code Update; Chaired the Town's Audit AdvisoryCommittee and formalized its role; Assisted in the review, evaluation and response regarding multiple forensic audits including the Town's Capital Fund, CPF PILOTs, and Financial Statements.

2002-2003 **Suffolk County Planning Commission** Hauppauge, NY

1998-2012 **Peconic Land Trust** Southampton, NY
- Agriculture Committee

1991-1999 **Southampton Town Planning Board** Southampton, NY
- Chairperson, 1996-99
- Comprehensive Plan Steering Committee
- Agricultural Advisory Committee
- Farmland Committee
- Water Mill Transportation Task Force
- Bike Path Committee

1986-1991 **Cornell Cooperative Extension** Riverhead, NY
- Board of Directors
- Finance Committee
- 4-H Program Advisory Committee, President

1985-1987 **Bridgehampton School Board** Bridgehampton, NY
- Vice President, 1986-1987

1977-1987 **4-H Club Leader** Bridgehampton, NY

1972-1973 **Bridgehampton Cooperative Nursery School** Bridgehampton, NY
- Executive Board, President

1967-1968 **Phillips Avenue Elementary School** Flanders, NY
- Teacher, grade 4

1965-1967 **Elisabeth Morrow School** Englewood, NJ
- Teacher, grades 3, 4, 5, 6

EDUCATION

Wheaton College Norton, MA
- B.A., European History, June 1965

PERSONAL

St. Patrick Church – Council of Catholic Women
Daughters of the American Revolution, Palm Beach Chapter

May 18, 2011

Nancy Steps Down

By Kitty Merrill

This December will bring decades of public service on a plethora of community, school and, lastly, the Southampton Town Board to a close for Nancy Graboski. Putting speculation that she'd be the GOP's next candidate for supervisor to rest, earlier this month, Graboski wrote town committee chair Ernest Wruck removing herself from contention.

Stating her service on the town board has been "an honor and a privilege," Graboski wrote, "In the seven and a half years since I took office, I have worked hard to improve our quality of life, hold the line on taxes and spending and find solutions to the many challenges we face. I take great pride in knowing that I was successful in accomplishing a variety of important initiatives and have thoroughly enjoyed my experiences as an elected official."

She continued, "From day one I have treated the position as a full time job and have devoted the bulk of my time and energy to the demands that go with public life. And while I love what I do, the time has come for me to rejoin my family and to get on with other plans and goals, including spending more time with my grandchildren. And so when my term comes to a close at the end of December, I will step down and will not seek elective office at another level."

Since her election to town board in 2003, Graboski tackled an array of issues and shepherded multiple initiatives including dark skies, wireless communications, outdoor dining and special events legislation. She created the town's hurricane preparedness guide and advanced a variety of public safety and disaster response measures.

The councilwoman, who served on the town planning board for almost a decade, with three years as chair, worked with community organizations on beautification projects, sponsored zoning code amendments related to agriculture and was an advocate for airport noise abatement.

"I admire her courage and strong independent streak," one time running mate Linda Kabot said this week. "I was hoping she would throw her hat in the ring to run for supervisor to cap off a successful career in public service."

Kabot and Graboski first crossed paths in the '90s when Graboski was serving on the planning board and Kabot was working for then-supervisor Vince Cannuscio. The pair went on to serve together on the town board . . . even without support from their party.

In 2003, the local GOP passed Graboski over for a second term on the town board. She decided to primary for the slot and Kabot, who was a councilwoman at the time, joined forces with her to mount a primary for supervisor. Both women won.

The town council and planning board weren't the only places where Graboski satisfied a desire to serve. A schoolteacher posted at Phillips Avenue Elementary School during the late 60s, the Bridgehampton resident and wife of potato farmer Benny Graboski became president of the Bridgehampton Cooperative Nursery School in 1972. The '80s saw her elected to the Bridgehampton School Board and volunteering as a 4-H club leader. From 1986 through 1991 she was a member of the board of directors of the Cornell Cooperative Extension, serving as president of its 4-H program advisory committee.

Marietta Seaman, the vice chair of the local Republican committee served as town clerk during some of Graboski's terms on the town and planning boards. She summarized Graboski's contribution this week. "She is a wonderful woman and a great public servant."

Party chair Wruck wrote, "Nancy Graboski has stood by her principles even in times of controversy or challenge. I wish the best for her and her family in their future plans."

kmerrill@indyeastend.com

Item #17.

Gmail

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

Planning & Zoning Board Application

1 message

Erica Herman <ericafherman15@gmail.com> Sun, Mar 15, 2026 at 10:30 PM
To: ccopeland@juno-beach.fl.us

Erica Herman
361 Zenith Lane
Juno Beach, FL 33408
561-510-3000
ericafherman15@gmail.com

Planning & Zoning Application E. Herman .pdf
468K

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Erica Herman HOME PHONE 561-510-3000

ADDRESS 361 Zenith Lane Juno Beach, FL 33408

OCCUPATION (current or most recent) Real Estate Professional ; Restaurant Development -The Woods Jupiter BUSINESS PHONE _____

BUSINESS ADDRESS _____

E-MAIL ADDRESS ericafherman15@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☐ No ☑ Brief Description of Education/Experience

Graduated from the University of Central Florida with a B.A. in Health and Public Affairs. I also have experience in restaurant development, including building and design, and have worked on projects that required coordination, planning, and collaboration with local teams and contractors.

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? X or seasonally? _____

How long have you lived in Juno Beach? Three years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

I have not previously served on a town board, although I have held several leadership roles. Through past development projects I have gained familiarity with planning and zoning considerations and understand how important thoughtful planning decisions are to the character of the town and the quality of life of its residents.

Do you currently serve on a Town Board? Yes ☐ No ☑ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? I love Juno Beach and would like to contribute to preserving the character, thoughtful planning, and quality of life that makes it such a special community.

Signature Erica Herman Date 3/13/2026

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH
RECEIVED
MAR 12 2026
TIME: 10:59am

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME William V. Huval HOME PHONE 561-358-7239

ADDRESS 511 Sunset Way Juno Beach,Fl 33408

OCCUPATION (current or most recent) Physician-Retired BUSINESS PHONE -----

BUSINESS ADDRESS same

E-MAIL ADDRESS bayou52@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☑ No ☐ Brief Description of Education/Experience _____

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? Y or seasonally? _____

How long have you lived in Juno Beach? since 2003

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Chief of staff St. Marys Hosp. West Palm Beach
Chief_of_Surgery_Good_Samaritin_Hosp.

Do you currently serve on a Town Board? Yes ☐ No ☑ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? help direct the future of Juno Beach by representing the voice of the residents

Signature _____ Date 3/12/2026

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

William V. Huval, M.D., FACS
77191 Hwy 25 Covington, Louisiana 70435
561-358-7239, bayou52@gmail.com

Education and Medical Training

Fellowship 7/86 to 6/87
Colorectal Clinic, University of Texas
Houston, Texas

Residency 7/80 to 6/86
Boston University Medical Center
Boston, Massachusetts

Research Surgical Fellowship 7/81 to 6/83
Harvard Medical School, Brigham and Women's Hospital
Boston, Massachusetts

Surgical Internship 7/79 to 6/80
Boston University Medical Center
Boston, Massachusetts

Doctor of Medicine 8/75 to 5/79
Louisiana State University Medical School
New Orleans, Louisiana

Undergraduate Degree 8/70 to 5/75
Louisiana State University
Bachelor of Science
Baton Rouge, Louisiana

Professional Work History

Great Falls Surgical Associates — ***05/15 to present***
Emergency Surgery and Trauma Surgery
Great Fall, Montana

Venous – Neuropathy Treatment Centers of LA. — 10/13 to 1/16
Owner and physician of private solo practice

Neuropathy Treatment Center — 10/12 to 10/13
361 W. Esplanade Ave.
Kenner, Louisiana 70065

Great Falls Clinic — 02/09-01/13
Endoscopy Clinic and Surgical Coverage
Great Falls, Montana

Missoula Surgical Associates — 05/03 to 12/12
Emergency Surgery and Trauma Surgery
Missoula, Montana

Schumacher Group — 08/02 to 12/07
ER coverage Louisiana Heart Hospital
Lacombe, Louisiana

Private Practice Solo/ Colon Rectal Surgery — 01/01 to 12/02
William V. Huval, M.D.
Victor Ferris Building
West Palm Beach, Florida

Surgical Specialists of the Palm Beaches (Private Group Practice) 07/87 to 12/00
General Surgery, Colon Rectal Surgery, Vascular Surgery
West Palm Beach, Florida

St. Mary's Hospital 2001
Chief of Staff
West Palm Beach, Florida

Licensure and Certifications

Montana License 10064: Active

California License 139354: Active

Colorado License DR.0056753

Board Certifications :

American College of Surgeons

American Board of Colon and Rectal Surgeons

Research and Publications

Please see attached list.

Item #17.

Gmail

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

Application p&z board

1 message

Siobhan O'Donnell <cjreinc@gmail.com> Mon, Mar 16, 2026 at 11:34 AM
To: "Town Of Juno Beach Caitlin Copeland Rodriguez, MMC, Clerk" <CCopeland@juno-beach.fl.us>

Caitlin,

Please confirm receipt of attached application for the P&Z Board.

Thank you,
Siobhan

Siobhan O'Donnell
+1 561 510 5422

---------- Forwarded message ---------
From: **Siobhan O'Donnell** <cjreinc@gmail.com>
Date: Mon, Mar 16, 2026 at 11:31 AM
Subject: Application pnz board
To: Charles J Real Estate <cjreinc@gmail.com>

Item #17.

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Siobhan O'Donnell HOME PHONE 5615105422

ADDRESS 431 N LYRA CIR, JUNO BEACH, 33408

OCCUPATION (current or most recent) Real Estate Professional BUSINESS PHONE 561-510-5422

BUSINESS ADDRESS _____

E-MAIL ADDRESS _____

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☐ No ☑ Brief Description of Education/Experience
*Drexel University BS Business Administration 1983. *Assistant to developer on wharehouse conversion NYC 1983-1984. *Financial Consultant- Software Sales 1985 -2000. *Real Estate Agent Sales/rentals 2000-2026 Owned real estate brokerage 2005→

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? X or seasonally? 2020

How long have you lived in Juno Beach? full time since 2017 (part time on and off since '70s).

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Volunteer: - Big Brother Big Sister Program NYC - Goldwater Memorial Hospital NYC - ~~Homeless Outreach Program NYC - Direct Action Everywhere - Unchained At Last~~

Do you currently serve on a Town Board? Yes ☐ No ☑ If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? Assist Juno Beach retain its unique & special character.

Signature _____ Date 3-16-26

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH
RECEIVED
MAR 12 2026
TIME: 10:18am

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME ROBERT REIMERS HOME PHONE 973 879-2886

ADDRESS 427 Juno Dunes Way

OCCUPATION (current or most recent) Financial Advisor BUSINESS PHONE N/A

BUSINESS ADDRESS

E-MAIL ADDRESS RREIMERS40@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☒ NO If so, explain

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☒ NO If "Yes", please provide the following information: Date: Nature of Violation:
Disposition:

Resume attached? (optional) Yes ☐ No ☒ Brief Description of Education/Experience
42 years as individual wealth manager w JPM. BS in Economics. Held numerous financial licenses including CFP

Are you a registered voter? Yes ☒ No ☐ Do you live in the Town year-round? ____ or seasonally? X

How long have you lived in Juno Beach? 7 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
5 years on Florham Park NJ Planning board. Population ≈ 8000
4 years library trustee in Florham Park NJ. Nine years on board of directors Estl. Lake Corp.

Do you currently serve on a Town Board? Yes ☐ No ☒ If yes, which one?

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☒ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? To help future responsible development of Juno Beach. To keep JB; JB

Signature RR Date 3-11-26

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS. VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-2026

Item #17.

Gmail

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

Application for Planning & Zoning Board

1 message

Carol Rudolph <pbgsoccer@aol.com> Wed, Mar 11, 2026 at 7:37 AM
To: "ccopeland@juno-beach.fl.us" <ccopeland@juno-beach.fl.us>

Good morning, Caitlin:

Attached please find my application for the Planning & Zoning Board for 2026 - 2027.

Please do not hesitate to contact me with any questions or concerns.

Thank you-

Carol Rudolph

2 attachments

P & Z 2026-2027 Application Signed.pdf
368K

CV Updated 2026 3-11.docx
23K

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

Peggy Wheeler, Mayor
DD Halpern, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Diana Davis, Councilmember
John Callaghan, Councilmember

Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Carol Rudolph HOME PHONE 5613151537

ADDRESS 840 Ocean Dr, Apt 202

OCCUPATION (current or most recent) GIS Specialist BUSINESS PHONE 561-917-0409

BUSINESS ADDRESS 500 Energy Lane, Dover, DE (working remotely)

E-MAIL ADDRESS pbgsoccer@aol.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☑ NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☑ NO If "Yes", please provide the following information: Date: 3-11-2026 Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes ☑ No ☐ Brief Description of Education/Experience

Duke University - BS; University of Pennsylvania - JD & MD; FAU - MS in GIS (Geographic Information Systems). Corporate Attorney in Philadelphia; Ophthalmologist in Juno Beach, FL; currently a GIS Specialist for Florida Public Utilities

Are you a registered voter? Yes ☑ No ☐ Do you live in the Town year-round? X or seasonally? _____

How long have you lived in Juno Beach? 10 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Member of Juno Beach Planning & Zoning Board, 2024 - 2026

Do you currently serve on a Town Board? Yes ☑ No ☐ If yes, which one? Planning & Zoning

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☑ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? To ensure a rational, consistent and transparent approach to development issues facing Juno Beach that allows it to retain its special character

Signature Carol Rudolph Date 3-11-2026

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-03-2025

CAROL S. RUDOLPH
Juno Beach, Florida
(561) 315-1537
pbgsoccer@aol.com

Skill Sets: GIS software including modalities of ArcMap, ArcCatalog, AGOL, Spatial data analysis, Multispectral and Hyperspectral Remote Sensing and Digital Image Analysis, ENVI, ERDAS, Photogrammetry, WebGIS, Excel, Python coding

Employment:

5/23 – Present **GIS Specialist,** Chesapeake Utilities Corp, Dover, DE 19901

Duties:
- Create, convert, translate, migrate and import GIS data from a variety of sources
- Perform editing, quality control, data manipulation and analysis functions
- Ensure digital media and related source materials are archived and properly stored
- Process, update and correct digital base map data for geospatial applications
- Assist in the preparation of annual DOT/PHMSA Reports

6/22 – 12/30 **GIS Technician,** NiSource Energy, Merrillville, IN 46410

Duties:
- Utilize GIS software including ArcMap, to review utility field data
- Cross reference field data with scheduled data
- Confirm data accuracy
- Enter accuracy checklist into the company database
- Validate customer meter and tap match with expected documentation to facilitate line creation

9/21 – 5/22 **Fire Office Intern,** US Forest Service, Cherokee National Forest, Cleveland TN

Duties:
- Inventory Forest Service wilderness resources in areas of proposed Forest Service Fire Office Controlled Burn projects
- Perform computations on and assessment of standard geodatabase data for fire zone mapping
- Integrate base map layers, geographic reference files and symbology for field crew utilization

Accomplishments:
- Integrate wilderness designated areas into Cherokee National Forest fire zone mapping
- Create a base map and fire zone specific symbology in Field Map for use by Cherokee National Forest Fire Office field crews

Related Skills:
- GIS expertise in ArcMap
- Research into and identification of ICS 2022 Fire Symbology
- Acquisition and integration of appropriate layers in the creation of a multipurpose Field Map app base map
- Symbology conversion and importation into ArcGIS Online

9/20 – 6/21 **GIS Intern**, US Forest Service, National Forests and Grasslands, Lufkin TX

Duties:

- Perform computations on and assessment of standard geodatabase data for Forest Service road locations and private road access through Forest Service lands
- Produce site and survey maps using a variety of GIS and remote imaging techniques
- Review and abstract maps and geographic reference files to create cartographic templates

Accomplishments:

- Forest Service Road reconciliation using Lidar imagery for the Angelina and Davy Crockett National Forests
- Hiking trail map for the 4Cs Trail, Davy Crockett National Forest
- Hiking trail map template created for use in all Texas National Parks and Forests
- Creation of private road shapefile and attribute table for the Sabine National Forest based on evaluation of cartographic documents and legal descriptions

Related Skills:

- GIS expertise in ArcMap
- Data generation, analysis and visualization
- Analytic writing, editing and proofreading
- Interpretation of
- Identification of cartographic parameters related to legal exhibits

Education:

Florida Atlantic University
Boca Raton, FL
Major: Geographic Information Systems (GIS)
GPA: 3.97, 34 semester hours earned
Degree: M.S. in GIS May, 2022

Graduate Certificate in Remote Sensing May, 2022
Graduate Certificate in GIS December, 2021

J.D - University of Pennsylvania Law School, Philadelphia, PA

B.S. - Duke University, Durham, NC

Certificates: Graduate Certificate in GIS
Graduate Certificate in Remote Sensing

Honors & Awards: Phi Kappa Phi Honor Society at FAU for academic achievement
Editor, University of Pennsylvania Law Review

Other: Science Instructor
United States Peace Corps
Nuku'alofa, Kingdom of Tonga

US Citizen
Ability to obtain US Government clearances

References: Available upon request

340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

Town of Juno Beach
Received: February
1:11pm via em

Item #17.

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Fred Vestal HOME PHONE 301 520 0151

ADDRESS 911 Ocean Dr #601 Juno Beach

OCCUPATION (current or most recent) Partner BUSINESS PHONE

BUSINESS ADDRESS Closed Business

E-MAIL ADDRESS

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
☐ YES ☒ NO If so, explain

Have you ever been found to have violated a code of ethics for public officers and employees?
☐ YES ☒ NO If "Yes", please provide the following information: Date: Nature of Violation:
Disposition:

Resume attached? (optional) Yes ☐ No ☐ Brief Description of Education/Experience
Corporate Sales Business Owner

Are you a registered voter? Yes ☒ No ☐ Do you live in the Town year-round? Yes or seasonally?

How long have you lived in Juno Beach? 6 Years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Do you currently serve on a Town Board? Yes ☐ No ☒ If yes, which one?

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

☒ Planning & Zoning Board ☐ Audit/Finance Committee ☐ Charter Review Committee

Why are you interested in serving on this board/committee? Interested in doing the right thing. I have no Agenda.

Signature Fred Vestal Date 2/5

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING T PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

rev 1-16-202

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: Steven J. Hallock, Director of Public Works

Item Title: Resolution 2026-06 - Pulte Landscape Improvement Agreements

Discussion

The owners of the Dunes at Juno Beach and Juno Square are set to install landscape improvements, irrigation, sidewalks, and architectural pavers within the US-1 Right-of-Way and the public sidewalk easement as part of their construction project. These landscape improvements will make the areas more attractive and are in the best interest of the residents of the Town of Juno Beach.

To facilitate this, the Florida Department of Transportation requires the Town of Juno Beach to enter into a Landscape Maintenance Memorandum of Agreement (Exhibit A). This agreement is contingent upon the owners executing a Declaration of Maintenance Covenants and Maintenance and Indemnity Agreements in favor of the Town, which have been completed and are attached as Exhibit B.

Recommendation

Staff recommend the approval of Resolution 2026-06 and the Landscape Maintenance Memorandum of Agreement with the Florida Department of Transportation and authorization of the Town Manager to execute the Agreement on behalf of the Town.

RESOLUTION NO. 2026-06

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AUTHORIZING THE TOWN MANAGER TO EXECUTE THE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 4 RELATED TO THE DUNES AT JUNO BEACH AND JUNO SQUARE LANDSCAPE AND HARDSCAPE IMPROVEMENTS ALONG US-1; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Juno Square LLP and Pulte Home Company LLC (collectively the "Owners") own certain real property located along US-1 in the Town of Juno Beach, Florida (the "Town"); and

WHEREAS, as part of the construction of The Dunes at Juno Beach and Juno Square, the Owners will install landscape improvements (shrubs and palms), irrigation, sidewalks, and architectural pavers within the US-1 Right-of-Way and the public sidewalk easement (the "Improvements"); and

WHEREAS, as a condition of permitting the Improvements, the Florida Department of Transportation, District 4 ("FDOT") requires the Town to enter into the Landscape Maintenance Memorandum of Agreement, attached hereto and incorporated herein as Exhibit "A" (the "Agreement"); and

WHEREAS, the Owners have executed a Declaration of Maintenance Covenants and Maintenance and Indemnity Agreements in favor of the Town, attached hereto and incorporated herein as Exhibit "B" (collectively the "Owners Maintenance Agreements"), which require the Owners, their successors, and assigns to perform the maintenance obligations contained in the Agreement; and

WHEREAS, the Town Council finds that approval of the Agreement is in the best interest of the residents of the Town of Juno Beach and desires to authorize the Town Manager to execute the Agreement on behalf of the City, subject to any changes as to form of sufficiency as may be required by the Town Attorney.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby ratified and incorporated herein.

Section 2. The Town Council hereby authorizes the Town Manager to execute the Agreement on behalf of the Town, subject to any changes as to form or sufficiency as may be required by the Town Attorney.

Section 3. The Town Manager is hereby authorized to take any further action which is necessary to implement the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

RESOLVED AND ADOPTED THIS _____ day of _____, 2026.

_____
Dave Santilli, Mayor

ATTEST:

_____
Caitlin Copeland-Rodriguez, MMC, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
TG Law PLLC, Town Attorney

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 4
LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT

THIS AGREEMENT, made and entered into this ____day of _____2026, between the DEPARTMENT OF TRANSPORTATION, a component agency of the State of Florida, hereinafter called the DEPARTMENT and the **TOWN OF JUNO BEACH**, a municipal corporation, existing under the Laws of Florida, hereinafter called the AGENCY.

W I T N E S S E T H:

WHEREAS, the DEPARTMENT has jurisdiction over **State Road 5 (US-1)** as part of the State Highway System; and

WHEREAS, as part of the continual updating of the State Highway System, the DEPARTMENT, for the purpose of safety, protection of the investment and other reasons, has constructed and does maintain the highway facility as described in **Exhibit "A"**, within the corporate limits of the AGENCY; and

WHEREAS, the AGENCY seeks to install by permit and maintain certain landscape improvements within the right-of-way **of State Road 5 (US-1) from M.P. 5.840 to M.P. 5.885** as described in **Exhibit "B"**; and

WHEREAS, the AGENCY is agreeable to maintaining those landscape improvements within the AGENCY'S limits, including plant materials, irrigation systems and/or hardscape (such as specialty surfacing, site furnishings, or other nonstandard items (if applicable), but excluding standard concrete sidewalk (*see*, **Exhibit "C**" Maintenance Plan for Landscape Improvements). The AGENCY agrees that such improvements shall be maintained by periodic mowing, fertilizing, weeding, litter pick-up, pruning, necessary replanting, irrigation repair and/or repair/replacement of the specialty surfacing, as needed; and

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the AGENCY, by Resolution No._____, dated _____, 2026, attached hereto as **"Exhibit "D"** and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so.

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

SECTION: 93040000
PERMIT: 2025-L-496-00016
COUNTY: PALM BEACH
STATE RD: 5 (US-1)

1. **The recitals set forth above are true and correct and are deemed incorporated herein.**

2. **INSTALLATION OF FACILITIES**

The AGENCY shall install and agrees to maintain the *landscape improvements* described herein as: plant materials, irrigation and/or hardscape on the highway facilities substantially as specified in plans and specifications hereinafter referred to as the Project(s) and incorporated herein as Exhibit "B". *Hardscape* shall mean, but not be limited to, any site amenities such as landscape accent lighting, bike racks, fountains, tree grates, decorative free-standing walls, and/or sidewalk, median and/or roadway specialty surfacing such as concrete pavers, stamped colored concrete and/or stamped colored asphalt (also known as patterned pavement).

(a) All plant materials shall be installed and maintained in strict accordance with sound nursery practice prescribed by the International Society of Arboriculture (ISA). All plant materials installed shall be Florida #1 or better according to the most current edition of Florida Department of Agriculture, *Florida Grades and Standards for Nursery Stock;* and all trees shall meet Florida Power & Light, *Right Tree, Right Place*, *South Florida*.

(b) Trees and palms within the right-of-way shall be installed and pruned to prevent encroachment to roadways, lateral offsets, and sidewalks. Definition of these criteria is included in the most current editions of FDOT standards for design, construction, maintenance, and utility operations on the state highway system and Exhibit "C", the Maintenance Plan.

(c) Tree and palm pruning shall be supervised by properly trained personnel trained in tree pruning techniques and shall meet the most current standards set forth by the International Society of Arboriculture (ISA) and the American National Standard Institute (ANSI), Part A-300.

(d) Irrigation installation and maintenance activities shall conform to the standards set forth by the Florida Irrigation Society (FIS) latest edition of FIS, *Standards and Specifications for Turf and Landscape Irrigation Systems.*

(e) The AGENCY shall provide the FDOT Local Operation Center accurate as-built plans of the irrigation system so if in the future there is a need for the DEPARTMENT to perform work in the area, the system can be accommodated as much as possible. (See paragraph (g) for contact information.)

(f) If it becomes necessary to provide utilities (water/electricity) to the median or side areas, it shall be the AGENCY'S responsibility to obtain a permit for such work through the local Operations Center (see paragraph (g) below) and the AGENCY shall be responsible for all associated fees for the installation and maintenance of these utilities.

The AGENCY shall provide the local FDOT Operation Center located at local FDOT Palm Beach Operations Center, 7900 Forest Hill Boulevard, West Palm Beach, FL 33413 (561) 432-4966, a twenty-four (24) hour telephone number and the name of a responsible person that the DEPARTMENT may contact. The AGENCY shall notify the local maintenance office forty-eight (48) hours prior to the start of the landscape improvements.

(g) All specialty surfacing shall be installed and maintained in strict accordance with the most current edition of the *Florida Accessibility Code for Building Construction* and the *Interlocking Concrete Pavement institute (ICPI).*

(h) All activities, including landscape improvements installation and future maintenance operations performed on State highway right of way, must be in conformity with the most current edition of the *Manual on Uniform Traffic Control* (MUTCD) and *FDOT Standard Plans for Road Construction, 102-XXX series, Maintenance of Traffic.*

(i) The most current edition of *FDOT Design Manual, Section 212.11 and Exhibits 212.4 through 212.7 regarding clear sight triangles at intersections* must be adhered to.

(j) Clear Zone Lateral Offset and as specified in the *FDOT Design Manual,* Chapter 215 must be adhered to.

(k) Landscape improvements shall not obstruct roadside signs or permitted outdoor advertising signs, (see Florida Administrative Code [F.A.C.] Rule Chapter 14-10.)

(l) If there is a need to restrict the normal flow of traffic, it shall be done on non-holiday, weekday, off-peak hours (9 AM to 3 PM), and the party performing such work shall give notice to the local law enforcement agency within whose jurisdiction such road is located prior to commencing work on the landscape improvements. The DEPARTMENT'S Public Information Officer (see telephone number in paragraph (g) for Operation Center) shall also be notified.

(m) The AGENCY shall be responsible for ensuring no impacts to utilities will occur within the landscape improvement limits before construction commences.

(n) The AGENCY shall follow the minimum level of maintenance guidelines as set forth in FDOT'S Rule Chapter 14-40 *Highway Beautification and Landscape Management*, in the FDOT *Guide to Roadside Mowing and Maintenance Management System,* and Exhibit "C", the *Maintenance Plan* for maintenance activities for landscape improvements.

3. **MAINTENANCE OF FACILITIES**

(a) The AGENCY agrees to maintain the landscape improvements, as existing and those to be installed, within the physical limits described in Exhibit "A" and as further described in Exhibit "B". The non-standard improvements within and outside the traveled way shall be maintained by the AGENCY regardless if the said

improvement was made by the DEPARTMENT, the AGENCY, or others authorized pursuant to Section 7, by periodic mowing, pruning, fertilizing, weeding, curb and sidewalk edging, litter pickup, necessary replanting, irrigation system repair and/ or repair of any median concrete replacement associated with specialty surfacing (if applicable) following the DEPARTMENT'S landscape safety and maintenance guidelines, Exhibit "C", the Maintenance Plan. The AGENCY'S responsibility for maintenance shall include all landscaped, turfed and hardscape areas on the sidewalk or within the medians and areas outside the traveled way to the right of way and/or areas within the traveled way containing specialty surfacing. The AGENCY shall be responsible for all maintenance and repairs to FDOT sidewalks directly attributable to tree roots or other AGENCY-maintained improvements. It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway caused by the differential characteristics of non-standard traveled way surfacing (if applicable) on DEPARTMENT right of way within the limits of this Agreement.

(b) Such maintenance to be provided by the AGENCY is specifically set out as follows: to maintain, which means to properly water and fertilize all plant materials; to keep them as free as practicable from disease and harmful insects; to properly mulch the planting beds; to keep the premises free of weeds; to mow the turf to the proper height; to properly prune all plants which at a minimum includes: (1) removing dead or diseased parts of plants, (2) pruning such parts thereof to provide clear visibility to signage, permitted outdoor advertising signs per Florida Statute 479.106 and for those using the roadway and/or sidewalk; (3) preventing any other potential roadway hazards. *Plant materials* shall be those items which would be scientifically classified as plants and include trees, palms, shrubs, groundcover and turf. To maintain also means to remove or replace dead or diseased plant materials in their entirety, or to remove or replace those that fall below original project standards. Palms shall be kept fruit free year-round. To maintain also means to keep the header curbs that contain the specialty surfacing treatment in optimum condition. To maintain also means to keep the nonstandard hardscape areas clean, free from weeds and to repair said hardscape as is necessary to prevent a safety hazard. To maintain also means to keep litter removed from the median and areas outside the travel way to the right of way line. All plants removed for whatever reason shall be replaced by plants of the same species type, size, and grade as specified in the original plans and specifications. Any changes to the original plans shall be submitted by permit application to the DEPARTMENT for review and approval.

(c) If it becomes necessary to provide utilities (water/electricity) to the medians or areas outside the traveled way to maintain these improvements, all costs associated with such utilities are the maintaining AGENCY'S responsibility.

The AGENCY shall be directly responsible for:

1) Impact and connection fees.
2) The on-going cost of utility usage for water and electricity.

(d) The maintenance functions to be performed by the AGENCY may be subject to periodic inspections by the DEPARTMENT at the discretion of the DEPARTMENT. Such inspection findings will be shared with the AGENCY and shall be the basis of all decisions regarding repayment, reworking or agreement termination. The AGENCY shall not change or deviate from said plans without written approval of the DEPARTMENT.

4. **DEPARTMENT ACCESS TO FACILITIES**

The DEPARTMENT will periodically need access to various features within the limits of this Agreement. Upon request of the DEPARTMENT, the AGENCY will have 14 calendar days to provide access to the items noted by the DEPARTMENT. This may require temporary or permanent removal of improvements such as hardscape, landscape or other items conflicting with the items to which the Department needs access.

Should the AGENCY fail to remove or relocate items as requested, the Department may:

a) Remove conflicting improvements or any portion thereof.
b) Restore the area with any material meeting Department standards.
c) Restore the improvements at the request and funding of the AGENCY.

5. **NOTICE OF MAINTENANCE DEFICIENCIES**

(a) If at any time after the AGENCY has undertaken the responsibility for installation and/or maintenance of the landscape improvements, it comes to the attention of the DEPARTMENT'S District Secretary that the limits, or any part thereof, are not being properly maintained pursuant to the terms of this Agreement, the District Secretary, may at his/her option, issue a certified written notice of existing deficiency or deficiencies to the AGENCY, thereby placing the AGENCY on notice. Thereafter, the AGENCY shall have a period of thirty (30) calendar days to correct the cited deficiencies. If the deficiencies are not corrected within this time period, the DEPARTMENT may, at its option, proceed as follows:

i. Perform maintenance of the AGENCY-installed landscape improvements or any part thereof, using DEPARTMENT or Contractor personnel and invoice the AGENCY for expenses incurred; and/or
ii. Remove the landscape improvements, or any part thereof, under this Agreement or any preceding Agreements, using DEPARTMENT or Contractor personnel, and invoice the AGENCY for expenses incurred; and/or
iii. Terminate this Agreement in accordance with Paragraph 9 of this Agreement.

(b) If the landscape improvements fail to be maintained in accordance with the terms and conditions of this Agreement, the AGENCY shall reimburse the DEPARTMENT for all monies expended by the DEPARTMENT in order to address the issue of non-compliance.

6. **FUTURE DEPARTMENT IMPROVEMENTS**

It is understood between the parties hereto that the landscape improvements covered by this Agreement may be removed, relocated, or adjusted at any time in the future, as determined to be necessary by the DEPARTMENT, in order that the adjacent state road be widened, altered, or otherwise changed to meet future criteria or planning needs of the DEPARTMENT.

The AGENCY shall be given sixty (60) calendar days' notice to remove said landscape improvements at the AGENCY'S expense after which time the DEPARTMENT may remove same. All permits (including tree permits), fees, and any mitigation associated with the removal, relocation or adjustments of these improvements are the AGENCY'S responsibility.

7. **FUTURE AGENCY IMPROVEMENTS**

The AGENCY may construct additional landscape improvements within the limits of this Agreement, identified in Exhibit "A", subject to the following conditions:

(a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT. The AGENCY shall not change or deviate from said plans without written approval by the DEPARTMENT.

(b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.

(c) The AGENCY agrees to comply with the requirements of this Agreement regarding any additional landscape improvements it chooses to have installed and there will be no cost to the DEPARTMENT.

8. **ADJACENT PROPERTY OWNER IMPROVEMENTS**

The DEPARTMENT may allow an adjacent property owner to construct additional landscape improvements within the limits of the right of way identified in Exhibit "A" that the AGENCY shall be responsible for maintaining under this Agreement, subject to the following conditions:

(a) Plans for any new landscape improvements shall be subject to approval by the DEPARTMENT and shall require a valid permit attached with a letter of consent to said plans by the AGENCY. The plans shall not be changed or deviated from without written approval by the DEPARTMENT and the AGENCY.

(b) All landscape improvements shall be developed and implemented in accordance with appropriate state safety and roadway design standards.

(c) The AGENCY agrees to comply with the requirements of this Agreement with regard to any additional landscape improvements installed by an adjacent owner.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

9. **AGREEMENT TERMINATION**

In addition to those conditions otherwise contained herein, this Agreement may be terminated under any one (1) of the following conditions:

(a) By the DEPARTMENT, if the AGENCY fails to perform its duties under this Agreement, following ten (10) days written notice.

(b) By the DEPARTMENT, for refusal by the AGENCY to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the AGENCY in conjunction with this Agreement.

10. **AGREEMENT TERM**

The term of this Agreement commences upon execution by all parties and shall remain in effect, if the improvements shall exist, or until this Agreement is terminated by either party in accordance with Paragraph 9.

11. **LIABILITY AND INSURANCE REQUIREMENTS**

(a) With respect to any of the AGENCY'S agents, consultants, sub-consultants, contractors and/or sub-contractors, such party in any contract for the landscape improvements shall agree to indemnify, defend, save and hold harmless the DEPARTMENT from all claims, demands, liabilities, and suits of any nature arising out of, because of or due to any intentional and/or negligent act or occurrence, omission or commission of such agents, consultants, subconsultants, contractors and/or subcontractors. The AGENCY shall provide the DEPARTMENT with written evidence of the foregoing upon the request of the DEPARTMENT. It is specifically understood and agreed that this indemnification clause does not cover or indemnify the DEPARTMENT for its own negligence.

(b) In the event that AGENCY contracts with a third party to provide the services set forth herein, any contract with such third party shall include the following provisions:

i. AGENCY'S contractor shall at all times during the term of this Agreement keep and maintain in full force and effect, at contractor's sole cost and expense, Comprehensive General Liability with minimum limits of $1,000,000.00 per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability and Worker's Compensation insurance with minimum limits of $500,000.00 per Liability. Coverage must be afforded on a form that is no more restrictive than the latest edition of the Comprehensive General Liability and Worker's Compensation policy without restrictive endorsements, as filed by the Insurance Services Office. The AGENCY and DEPARTMENT shall be named as additional insured on such policies.

ii. AGENCY'S contractor shall furnish AGENCY with Certificates of Insurance of Endorsements evidencing the insurance coverage specified herein prior to the beginning performance of work under this Agreement.

iii. Coverage is not to cease and is to remain in full force and effect (subject to cancellation notice) until all performance required of AGENCY'S contractor is completed. All policies must be endorsed to provide the DEPARTMENT providing at least thirty (30) days' notice of cancellation and/or restriction. If any of the insurance coverage expires prior to the completion of work, copies of renewal policies shall be furnished at least (30) days prior to the date of expiration.

12. **E-VERIFY REQUIREMENTS**

The AGENCY shall:

(a) Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the AGENCY during the term of the contract; and

(b) Expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

13. **SUPERSEDED AGREEMENTS**

This writing embodies the entire Agreement and understanding between the parties hereto and there are no other Agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.

14. **FISCAL TERMS**

The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money will/may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) and which have a term for a period of more than one year.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

15. **DISPUTES**

The DEPARTMENT'S District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the

prosecution or fulfillment of the service hereunder and the character, quality, amount, and value thereof; and his decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

16. **ASSIGNMENT**

This Agreement may not be assigned or transferred by the AGENCY, in whole or in part, without the prior written consent of the DEPARTMENT.

17. **LAWS GOVERNING**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail. The AGENCY agrees to waive forum and jurisdictional venue. The DEPARTMENT shall determine the forum and venue in which any dispute under this Agreement is decided.

18. **NOTICES**

All notices given or required under this Agreement shall be in writing and either personally delivered with receipt acknowledgement or sent by certified mail, return receipt requested. All notices shall be sent to the following addresses:

If to the DEPARTMENT:	If to the AGENCY:
Florida Dept. of Transportation	Town of Juno Beach
3400 West Commercial Blvd.	340 Ocean Drive
Ft. Lauderdale, FL 33309-3421	Juno Beach, FL 33408
Attn: Kaylee Kildare	Attn: Timothy Hannon
District IV Landscape Manager	Title :Deputy Director of Public Works

19. **LIST OF EXHIBITS**

Exhibit A: Landscape Improvements Maintenance Boundaries
Exhibit B: Landscape Improvement Plans
Exhibit C: Maintenance Plan for Landscape Improvements
Exhibit D: Resolution

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the day and year first written above.

TOWN OF JUNO BEACH

By: _____ Date: _____
Chairperson / Mayor / Manager

Attest: _____ (SEAL)
Caitlin Copeland-Rodriguez, MMC,
Town Clerk

Legal Approval: _____

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____ Date: _____
John P. Krane, P.E. (or designee)
Director of Transportation Development

Attest: _____ (SEAL)
Alia Chanel (or designee)
Executive Secretary

Legal Approval: _____
Pamela G. Eidelberg (or designee)
Office of the General Counsel, District 4

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

EXHIBIT A

LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES

I. LANDSCAPE MAINTENANCE LIMITS FOR IMPROVEMENTS:

State Road 5 (US-1) from M.P. 5.840 to M.P. 5.885

II. LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP

**See attached*

DONALD ROSS ROAD

JUNO SQUARE

THE DUNES

FLORAL DRIVE

END MAINTENANCE MP 5.885

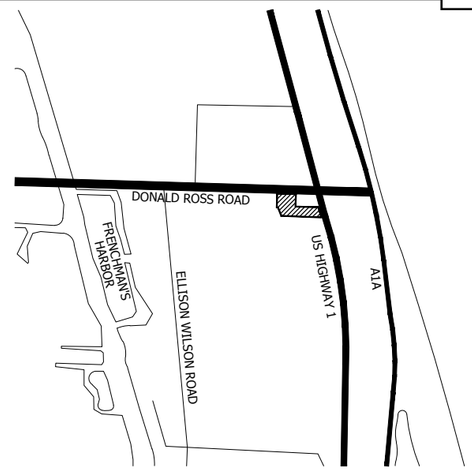
R/W LINE, TYP.

FDOT EASEMENT LIMITS

U.S. HIGHWAY NO. 1 (STATE ROAD 5)

BEGIN MAINTENANCE MP 5.840

LOCATION MAP



LEGEND

PROPOSED MAINTENANCE LIMITS BY THE TOWN OF JUNO BEACH

0' 25' 50' 100' 200' 300'

Scale: 1" = 50'-0"

North

SR-5 (US-1) FROM FLORAL DRIVE TO DONALD ROSS ROAD
LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP
TOWN OF JUNO BEACH *FDOT LANDSCAPE PERMIT NO. 2*
ROADWAY ID #93040000 *2025-L-496-00016*
EXHIBIT A-III

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

EXHIBIT B

LANDSCAPE IMPROVEMENT PLANS

The Landscape Improvements shall be installed in accordance with the plans and specifications of FDOT permit 2025-L-496-00016, attached hereto and incorporated herein.

Please see attached plans prepared by: Aaron Wilbur
Cotleur & Hearing

Date: September 26, 2025

DONALD ROSS ROAD

R/W LINE, TYP.

EXIST. UTILITIES, TYP.

SIGNALIZED INTERSECTION

END PROJECT MP 5.885

EXIST. CURB, TYP.

PROP. 10' CONCRETE SIDEWALK, TYP.

EXIST. 5' CONCRETE SIDEWALK TO BE REMOVED

EXIST. EOP, TYP.

LIMITS OF CLEAR SIGHT

CID 92

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

JUNO SQUARE

EXIST. UTILITY VAULT TO REMAIN, SHRUBS TO BE PLANTED AROUND VAULT

PUBLIC SIDEWALK EASEMENT

SEE EXHIBITS FOR EASEMENT DIMENSIONS

EXIST. SIGN TO REMAIN, TYP.

EXIST. SIGN TO REMAIN, TYP.

24' CLEAR ZONE SETBACK

EXIST. FIRE HYDRANT TO REMAIN

U.S. HIGHWAY NO. 1 (STATE ROAD 5)

EXIST. CURB, TYP. (MEDIAN)

14.5'

24' CLEAR ZONE SETBACK

R/W LINE, TYP.

EXIST. POWER POLE TO REMAIN

PROP. PAVERS

14' CLEAR ZONE SETBACK

CID 57

OVERHEAD POWER LINES

PROP. BENCH, TYP.

EXIST. EOP, TYP.

FDOT EASEMENT LINE

CID 55

FDOT EASEMENT LINE

LIMITS OF CLEAR SIGHT LINE d=590' PER FDM CHAPTER 212, EXHIBIT 212-6, DESIGN SPEED 45 MPH, TYP.

THE DUNES

FLORAL DRIVE

R/W LINE, TYP.

BEGIN PROJECT MP 5.840

14.5' FROM TRAVEL LANE

SOD

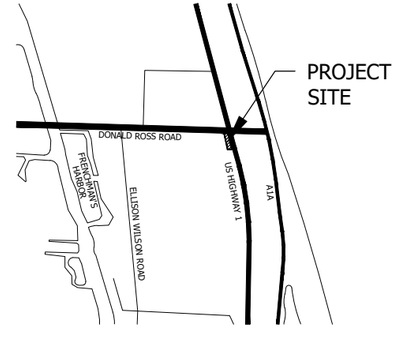
LANDSCAPE NOTES

NO INVASIVE NONNATIVE VEGETATION SHALL BE PLANTED WITHIN FIVE HUNDRED FEET (500') OF THE JUNO DUNES ENVIRONMENTALLY SENSITIVE LAND (ESL) AREA.

THE CLEAR ZONE, LATERAL OFFSET, AND CLEAR SIGHT CRITERIA SHOWN UTILIZES THE FDOT FLORIDA DESIGN MANUAL (FDM) CRITERIA. THE DESIGN SPEED FOR STATE ROAD 5 (US-1) WITHIN THE PROJECT LIMITS IS 45MPH (REFERENCED FROM FPID NO. 422964-1-52-01). THE LATERAL OFFSET IS 4' FROM FACE OF CURB. CLEAR ZONE SETBACK IS 24' FROM TRAVEL LANES OR 14' FROM AUXILLARY LANES. THE SIGHT LINE CRITERIA FOR A 45MPH 4-LANE DIVIDED ROADWAY WITH A MEDIAN WIDTH OF 22' OR LESS IS 590'.

INTERSECTIONS LABELED AS 'SIGNALIZED INTERSECTION' ARE FULLY OPERATIONAL 24 HOURS, 7 DAYS A WEEK AND DO NOT ENTER A FLASHING MODE.

LOCATION MAP



ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER 2025-L-496-00016

Landscape Plan

0' 25' 50' 100' 200' 300'

Scale: 1" = 50'-0"

North

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Dunes at Juno Beach

Pulte Homes

US1 & Donald Ross Rd., Juno Beach, Florida

AARON M. WILBUR
LICENSE
No 6667229
STATE OF FLORIDA
LANDSCAPE ARCHITECT

DESIGNED	DEH
DRAWN	SCR
APPROVED	DEH
JOB NUMBER	22-0724
DATE	08-05-25
REVISIONS	09-03-25

August 5, 2025 8:02:32 a.m.
Drawing: 22-0724 LP - FDOT.DWG

SHEET 1

© COTLEUR & HEARING
These drawings are the property of the Landscape Architect and are not to be used for other projects except by agreement. Contractor shall immediately report any discrepancies to the architect. Contractor shall comply with all codes & governmental agencies who has jurisdiction for the sole purpose of fulfilling all public records requirement under Florida law.

SR-5/US-1 PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	SPACING	REMARKS
GROUND COVERS									
CID	204	CHRYSOBALANUS ICACO `HORIZONTALIS`	DWARF COCOPLUM	3 GAL	12" X 18"	24" O.C.	Y	24" o.c.	18" MAX MAINT. HT
PERFORMANCE TURF									
SOD	4,315 SY	SOD - PAPSALUM NOTATUM	BAHIA						

FDOT GENERAL NOTES

1. GOVERNING STANDARD PLANS

   Florida Department of Transportation, FY 2025-56 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website: Standard Plans - FY 2025-26

2. GOVERNING STANDARD SPECIFICATIONS:

   Florida Department of Transportation, FY 2025-26 Standard Specifications of Road and Bridge Construction at following website: 2025-26-ebook-compressed.pdf

3. Contractor shall repair all damage done to the FDOT property during demolition, relocation and/or installation activities at his sole expense.
4. Any plant material substitution within or impacting the FDOT Right of Way whether requested by the Contractor, Owner, Landscape Architect or other will need to get approval from the FDOT District Landscape Manager.
5. Architectural Pavers installation for sidewalks and/or driveways within the FDOT right of way shall comply with the current FDOT Standard Specification 526. Online Reference: 2025-26-ebook-compressed.pdf
6. Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until the final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost and expense, from the site to the Palm Beach Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.

FDOT PLANTING NOTES

1. For the portion of landscape plant material that will be installed within the FDOT Right of Way, landscape installation shall comply with current applicable FDOT Maintenance Specification 580. Online Reference: SECTION 580
2. For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to the FDOT Standard Plans Index 580-001 Landscape Installation.

Online Reference: 580-001.pdf

In all planting areas, soil material shall be suitable for plant growth. The organic matter content of the soil layer shall be a minimum of 2.5%, a maximum of 10% and have a pH value of 5.5 or greater and less than or equal to 7.0. Planting areas where the existing sub-grade is found to be unsuitable soil or compacted road base, will need to be replaced with amended planting soil, as follows:

a. Contractor shall preserve a continuous band of undisturbed compacted sub-base 18" from the back of curb (See Detail below).

b. Contractor shall insure that all unsuitable soil including concrete, pavement, road base, stones over 3" diameter and all construction debris, is removed from areas to be planted and replaced with specified planting soil, e.g., 60% sand and 40% muck.

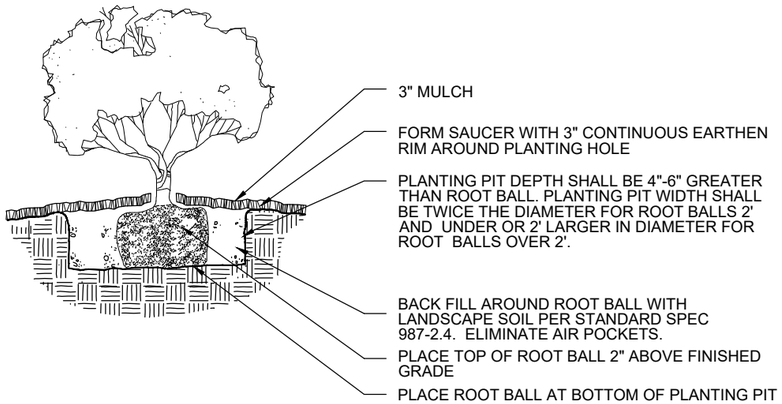
c. Areas to be planted with shrubs and/or ground covers: remove compacted soil to a depth of 12" and replace with specified planting soil. Planting soil shall come up to 4" from top of curb, reserving space for 3" compacted mulch and 1" clear from top of curb.

d. Planting pits for trees and palms: remove compacted soil within the area of each planting pit to a depth of 24" from the top of curb. Planting soil shall come up to 4" from top of curb, reserving space for 3" compacted mulch, and 1" clear from top of curb.

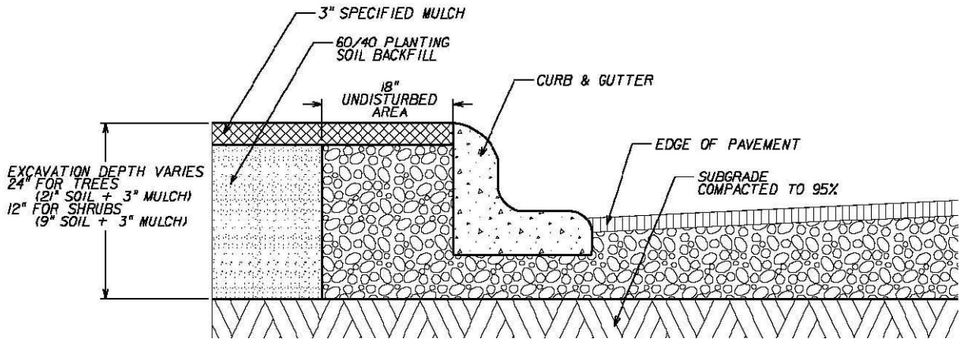
3. Cypress Mulch is not permitted on the FDOT right of way. Mulch permitted to be used are Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.
4. Sodded areas will be in accordance with Standard Plans Index 570-010 and Standard Specifications Sections 570, 981, 982, 983, 987 of the Department's latest edition of Governing Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



PLANTING SOIL BACKFILL DETAIL

ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER
2025-L-496-00016

Landscape Details

Item #18.

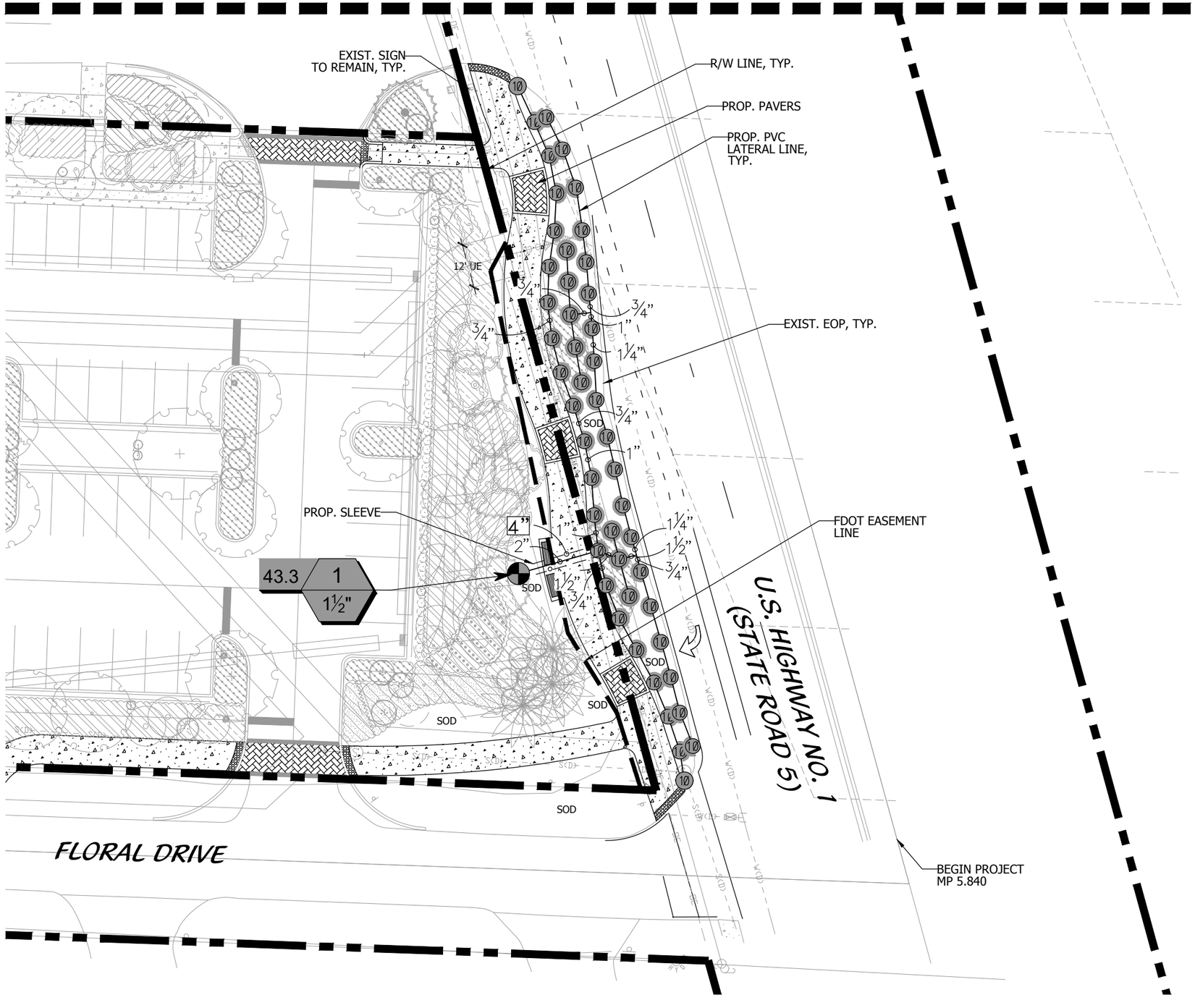
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Dunes at Juno Beach
Pulte Homes
US1 & Donald Ross Rd., Juno Beach, Florida

DESIGNED	DEH
DRAWN	SCR
APPROVED	DEH
JOB NUMBER	22-0724
DATE	08-05-2025
REVISIONS	09-03-2025

August 5, 2025 8:02:32 a.m.
Drawing: 22-0724 LP – FDOT.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of th
except by agreement in writing with
immediately report any discrepancies to the architect.
Contractor is solely responsible for compliance with all
which is limited to the sole purpose of fulfilling its
public records requirement under Florida law.



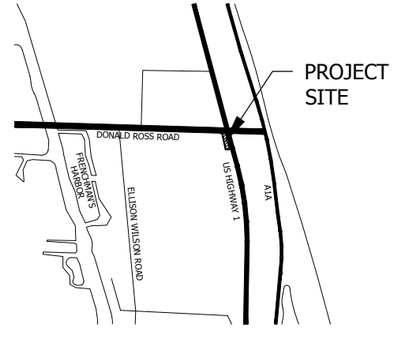
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

IRRIGATION NOTES

THE IRRIGATION WATER SOURCE WILL BE FROM A TAP AND METER ON FLORAL DRIVE.

IRRIGATION TO BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE AND MINIMIZE OVERSPRAY. SPRAY RADII TO BE ADJUSTED TO MEET THIS REQUIREMENT AND SHALL NOT BE REDUCED MORE THAN 25%.

LOCATION MAP



ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER 2025-L-496-00016

Irrigation Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Dunes at Juno Beach

Pulte Homes

US1 & Donald Ross Rd., Juno Beach, Florida

DESIGNED	DEH
DRAWN	SCR
APPROVED	DEH
JOB NUMBER	22-0724
DATE	08-05-25
REVISIONS	09-03-25

August 5, 2025 8:02:32 a.m.
Drawing: 22-0724 IP - FDOT.DWG

SHEET 3

301

© COTLEUR & HEARING
These drawings are the property of the Landscape Architect and are not to be used for other projects, additions to this project, except by agreement in writing and appropriate compensation to the architect. A limited license is granted to a governmental entity who has jurisdiction for the sole purpose of fulfilling its public records requirement under Florida law.

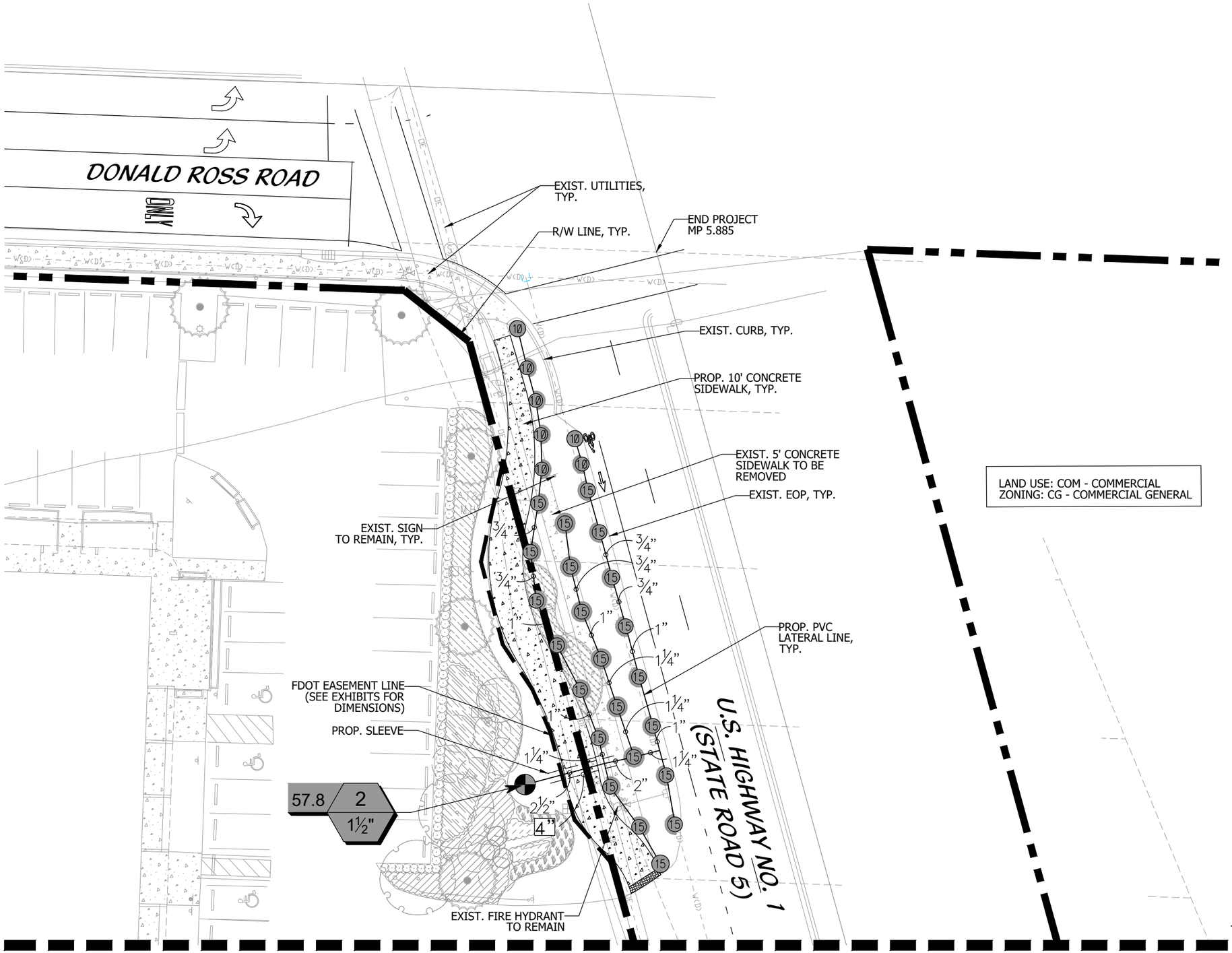
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Dunes at Juno Beach

Pulte Homes

US1 & Donald Ross Rd., Juno Beach, Florida

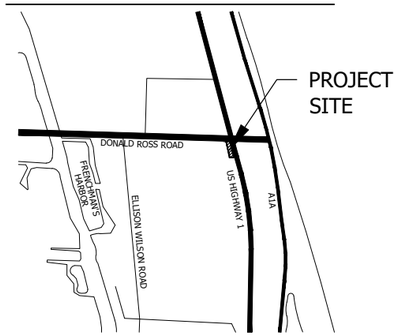


IRRIGATION NOTES

THE IRRIGATION WATER SOURCE WILL BE FROM A TAP AND METER ON FLORAL DRIVE.

IRRIGATION TO BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE AND MINIMIZE OVERSPRAY. SPRAY RADII TO BE ADJUSTED TO MEET THIS REQUIREMENT AND SHALL NOT BE REDUCED MORE THAN 25%.

LOCATION MAP



ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER
2025-L-496-00016

Irrigation Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

DESIGNED DEH
DRAWN SCR
APPROVED DEH
JOB NUMBER 22-0724
DATE 08-05-25
REVISIONS 09-03-25

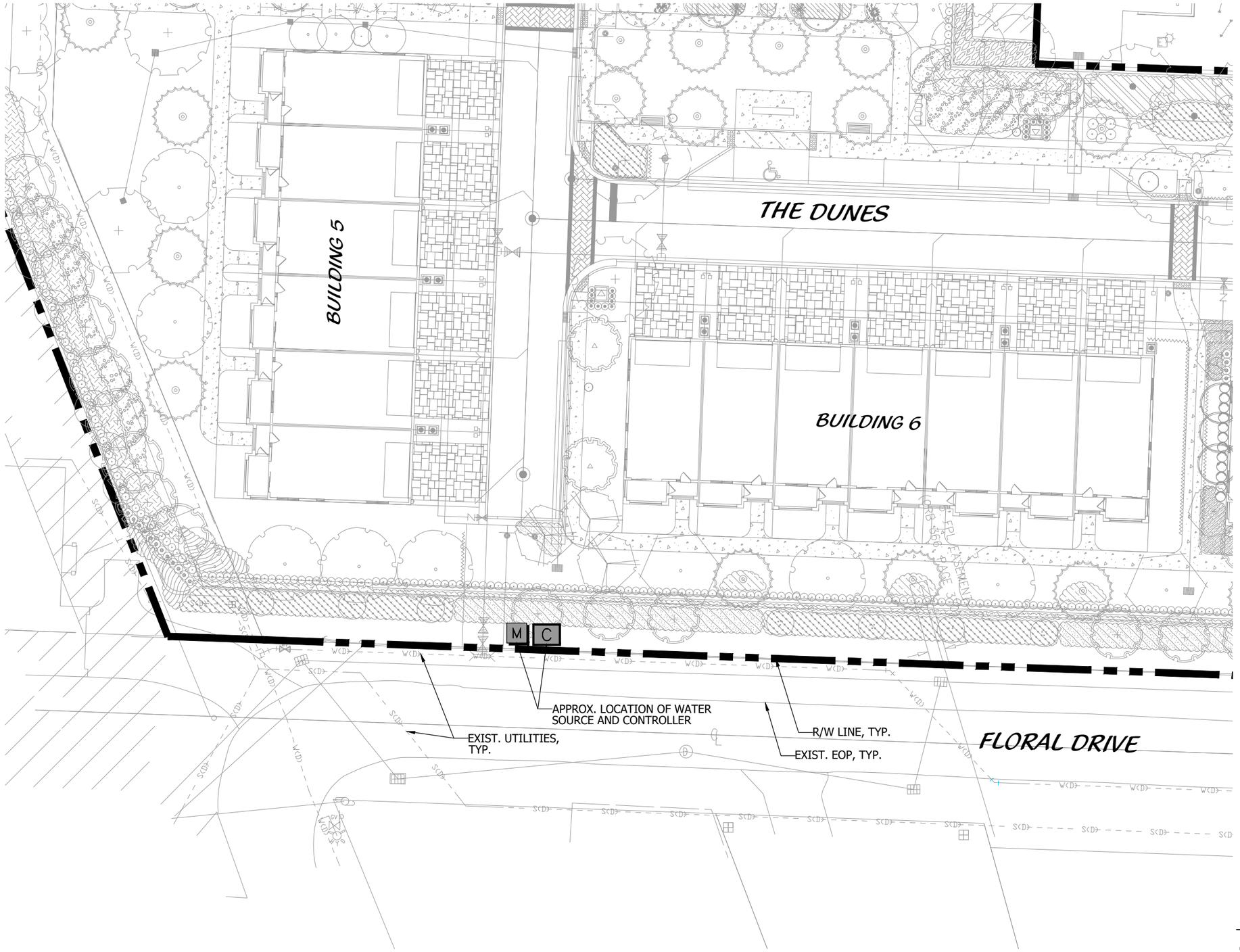
August 5, 2025 8:02:32 a.m.
Drawing: 22-0724 IP - FDOT.DWG

SHEET 4

302

© COTLEUR & HEARING
These drawings are the property of the Architect and are not to be used for any projects except by agreement with the Architect. Reproduction must immediately report any misappropriation to the Architect. Unauthorized use of these plans by a governmental agency who has jurisdiction for the sole purpose of fulfilling its public records requirement under Florida law.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

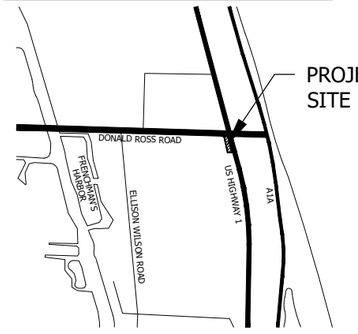


IRRIGATION NOTES

THE IRRIGATION WATER SOURCE WILL BE FROM A TAP AND METER ON FLORAL DRIVE.

IRRIGATION TO BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE AND MINIMIZE OVERSPRAY. SPRAY RADII TO BE ADJUSTED TO MEET THIS REQUIREMENT AND SHALL NOT BE REDUCED MORE THAN 25%.

LOCATION MAP



ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER 2025-L-496-00016

Irrigation Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Item #18.

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Dunes at Juno Beach
Pulte Homes
US1 & Donald Ross Rd., Juno Beach, Florida

DESIGNED	DEH
DRAWN	SCR
APPROVED	DEH
JOB NUMBER	22-0724
DATE	08-05-25
REVISIONS	09-03-25

August 5, 2025 8:02:32 a.m.
Drawing: 22-0724 IP – FDOT.DWG

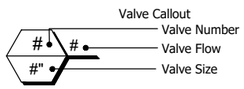
SHEET 5 303

© COTLEUR & HEARING
These drawings are the property of the Landscape Architect and are not to be used for other projects or extensions of projects without written permission. Contractor shall verify all conditions and immediately report any discrepancies to the architect. A limited license is granted to a governmental entity for reproduction of these plans for the purpose of fulfilling its public records requirement under Florida law.

SR-5/US-1 IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS	DETAIL
⑩	RAIN BIRD 1800-SAM-PRS 10F TURF SPRAY POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. UTILIZE 6-INCH POP-UP IN TURF AND 12-INCH POP-UP IN SHRUBS	8	360	30	1.58	10'	
⑩	RAIN BIRD 1800-SAM-PRS 10H TURF SPRAY POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. UTILIZE 6-INCH POP-UP IN TURF AND 12-INCH POP-UP IN SHRUBS	43	180	30	0.79	10'	
⑮	RAIN BIRD 1800-SAM-PRS 15F TURF SPRAY POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. UTILIZE 6-INCH POP-UP IN TURF AND 12-INCH POP-UP IN SHRUBS	6	360	30	3.7	15'	
⑮	RAIN BIRD 1800-SAM-PRS 15H TURF SPRAY POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. UTILIZE 6-INCH POP-UP IN TURF AND 12-INCH POP-UP IN SHRUBS	16	180	30	1.85	15'	
⑩	RAIN BIRD 1800-SAM-PRS 10V TURF SPRAY POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. UTILIZE 6-INCH POP-UP IN TURF AND 12-INCH POP-UP IN SHRUBS	4	ADJ	30	≤ 2.99	10'	
⑮	RAIN BIRD 1800-SAM-PRS 15V TURF SPRAY POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. UTILIZE 6-INCH POP-UP IN TURF AND 12-INCH POP-UP IN SHRUBS	1	ADJ	30	≤ 3.67	15'	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN., 3IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	2	
C	TRADITIONAL WIRE CONTROLLER 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE.	1	
M	WATER METER 2" IN VALVE BOX. INCLUDES 2" RPZ BACKFLOW, 2" BALL VALVE W/ VALVE BOX.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	881.8 LF	
	PIPE SLEEVE: PVC SCHEDULE 40	39.1 LF	



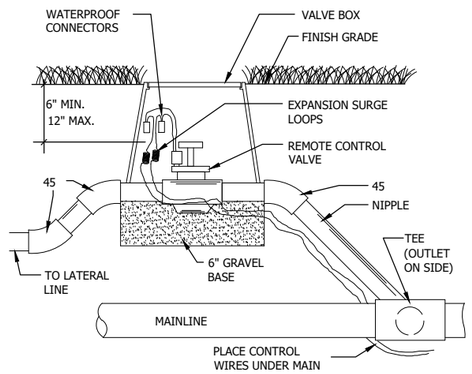
FDOT IRRIGATION NOTES

1. The irrigation system shall use the lowest quality water available, which adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
2. The FDOT requires 24-hour emergency access to the water source.
3. The contractor shall provide the FDOT District Operations Manager with a set of “As-Built” irrigation plans.



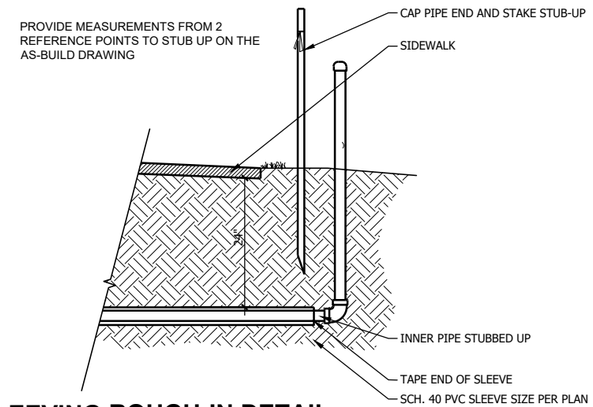
IRRIGATION DETAILS

MARK ALL VALVE BOXES WITH THE ZONE NUMBER AS DIRECTED BY THE LANDSCAPE ARCHITECT.



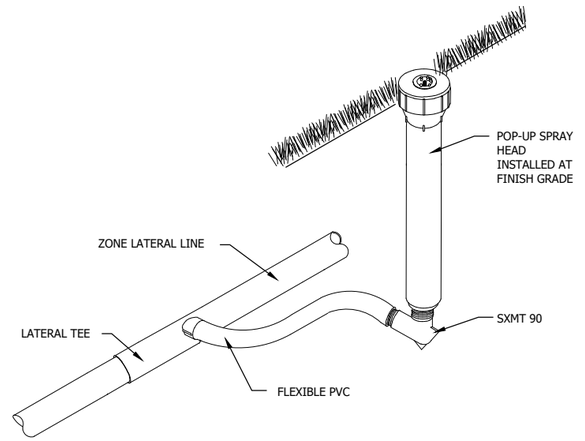
ELECTRIC VALVE INSTALLATION DETAIL

SCALE: NTS



SLEEVING ROUGH-IN DETAIL

SCALE: NTS



SPRAY HEAD AND ROTOR DETAIL

SCALE: NTS

ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER
2025-L-496-00016

Irrigation Details

Item #18.

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Dunes at Juno Beach
Pulte Homes
US1 & Donald Ross Rd., Juno Beach, Florida

DESIGNED DEH
DRAWN SCR
APPROVED DEH
JOB NUMBER 22-0724
DATE 08-05-2025
REVISIONS 09-03-2025

August 5, 2025 8:02:32 a.m.
Drawing: 22-0724 IP – FDOT.DWG

SHEET 6 OF

© COTLEUR & HEARING, INC.
These drawings are the property of the... are not to be used for extensions or... except by agreement in writing with... a limited license is granted to a governmental entity who has jurisdiction for the sole purpose of fulfilling its public records requirement under Florida law.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

EXHIBIT C

MAINTENANCE PLAN FOR LANDSCAPE IMPROVEMENTS

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the Florida Department of Transportation and the AGENCY.

SECTION: 93040000
PERMIT: 2025-L-496-00016
COUNTY: PALM BEACH
STATE RD: 5 (US-1)

MAINTENANCE PLAN
Landscape Improvements

Project State Road No(s):	**SR 5 (US-1) from (M.P. 5.840) to Road (M.P. 5.885)**
Permit or FM No(s):	**2025-L-496-00016**
RLA of Record:	**Aaron M. Wilbur**
Maintaining Agency:	**Juno Beach**
Date:	**September 25, 2025**

PART I. GENERAL MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

WATERING REQUIREMENTS
Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on FDOT roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone but not saturate the soil or overspray onto travel lanes.

IRRIGATION SYSTEM
The Agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably “rush hour” traffic periods). It is imperative that the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall.

MULCHING
Mulch planting beds to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Do not mound mulch against the trunks of trees, palms, and the base of shrubs to allow air movement which aids in lowering disease susceptibility. Cypress mulch is prohibited on state right of way.

INTEGRATED PLANT MANAGEMENT
An assessment of each planting area’s soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth. Palms, shrubs, trees, and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. Please be alert to changes in fertilization types per University of Florida, Institute of Food and Agricultural Services (I.F.A.S.) recommendations. Establishment of an integrated pest management program is encouraged to ensure healthy plants, which are free of disease and pests.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

PRUNING
All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to achieve the FDOT requirements for maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards. All palms should be kept fruit free. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be mature height in compliance with the *FDM Window Detail*. Vertical clear zones for vegetation heights over roadways and sidewalks must meet the requirements of the *FDOT Maintenance Rating Program* (MRP) standards. See Reference pages. The R.L.A. of Record will provide the specific pruning heights for mature or maintained height and spread of all plant material to achieve the design intent shall be noted in Part II, Specific Project Site Maintenance Requirements and Recommendations.

STAKING AND GUYING
All staking materials are to be removed after one year or as directed by the RLA of Record.). Any subsequent staking and guying activities by the Agency must adhere to *FDOT Standard Plans* guidelines (See Index 580-001). The Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

TURF MOWING
All grassy areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *FDOT Maintenance Rating Program* (MRP).

LITTER CONTROL
The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *FDOT Maintenance Rating Program* (MRP) standards.

WEEDING/HERBICIDE
All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended when using a chemical herbicide to avoid overspray onto plant materials. It is the applicator's responsibility to restore any damage resulting from overspray to the plantings, as per the approved plans.

PLANT REPLACEMENT
Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted on FDOT roadways. Should it become necessary to change the species, a permit is required from FDOT for approval by the FDOT District Landscape Architect.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

TREE CELL STRUCTURES
Underground tree cells shall be maintained in such a manner as to prolong the life of the structure and prevent potential safety hazards. If the structures fail or become damaged, they shall be replaced with the same type and specification as the approved plan.

LANDSCAPE ACCENT LIGHTING
Landscape accent lighting shall be maintained in such a manner as to prolong the life of the lighting fixture and prevent potential safety hazards. If the lighting fixtures and their system become damaged, they shall be replaced with the same type and specification as the approved plan. Landscape lighting shall meet requirements for the sea turtle nesting and hatching.

HARDSCAPE (SPECIALTY SURFACING)
All tree grates and specialty surfacing (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the surfacing and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current FDOT Maintenance Rating Program Handbook for a sidewalk; ADA accessible sidewalk; and FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on The State Highway System. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

HARDSCAPE (CONCRETE PAVERS)
All concrete pavers (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI)*, *Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers*, Part 3.05. If the concrete pavers become damaged, they shall be replaced with the same type and specification as the approved plan.

It shall be the responsibility of the AGENCY to maintain all signs located within a non-standard surfacing area. Such maintenance to be provided by the AGENCY shall include repair and replacement of the sign panel, post, and base.

HARDSCAPE (NON-STANDARD TRAVELED WAY SURFACING)
It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway, including asphalt pavement (if applicable), caused, or contributed by the installation or failure of non-standard surfacing, and/or the header curb, on the Department of Transportation right of way within the limits of this Agreement. Pavement restoration areas or “patches” will have a minimum length of 10-ft, measured from the edge of the header curb, and a width to cover full lanes for each lane affected by the restoration.

Pavement restoration will be performed in accordance with the most current edition of the *FDOT Standard Specifications for Road and Bridge Construction*, and the *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System*.

SECTION: 93040000
PERMIT: 2025-L-496-00016
COUNTY: PALM BEACH
STATE RD: 5 (US-1)

SITE FURNISHINGS
Site furnishing such as Trash Receptacles, Benches, Bollards and Bicycle Racks shall be maintained in such a manner as to prolong the life of the fixture and prevent potential safety hazards. If the fixtures and their overall function and mounting systems become damaged, they shall be replaced with the same type and specification as the approved plan.

ARTIFICIAL OUTDOOR TURF/SYNTHETIC GRASS (IF APPLICABLE)
Artificial turf, or synthetic grass, shall be maintained in a clean condition and brushed free from the accumulation of debris. Spills and stains must be promptly addressed to prevent permanent discoloration, staining, and/or damage to the surface. Animal waste must be promptly removed and disinfected to prevent staining, odors, and/or compaction through the material.

The area should be regularly inspected for infill replacement, signs of wear, tearing, seam separation, or other forms of damage. When such conditions are observed, appropriate remedial action must be taken in a timely manner. The minimal standard of care shall include repairs using seaming tape and adhesive. If damage is significant, professional removal and installation with like-kind synthetic material or sod (live grass) shall be required.

MAINTENANCE OF TRAFFIC CONTROL
Reference the FDOT website regarding the selection of the proper traffic control requirements to be provided during routine maintenance and / or new installations of this DOT roadway.

VEGETATION MANAGEMENT AT OUTDOOR ADVERTISING (ODA)
(IF APPLICABLE)
To avoid conflicts with permitted outdoor advertising, please reference the State of Florida website regarding the vegetation management of outdoor advertising. This website provides a portal to search the FDOT Outdoor Advertising Inventory Management System Database. The database contains an inventory of outdoor advertising structures, permits and other related information maintained by the Department.

Also, reference the *Florida Highway Beautification Program* website link for *Vegetation Management at ODA signs* Florida Statutes and Florida Administrative Code related to vegetation management at outdoor advertising sign, permit applications for vegetation management and determining mitigation value of roadside vegetation.

PART II
SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS

1. The design intent is to provide additional aesthetic design to the corridor by providing a curvilinear concrete sidewalk with architectural pavers per the Town of Juno Beach's master plan. Additional beautification to the corridor is provided by proposing additional landscape along the sidewalk with adding irrigation to keep the sod and plants hydrated.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

2. To maintain the intended appearance of all shrubs or turf grass, apply the latest fertilizer recommended by the University of Florida IFAS Extension per the manufacturer's specifications.

3. Groundcover and shrub horizontal growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Maintain a 18" setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.

4. Maintain the vertical height of:
Chrysobalanus icaco 'Horizontalis' (Dwarf Cocoplum) between 30" and 36", full to ground

5. Inspect groundcovers and shrubs on a monthly basis for maintaining full ground coverage.

6. Evaluate plant material on a monthly basis for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.

7. Concrete pavers shall be inspected on an yearly basis for the aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a twice-yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected on a monthly basis to keep those areas free of weeds.

8. Inspect the irrigation system performance on a quarterly basis to ensure the system is providing 100% coverage, does not have sections of low pressure, heads and valves are clean and clear of debris and any damaged irrigation components (i.e. spray nozzles spray heads, valve boxes, etc.) are repaired or replaced.

SECTION: **93040000**
PERMIT: **2025-L-496-00016**
COUNTY: **PALM BEACH**
STATE RD: **5 (US-1)**

EXHIBIT D

RESOLUTION

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the DEPARTMENT and the AGENCY.

Please see attached

(To be provided by the Agency)

DECLARATION OF MAINTENANCE COVENANTS

THIS DECLARATION is made this 8th day of September, 20 25 by Pulte Home Company, LLC, ("Declarant").

WITNESSETH

WHEREAS, Declarant is the owner in fee simple of the real property (the "Property") described on attached Exhibit A.

WHEREAS, Declarant intends to install landscaping and/or irrigation within the right-of-way of US-1 (road name(s).

NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained, Declarant hereby declares the following:

1. Declarant agrees to landscape and/or irrigate the right-of-way adjacent to the Property in accordance with the Town of Jupiter Master Plan and Standards.

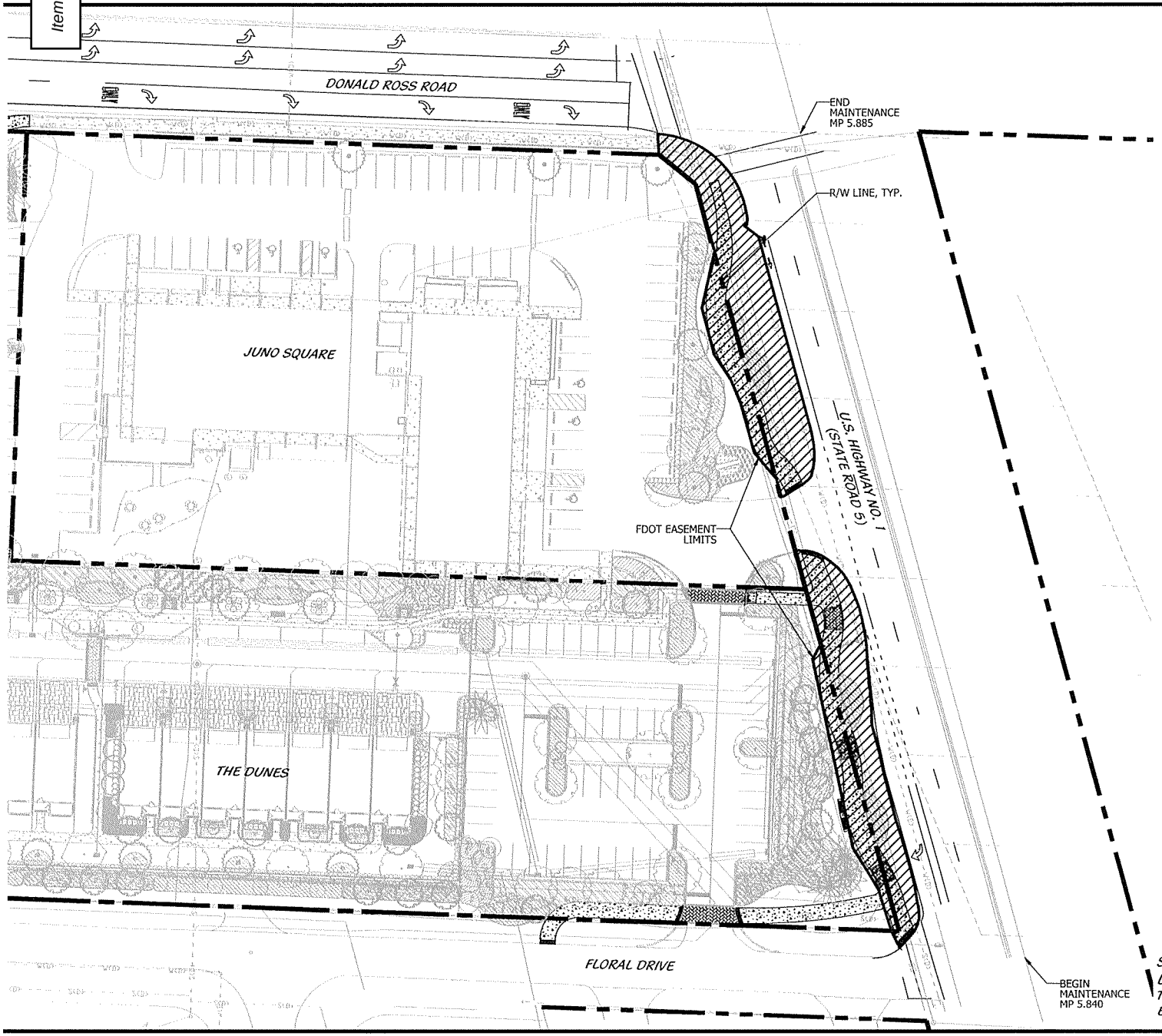
2. All landscaping and/or irrigation shall be installed by the Declarant. All landscape and/or irrigation shall be perpetual maintenance obligation of Declarant and its successors, heirs and assignees. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, and alternate watering during periods of drought in order to maintain healthy plant material. All landscape material and/or irrigation installation, and maintenance requirements shall be subject to the standards set forth by the Town of Juno Beach Engineering and Public Works Department Standards.

3. This declaration shall run with the land.

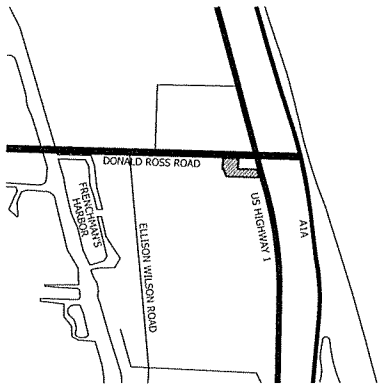
EXHIBIT A

DESCRIPTION

Maintenance of installed landscape (shrubs and palms), irrigation, sidewalks, and architectural pavers within the US-1 Right-of-Way and the public sidewalk easement. See the Maintenance Boundary Map for the proposed maintenance limits.



LOCATION MAP



LEGEND

PROPOSED MAINTENANCE LIMITS BY THE TOWN OF JUNO BEACH

0' 25' 50' 100' 200' 300'

Scale: 1" = 50'-0"

North

SR-5 (US-1) FROM FLORAL DRIVE TO DONALD ROSS ROAD
LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP
TOWN OF JUNO BEACH
EXHIBIT A-III

IN WITNESS WHEREOF, this Declaration of Maintenance Covenants has been signed by the Declarant the day and year first above set forth.

Pulte Home Company, LLC

Declarant

Witness (1) Signature

By: _____ (Signature)

Anissa Croghan

Witness (1) Print Name

By: Garrett Dinsmore (printed name)

Witness (1) Address: 1475 CentrePark Blvd, Ste 140, West Palm Beach, FL 33401

As Director of Land Development

Witness (2) Signature

Alberto Mercado

Witness (2) Print Name

Witness (2) Address: 1475 Centrepark Blvd, Ste 140, West Palm Beach, FL 33401

STATE OF FLORIDA

COUNTY OF Palm Beach SS:

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization, this 8th day of September, 2025, by Garrett Dinsmore who is ✓ personally known to me or who has produced _____ (type of identification) as identification.

Notary Public State of Florida
Nadia K Lefevre
My Commission HH 291162
Expires 8/28/2026

Ref: DECLARATION OF MAINTENANCE COVENANT.doc
Revised: 01/01/2020, 12/28/23

ASSIGNMENT OF DECLARANT RIGHTS AND AMENDMENT TO DECLARATION OF MAINTENANCE COVENANTS

THIS ASSIGNMENT OF DECLARANT RIGHTS AND AMENDMENT TO DECLARATION OF MAINTENANCE COVENANTS (the "**Amendment**") is made and entered on this 2nd day of February, 2026 (the "**Amendment Effective Date**"), by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 1475 Centrepark Boulevard, Suite 140, West Palm Beach, Florida 33401 ("**Pulte**") and **JUNO SQUARE LLP**, a Florida limited liability partnership, whose address is 3910 RCA Blvd. Suite 1015, Palm Beach Gardens, Florida 33410 ("**Juno Square**").

WITNESSETH:

WHEREAS, Pulte, as Declarant, executed that certain Declaration of Maintenance Covenants on September 8, 2025 (the "**Declaration**"), which sets forth Declarant's obligations to maintain, landscape, and irrigate certain maintenance areas, as more particularly described in the Declaration;

WHEREAS, Pulte is the owner and developer of certain land located in Palm Beach County, Florida, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "**Pulte Property**");

WHEREAS, Juno Square is the owner of certain land located adjacent to the Pulte Property, as more particularly described on **Exhibit B** attached hereto and incorporated herein (the "**Juno Square Property**"); and

WHEREAS, the parties have agreed that Juno Square shall perform the maintenance, landscaping, and irrigation obligations of Declarant, as to the Juno Square Property and adjacent rights-of-ways, and Pulte shall complete the obligations of Declarant, as to the Pulte Property and adjacent rights-of-ways, as further set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals; Defined Terms. The above recitals are true and correct and are incorporated herein by reference. Any capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration.

2. Definition of Property. The description of the Property and the Maintenance Boundary Map attached as Exhibit A to the Declaration are hereby deleted in their entirety. All references to the "Property" shall mean either the Pulte Property, as described on **Exhibit A** attached hereto, or the Juno Square Property, as described on **Exhibit B** attached hereto, as the context requires.

3. Maintenance Obligations. Juno Square shall be responsible for Declarant's maintenance, landscaping, and irrigation requirements within the areas identified as the "Juno Square Maintenance Areas" on the depiction attached hereto as **Exhibit C**. Pulte shall be responsible for Declarant's maintenance, landscaping, and irrigation requirements within the areas identified as "Pulte Maintenance Area #1" and "Pulte Maintenance Area #2" on the depiction attached hereto as **Exhibit D**. All landscape material and/or irrigation installation and maintenance requirements for each party's respective maintenance areas shall be subject to the standards set forth by Palm Beach County, Florida, the Florida

Department of Transportation, and any other governmental authority with jurisdiction over the Pulte Property or Juno Square Property.

4. Assignment of Declarant Rights. Pulte hereby assigns Juno Square the rights and obligations of Declarant, as to the maintenance, landscaping, and irrigation requirements for the "Juno Square Maintenance Areas", and Juno Square hereby accepts and assumes same. Nothing contained herein shall be construed as imposing liability on Juno Square for any actions or omissions of Declarant which accrued prior to the Amendment Effective Date hereof.

5. Indemnity. Each party agrees to indemnify, defend, and hold harmless the other party from and against any and all claims, damages, liabilities, losses, costs, and expenses asserted against or suffered by a party in connection with each party's actions, omissions, rights, or obligations, as to their respective maintenance areas and Declarant rights.

6. Binding Effect; Assignment. The provisions of the Declaration, as modified by this Amendment, shall run with and bind the land of the Pulte Property and the Juno Square Property. Notwithstanding the foregoing, any or all rights, benefits, and/or obligations of Pulte pursuant to the Declaration, as amended herein, may be assigned in whole or in part to a homeowner's association established by Pulte for the Pulte Property, and Pulte shall thereafter be released from all obligations hereunder.

7. No Other Modification. Except as modified by this Amendment, the Declaration remains unmodified and in full force and effect.

8. Counterparts; Electronic Signature. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original but all of which, together, shall constitute one instrument. For the purposes of this Amendment, signatures delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, shall be given the same legal force and effect as original signatures.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

WITNESSES:

Signature of First Witness

CHRIS CHSLOW

Print Name of First Witness

1475 Centrepark Blvd, Ste 140
West Palm Beach, FL 33401

Address of First Witness

Signature of Second Witness

Alberto Mercado

Print Name of Second Witness

1475 Centrepark Blvd, Ste 140
West Palm Beach, FL 33401

Address of Second Witness

PULTE:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Name: Garrett Dinsmore
Title: Director of Land Development
Date: 1/21/26

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me [✓] by online notarization or [ ] in person, on this 21st day of January, 2026, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, on behalf of the limited liability company. S/he is personally known to me or [___] produced _____ as identification.

Notary Public State of Florida
Nadia K Lefevre
My Commission HH 291162
Expires 8/28/2026

NOTARY PUBLIC
Print Name: Nadia K. Lefevre
My Commission Expires: 8.28.2026

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Amendment Effective Date.

WITNESSES:

Signature of First Witness

Print Name of First Witness

Address of First Witness

Signature of Second Witness

Print Name of Second Witness

Address of Second Witness

JUNO SQUARE:

JUNO SQUARE LLP,
a Florida limited liability partnership

By: Bills Juno Square, LLC, a Florida limited liability company, its Partner

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me [ ] by online notarization or [X] in person, on this 2nd day of February, 2026, by _____, as _____ of Bills Juno Square, LLC, a Florida limited liability company, as Partner of JUNO SQUARE LLP, a Florida limited liability partnership, on behalf of the company and the partnership. S/he [✓] is personally known to me or [___] produced _____ as identification.

SCANDIE A. BEEBE NOTARY PUBLIC MY COMMISSION EXPIRES 7-16-2027 STATE OF FLORIDA COMMISSION NUMBER HH 396208

_____
NOTARY PUBLIC
Print Name: _____
My Commission Expires: _____

EXHIBIT A
PULTE'S PROPERTY

All land within that Plat of Dunes at Juno Beach, according to the Plat thereof, as recorded in Plat Book 140, Pages 80 through 83, of the Public Records of Palm Beach County, Florida.

EXHIBIT B
JUNO SQUARE PROPERTY

A parcel of land in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

That portion of Palm Avenue, lying between the South line of Olive Street and the North line of Floral Street, as shown on Plat of NEW PALM BEACH HEIGHTS, as recorded in Plat Book 6, Page 73, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, Excepting Therefrom the part thereof which lies within 60 feet on each side of, measured at right angles to, the center line of Survey of State Road No. 5, Section 9304-112, as shown on Right-of-Way map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; that certain portion of a street designated as OLEANDER AVENUE in New Palm Beach Heights, which portion of said street is bounded by Lots 10 through 18, Block 11, on its Easterly side, by Lots 1 through 9, Block 12, on its Westerly side, by the South line of Olive Street on the North, and by the North line of Floral Street on the South, all as shown on plat of New Palm Beach Heights on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73; those parts of Lots 11 to 18, inclusive, in Block 7, lying Westerly of the Westerly right-of-way line of State Road No. 5, as shown on Right-of-Way map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; Lots 1 to 18, inclusive, in Block 11; and Lots 1 to 14, inclusive, in Block 12; all in NEW PALM BEACH HEIGHTS according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73.

Less that portion taken by Order of Taking recorded in Official Records Book 9635, Page 393, Public Records of Palm Beach County, Florida.

ALSO, LESS AND EXCEPT THE FOLLOWING:

A parcel of land in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

That portion of Palm Avenue, lying between the South line of Olive Street and the North line of Floral Street, as shown on plat of NEW PALM BEACH HEIGHTS, as recorded in Plat Book 6, Page 73, in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, excepting therefrom the part thereof which lies within 60 feet on each side of, as measured at right angles to, the center line of survey of State Road No. 5, Section 9304-112, as shown on Right-of-Way Map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; that certain portion of a street designated as Oleander Avenue in NEW PALM BEACH HEIGHTS, which portion of said street is bounded by Lots 1 through 9, Block 12, on its Westerly side, by the South line of Olive Street on the North, and by the North line of Floral Street on the South, all as shown on plat of NEW PALM BEACH HEIGHTS on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73; those parts of Lots 11 to 18, inclusive, in Block 7, lying Westerly of the Westerly right-of-way line of State Road No. 5, as shown on Right-of-Way Map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; Lots 1 to 18 inclusive, in Block 11; and Lots 1 to 14, inclusive, in Block 12; all in NEW PALM BEACH HEIGHTS according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73.

Less the Northerly 247.33 feet of the Easterly 416.11 feet of the described lands.

Less the North 14 feet of the lands described per Official Records Book 2584, Page 1012 in the Public Records of Palm Beach County, Florida.

EXHIBIT C
DEPICTION OF JUNO SQUARE MAINTENANCE AREAS

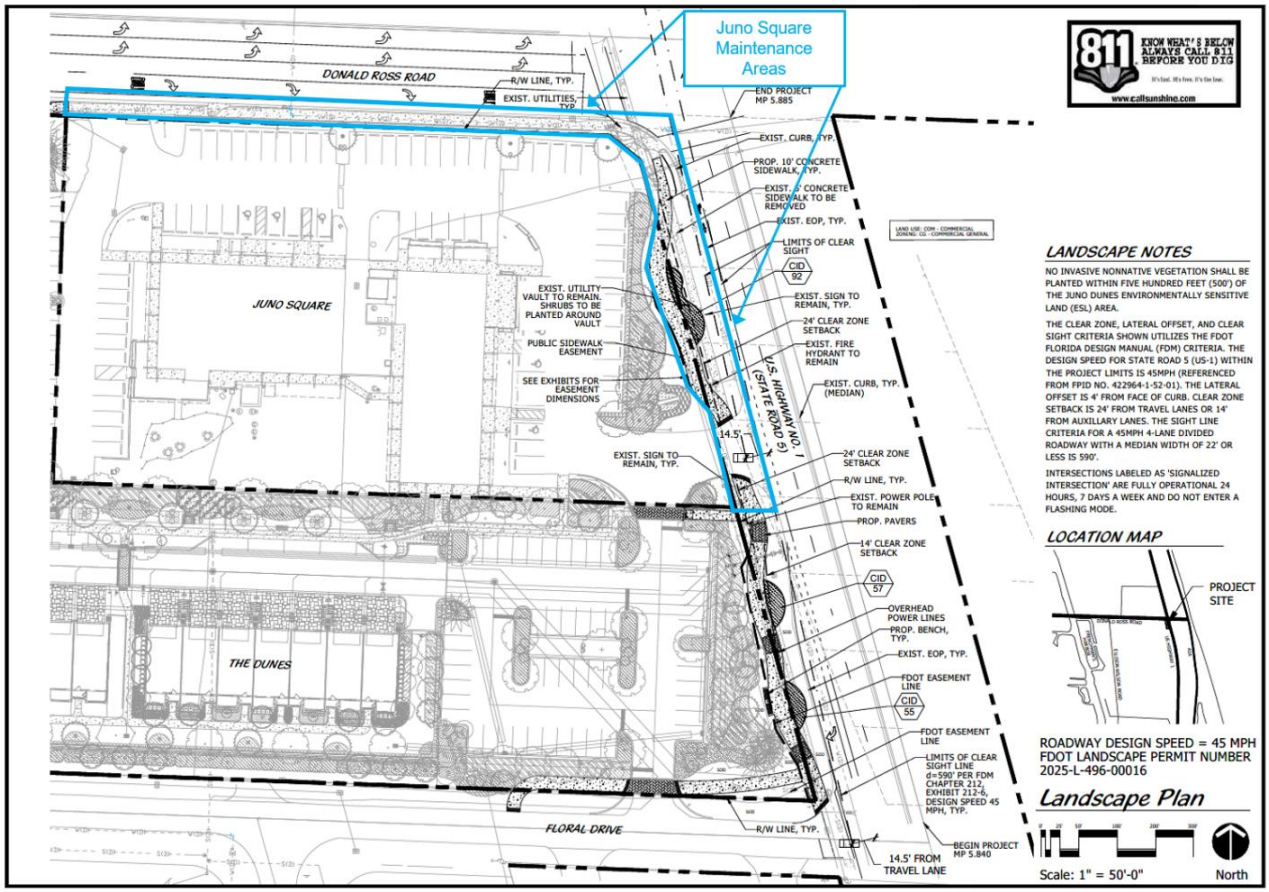
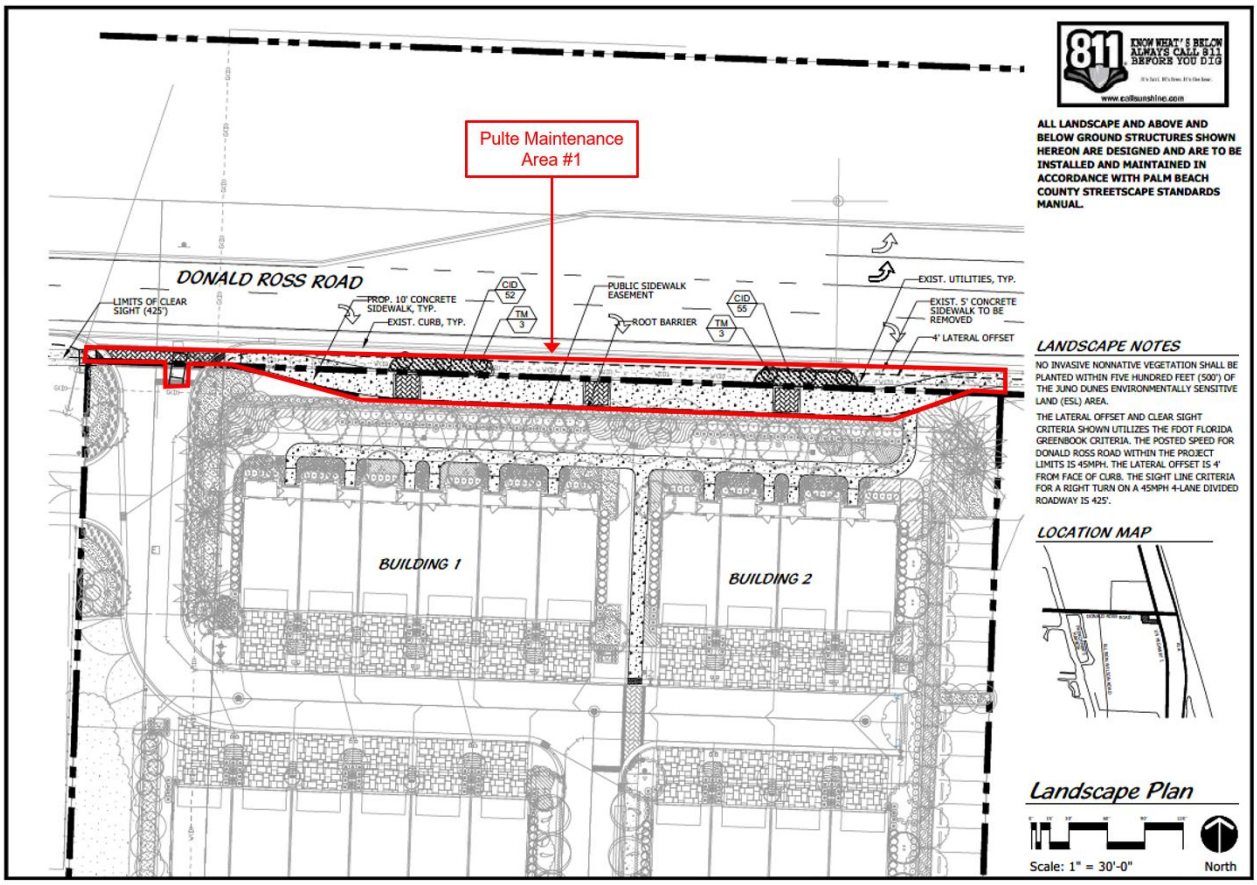
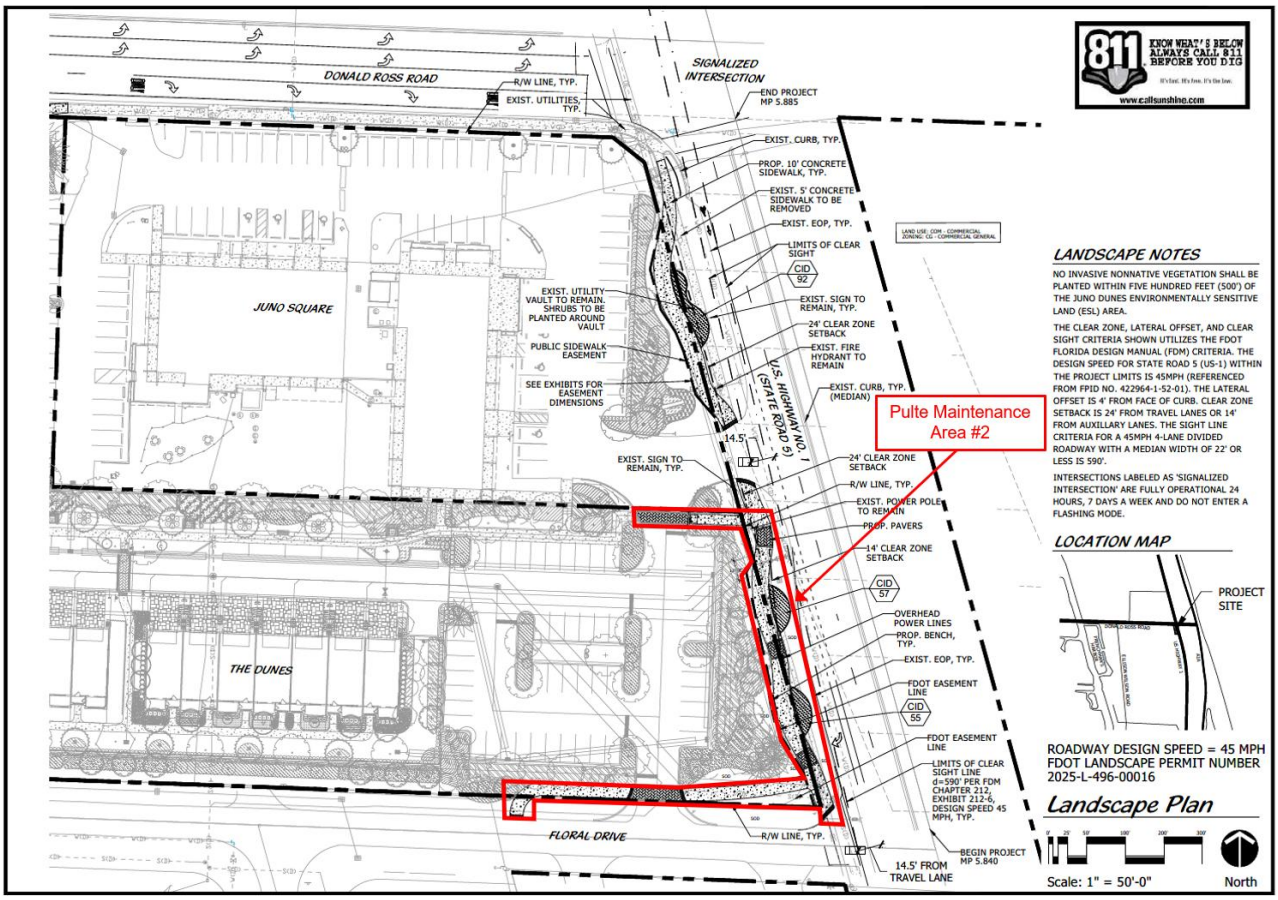


EXHIBIT D
DEPICTION OF PULTE MAINTENANCE AREAS




DONALD ROSS ROAD
R/W LINE, TYP.
EXIST. UTILITIES, TYP.
SIGNALIZED INTERSECTION
END PROJECT MP 5.885
EXIST. CURB, TYP.
PROP. 10' CONCRETE SIDEWALK, TYP.
EXIST. 5' CONCRETE SIDEWALK TO BE REMOVED
EXIST. EOP, TYP.
LIMITS OF CLEAR SIGHT
CID 92
EXIST. SIGN TO REMAIN, TYP.
24' CLEAR ZONE SETBACK
EXIST. FIRE HYDRANT TO REMAIN
EXIST. CURB, TYP. (MEDIAN)
JUNO SQUARE
EXIST. UTILITY VAULT TO REMAIN. SHRUBS TO BE PLANTED AROUND VAULT
PUBLIC SIDEWALK EASEMENT
SEE EXHIBITS FOR EASEMENT DIMENSIONS
U.S. HIGHWAY NO. 1 (STATE ROAD 5)
14.5'
EXIST. SIGN TO REMAIN, TYP.
Pulte Maintenance Area #2
24' CLEAR ZONE SETBACK
R/W LINE, TYP.
EXIST. POWER POLE TO REMAIN
PROP. PAVERS
14' CLEAR ZONE SETBACK
CID 57
OVERHEAD POWER LINES
PROP. BENCH, TYP.
EXIST. EOP, TYP.
FDOT EASEMENT LINE
CID 55
FDOT EASEMENT LINE
LIMITS OF CLEAR SIGHT LINE d=590' PER FDM CHAPTER 212, EXHIBIT 212-6, DESIGN SPEED 45 MPH, TYP.
THE DUNES
FLORAL DRIVE
R/W LINE, TYP.
BEGIN PROJECT MP 5.840
14.5' FROM TRAVEL LANE
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com
LANDSCAPE NOTES
NO INVASIVE NONNATIVE VEGETATION SHALL BE PLANTED WITHIN FIVE HUNDRED FEET (500') OF THE JUNO DUNES ENVIRONMENTALLY SENSITIVE LAND (ESL) AREA.
THE CLEAR ZONE, LATERAL OFFSET, AND CLEAR SIGHT CRITERIA SHOWN UTILIZES THE FDOT FLORIDA DESIGN MANUAL (FDM) CRITERIA. THE DESIGN SPEED FOR STATE ROAD 5 (US-1) WITHIN THE PROJECT LIMITS IS 45MPH (REFERENCED FROM FPID NO. 422964-1-52-01). THE LATERAL OFFSET IS 4' FROM FACE OF CURB. CLEAR ZONE SETBACK IS 24' FROM TRAVEL LANES OR 14' FROM AUXILLARY LANES. THE SIGHT LINE CRITERIA FOR A 45MPH 4-LANE DIVIDED ROADWAY WITH A MEDIAN WIDTH OF 22' OR LESS IS 590'.
INTERSECTIONS LABELED AS 'SIGNALIZED INTERSECTION' ARE FULLY OPERATIONAL 24 HOURS, 7 DAYS A WEEK AND DO NOT ENTER A FLASHING MODE.
LOCATION MAP
PROJECT SITE
ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER 2025-L-496-00016
Landscape Plan
Scale: 1" = 50'-0"
North

CFN 20260052071
OR BK 36311 PG 1201
RECORDED 2/1[illegible]M
Palm Beach Cou[illegible]
Michael A. Caruso, Clerk
Pgs: 1201 - 1207; (7pgs)

This Instrument Prepared By:
Torcivia, Donlon, Goddeau & Rubin, P.A.
701 Northpoint Parkway, Suite 209
West Palm Beach, Florida 33407
Attn: Leonard G. Rubin, Town Attorney

MAINTENANCE AND INDEMNITY AGREEMENT

This **MAINTENANCE AND INDEMNITY AGREEMENT** (this "**Agreement**") is made as of January 21st, 2026 by PULTE HOME COMPANY, LLC, a Michigan limited liability company ("**Owner**"), for the benefit of TOWN OF JUNO BEACH, FLORIDA, a Florida municipal corporation ("**Town**").

WHEREAS, Owner is the owner of those certain common area tracts located in the Town, as legally described on Exhibit A attached hereto and made a part hereof (the "**Property**");

WHEREAS, in accordance with the resolutions issued by the Town, Owner is developing a moderate density residential project consisting of residential townhome units (the "**Development**"), which includes the Property;

WHEREAS, the Development includes one sidewalk along Donald Ross Road adjacent to the Property and one sidewalk along U.S. Highway 1 adjacent to the Property, each of which includes brick pavers (the "**Pavers**"), palms and shrubs (the "**Landscaping**"), and irrigation lines and emitters (the "**Irrigation**") that extend onto property and easement areas owned by Palm Beach County, Florida, ("**PBC**"), and the Florida Department of Transportation ("**FDOT**"), as depicted on the site plan and landscape plan approved by the Town, as set forth in Exhibit B attached hereto and made a part hereof (the "**Site and Landscape Plan**"). The Pavers, Landscaping, and Irrigation located on property owned by PBC or FDOT, as depicted on the Site and Landscape Plan, are referred to herein as "**Affected Improvements**";

WHEREAS, PBC and FDOT will grant a permit to Town for the Affected Improvements provided that the Town executes and delivers to PBC and FDOT a maintenance and indemnity agreement with respect to the Pavers, Landscaping, and Irrigation (the "**PBC Agreement**" and "**FDOT Agreement**");

WHEREAS, Town will execute and deliver to PBC the PBC Agreement and execute and deliver to FDOT the FDOT Agreement provided that Owner executes and delivers to Town this Agreement;

NOW THEREFORE, and in consideration of the mutual benefits to flow each to the other, the Owner and the Town hereby agree as follows:

1. **Maintenance.** Owner (or its successors and assigns) agrees to maintain, repair, and replace the Affected Improvements at its sole cost and expense in perpetuity. The Affected Improvements to be maintained by Owner shall specifically exclude all FDOT and PBC utility lines and facilities located outside of the Property. Any maintenance, repair or replacement of the Affected Improvements shall comply with all applicable laws and regulations and all ordinances, policies, and requirements of PBC, FDOT, and the Town.

2. **Indemnity.** Owner agrees to indemnify, defend, and hold harmless the Town, its officials, employees, officers, and agents, from all claims, demands, causes of action, losses, or

expenses incurred by the Town under the PBC Agreement and FDOT Agreement to the extent such claims, demands, causes of action, losses, or expenses are caused by the default of Owner under Section 1 hereof. Nothing set forth herein shall operate as a waiver of the Town's sovereign immunity protections or the limitations of liability set forth in Section 768.28, Florida Statutes, nor shall it create a cause of action in favor of any third party.

3. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

4. **Notices.** Whenever any notice, request, consent, approval, or other communication ("**Notice**") is required or permitted hereunder, the same shall be in writing. All Notices shall be either (i) delivered in person, (ii) sent by certified mail, return receipt requested, or (iii) delivered by a nationally recognized delivery service as follows:

If to Owner:	Pulte Home Company, LLC 1475 Centrepark Blvd., Suite 140 West Palm Beach, Florida 33401 Attn: Garrett Dinsmore, Director of Land Development
with a copy to:	Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. 420 S. Orange Avenue, Suite 700 Orlando, Florida 32801 Attn: Kristilee M. Chihos, Esq.
If to Town:	Town of Juno Beach 340 Ocean Drive Juno Beach, Florida 33408 Attn: Town Manager
with a copy to:	Torcivia, Donlon, Goddeau & Rubin, P.A. 701 Northpoint Parkway, Suite 209 West Palm Beach, Florida 33407 Attn: Leonard G. Rubin, Town Attorney

A Notice shall be deemed to be duly received: (a) if delivered in person or by a nationally recognized delivery service, on the date when delivered to the address of the recipient; and (b) if sent by mail, on the date of receipt by the recipient as shown on the return receipt card; provided, that if a Notice is served by hand or is received on a day which is not a Business Day (as defined herein) or after 5:00 P.M. at the addressee's location on any Business Day, such Notice shall be deemed to be duly received by the recipient at 9:00 A.M. at the addressee's location on the first Business Day thereafter. For purposes hereof, a "**Business Day**" is any calendar day other than a Saturday, Sunday or legal holiday.

5. **Entire Agreement.** This Agreement represents the entire agreement between the parties with respect to the specific agreements contemplated hereunder and this Agreement supersedes all prior arrangements or understandings with respect to the matters specifically contemplated herein, whether written or oral. This Agreement may not be amended or modified except by an instrument in writing executed by Owner and Town.

6. **Jury Trial**. EACH OF OWNER AND TOWN WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY OR AGAINST THE OTHER ON ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.

7. **Invalid Terms.** If any term, provision, or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be valid and enforceable to the fullest extent permitted by law.

8. **Applicability**. This Agreement is a covenant running with the Property and shall be recorded in the public records of Palm Beach County, Florida. The obligations set forth herein shall be binding on all subsequent purchasers, successors in interest, assigns and beneficiaries, as further set forth in Section 9 below.

9. **Assignment and Assumption.** At any time after all or any portion of the Property is made subject to a homeowner's association by the recordation of a homeowner's association declaration in the public records of Palm Beach County, Florida, Owner shall have the right to assign its obligations under this Agreement to such homeowner's association, and the homeowner's association shall thereafter assume the obligations of Owner under this Agreement, in which event (a) Owner shall be released from all obligations under this Agreement to the extent they arose after the effective date of such assignment and assumption, and (b) Owner shall specifically reference the obligations under this Agreement in the homeowner's association declaration. The assignment of Owner's obligations to a homeowner's association shall be deemed to automatically occur upon turnover of the homeowner's association.

10. **Attorney's Fees.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and expenses even if not taxable as court awarded costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

11. **Applicable Law and Venue**. This Agreement shall be governed and construed by the laws of the State of Florida and venue for any court proceeding or dispute resolution shall lie exclusively in Palm Beach County.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

IN WITNESS WHEREOF, Owner has caused this Maintenance and Indemnity Agreement to be executed as of the date above first written.

Owner:

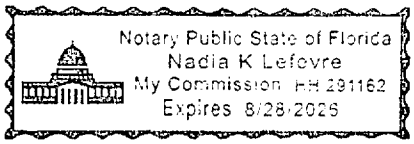
Pulte Home Company, LLC,
a Michigan limited liability company

By: _____
Name: Garrett Dinsmore
Its: Director of Land Development

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Garrett Dinsmore, the Director of Land Development of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21st day of January, 2026.



_____
NOTARY PUBLIC

(SEAL)

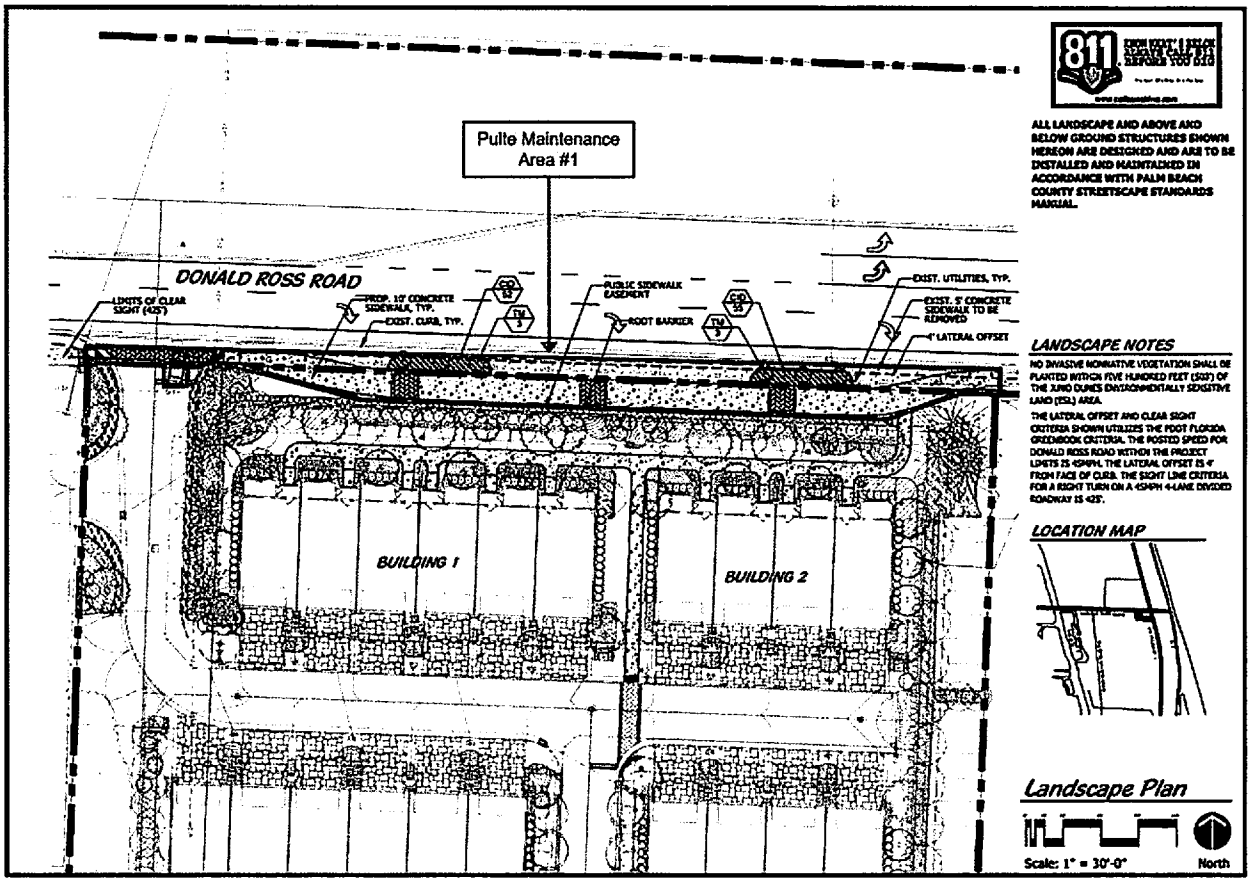
EXHIBIT A

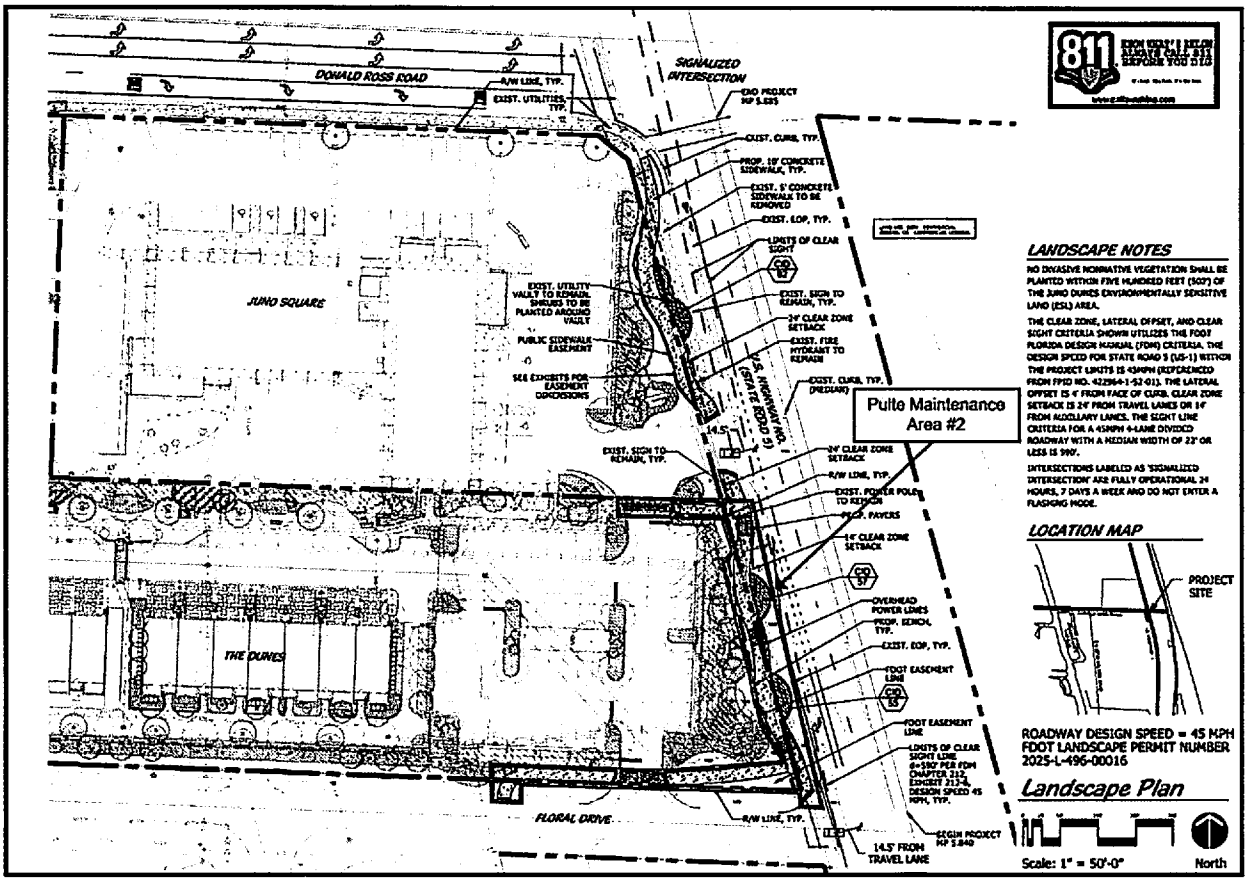
LEGAL DESCRIPTION OF PROPERTY

TRACTS R, L1, AND P OF THE PLAT OF DUNES AT JUNO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGES 80 THROUGH 83, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B

APPROVED SITE AND LANDSCAPE PLAN




DONALD ROSS ROAD
R/W LINE, TYP.
EXIST. UTILITIES, TYP.
SIGNALIZED INTERSECTION
PROP. 10' CONCRETE SIDEWALK, TYP.
EXIST. 5' CONCRETE SIDEWALK TO BE REMOVED
EXIST. EOP, TYP.
LIMITS OF CLEAR SIGHT
EXIST. SIGN TO REMAIN, TYP.
24' CLEAR ZONE SETBACK
EXIST. FIRE HYDRANT TO REMAIN
EXIST. CURB, TYP. (MEDIAN)
JUNO SQUARE
EXIST. UTILITY VAULT TO REMAIN, SHRUBS TO BE PLANTED AROUND VAULT
PUBLIC SIDEWALK EASEMENT
SEE EXHIBITS FOR EASEMENT DESCRIPTIONS
U.S. HIGHWAY NO. 1 (STATE ROAD 5)
Pulte Maintenance Area #2
EXIST. SIGN TO REMAIN, TYP.
24' CLEAR ZONE SETBACK
R/W LINE, TYP.
EXIST. POWER POLE TO REMAIN
PROP. PAVERS
14' CLEAR ZONE SETBACK
OVERHEAD POWER LINES
PROP. BENCH, TYP.
EXIST. EOP, TYP.
FOOT EASEMENT LINE
FOOT EASEMENT LINE
LIMITS OF CLEAR SIGHT LINE PER FDM CHAPTER 212, EXHIBIT 212-4, DESIGN SPEED 45 MPH, TYP.
THE DUNES
FLORAL DRIVE
R/W LINE, TYP.
BEGIN PROJECT M.P. 5.840
14.5' FROM TRAVEL LANE
LANDSCAPE NOTES
NO INVASIVE NONNATIVE VEGETATION SHALL BE PLANTED WITHIN FIVE HUNDRED FEET (500') OF THE JUNO DUNES ENVIRONMENTALLY SENSITIVE LAND (ESL) AREA.
THE CLEAR ZONE, LATERAL OFFSET, AND CLEAR SIGHT CRITERIA SHOWN UTILIZES THE FDOT FLORIDA DESIGN MANUAL (FDM) CRITERIA. THE DESIGN SPEED FOR STATE ROAD 5 (US-1) WITHIN THE PROJECT LIMITS IS 45MPH (REFERENCED FROM FPID NO. 422964-1-52-01). THE LATERAL OFFSET IS 4' FROM FACE OF CURB. CLEAR ZONE SETBACK IS 24' FROM TRAVEL LANES OR 14' FROM AUXILIARY LANES. THE SIGHT LINE CRITERIA FOR A 45MPH 4-LANE DIVIDED ROADWAY WITH A MEDIAN WIDTH OF 23' OR LESS IS 390'.
INTERSECTIONS LABELED AS 'SIGNALIZED INTERSECTION' ARE FULLY OPERATIONAL 24 HOURS, 7 DAYS A WEEK AND DO NOT ENTER A FLASHING MODE.
LOCATION MAP
PROJECT SITE
ROADWAY DESIGN SPEED = 45 MPH
FDOT LANDSCAPE PERMIT NUMBER
2025-L-496-00016
Landscape Plan
Scale: 1" = 50'-0"
North

CFN 20260052072
OR BK 36311 PG 1208
RECORDED 2/1[illegible]M
Palm Beach Cou[illegible]
Michael A. Caruso, Clerk
Pgs: 1208 - 1213; (6pgs)

This Instrument Prepared By:
Torcivia, Donlon, Goddeau & Rubin, P.A.
701 Northpoint Parkway, Suite 209
West Palm Beach, Florida 33407
Attn: Leonard G. Rubin, Town Attorney

MAINTENANCE AND INDEMNITY AGREEMENT

This **MAINTENANCE AND INDEMNITY AGREEMENT** (this "**Agreement**") is made as of February 2, 2026 by JUNO SQUARE LLP, a Florida limited liability partnership ("**Owner**"), for the benefit of TOWN OF JUNO BEACH, FLORIDA, a Florida municipal corporation ("**Town**").

WHEREAS, Owner is the owner of that certain real property located in the Town, as legally described on Exhibit A attached hereto and made a part hereof (the "**Property**");

WHEREAS, in accordance with the resolutions issued by the Town, the Property was developed for certain commercial retail purposes (the "**Development**");

WHEREAS, the Development includes one sidewalk along Donald Ross Road adjacent to the Property and one sidewalk along U.S. Highway 1 adjacent to the Property, each of which includes brick pavers (the "**Pavers**"), palms and shrubs (the "**Landscaping**"), and irrigation lines and emitters (the "**Irrigation**") that extend onto property and easement areas owned by Palm Beach County, Florida, ("**PBC**"), and the Florida Department of Transportation ("**FDOT**"), as depicted on the site plan and landscape plan approved by the Town, as set forth in Exhibit B attached hereto and made a part hereof (the "**Site and Landscape Plan**"). The Pavers, Landscaping, and Irrigation located on property owned by PBC or FDOT, as depicted on the Site and Landscape Plan, are referred to herein as "**Affected Improvements**";

WHEREAS, PBC and FDOT will grant a permit to Town for the Affected Improvements provided that the Town executes and delivers to PBC and FDOT a maintenance and indemnity agreement with respect to the Pavers, Landscaping, and Irrigation (the "**PBC Agreement**" and "**FDOT Agreement**");

WHEREAS, Town will execute and deliver to PBC the PBC Agreement and execute and deliver to FDOT the FDOT Agreement provided that Owner executes and delivers to Town this Agreement;

NOW THEREFORE, and in consideration of the mutual benefits to flow each to the other, the Owner and the Town hereby agree as follows:

1. **Maintenance.** Owner (or its successors and assigns) agrees to maintain, repair, and replace the Affected Improvements at its sole cost and expense in perpetuity. The Affected Improvements to be maintained by Owner shall specifically exclude all FDOT and PBC utility lines and facilities located outside of the Property. Any maintenance, repair or replacement of the Affected Improvements shall comply with all applicable laws and regulations and all ordinances, policies, and requirements of PBC, FDOT, and the Town.

2. **Indemnity.** Owner agrees to indemnify, defend, and hold harmless the Town, its officials, employees, officers, and agents, from all claims, demands, causes of action, losses, or expenses incurred by the Town under the PBC Agreement and FDOT Agreement to the extent such claims, demands, causes of action, losses, or expenses are caused by the default of

Owner under Section 1 hereof. Nothing set forth herein shall operate as a waiver of the Town's sovereign immunity protections or the limitations of liability set forth in Section 768.28, Florida Statutes, nor shall it create a cause of action in favor of any third party.

3. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

4. **Notices.** Whenever any notice, request, consent, approval, or other communication ("**Notice**") is required or permitted hereunder, the same shall be in writing. All Notices shall be either (i) delivered in person, (ii) sent by certified mail, return receipt requested, or (iii) delivered by a nationally recognized delivery service as follows:

If to Owner:	Juno Square LLP 3910 RCA Blvd., Suite 1015 Palm Beach Gardens, Florida 33410 Attn: John Clark Bills
with a copy to:	Jones Foster P.A. 505 S. Flagler Drive, Suite 110 West Palm Beach, Florida 33401 Attn: Mark H. Dahlmeier, Esq.
If to Town:	Town of Juno Beach 340 Ocean Drive Juno Beach, Florida 33408 Attn: Town Manager
with a copy to:	Torcivia, Donlon, Goddeau & Rubin, P.A. 701 Northpoint Parkway, Suite 209 West Palm Beach, Florida 33407 Attn: Leonard G. Rubin, Town Attorney

A Notice shall be deemed to be duly received: (a) if delivered in person or by a nationally recognized delivery service, on the date when delivered to the address of the recipient; and (b) if sent by mail, on the date of receipt by the recipient as shown on the return receipt card; provided, that if a Notice is served by hand or is received on a day which is not a Business Day (as defined herein) or after 5:00 P.M. at the addressee's location on any Business Day, such Notice shall be deemed to be duly received by the recipient at 9:00 A.M. at the addressee's location on the first Business Day thereafter. For purposes hereof, a "**Business Day**" is any calendar day other than a Saturday, Sunday or legal holiday.

5. **Entire Agreement.** This Agreement represents the entire agreement between the parties with respect to the specific agreements contemplated hereunder and this Agreement supersedes all prior arrangements or understandings with respect to the matters specifically contemplated herein, whether written or oral. This Agreement may not be amended or modified except by an instrument in writing executed by Owner and Town.

6. **Jury Trial**. EACH OF OWNER AND TOWN WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY OR AGAINST THE OTHER ON ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT.

7. **Invalid Terms.** If any term, provision, or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be valid and enforceable to the fullest extent permitted by law.

8. **Applicability**. This Agreement is a covenant running with the Property and shall be recorded in the public records of Palm Beach County, Florida. The obligations set forth herein shall be binding on all subsequent purchasers, successors in interest, assigns and beneficiaries.

9. **Attorney's Fees.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and expenses even if not taxable as court awarded costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

10. **Applicable Law and Venue.** This Agreement shall be governed and construed by the laws of the State of Florida and venue for any court proceeding or dispute resolution shall lie exclusively in Palm Beach County.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

IN WITNESS WHEREOF, Owner has caused this Maintenance and Indemnity Agreement to be executed as of the date above first written.

Owner:

Juno Square LLP,
a Florida limited liability partnership

By: Bills Juno Square, LLC, a Florida limited liability company, its Partner

By: _____
Name: John Clark Bills
Its: Manager

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Clark Bills, as Manager of Bills Juno Square, LLC, a Florida limited liability company, as Partner of Juno Square LLP, a Florida limited liability partnership, on behalf of the company and the partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2nd day of FEBRUARY, 2026.

SCANDIE A. BEEBE NOTARY PUBLIC MY COMMISSION EXPIRES 7-16-2027 STATE OF FLORIDA COMMISSION NUMBER HH 396208

(SEAL)

_____
NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

That portion of Palm Avenue, lying between the South line of Olive Street and the North line of Floral Street, as shown on Plat of NEW PALM BEACH HEIGHTS, as recorded in Plat Book 6, Page 73, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, Excepting Therefrom the part thereof which lies within 60 feet on each side of, measured at right angles to, the center line of Survey of State Road No. 5, Section 9304-112, as shown on Right-of-Way map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; that certain portion of a street designated as OLEANDER AVENUE in New Palm Beach Heights, which portion of said street is bounded by Lots 10 through 18, Block 11, on its Easterly side, by Lots 1 through 9, Block 12, on its Westerly side, by the South line of Olive Street on the North, and by the North line of Floral Street on the South, all as shown on plat of New Palm Beach Heights on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73; those parts of Lots 11 to 18, inclusive, in Block 7, lying Westerly of the Westerly right-of-way line of State Road No. 5, as shown on Right-of-Way map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; Lots 1 to 18, inclusive, in Block 11; and Lots 1 to 14, inclusive, in Block 12; all in NEW PALM BEACH HEIGHTS according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73.

Less that portion taken by Order of Taking recorded in Official Records Book 9635, Page 393, Public Records of Palm Beach County, Florida.

ALSO, LESS AND EXCEPT THE FOLLOWING:

A parcel of land in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

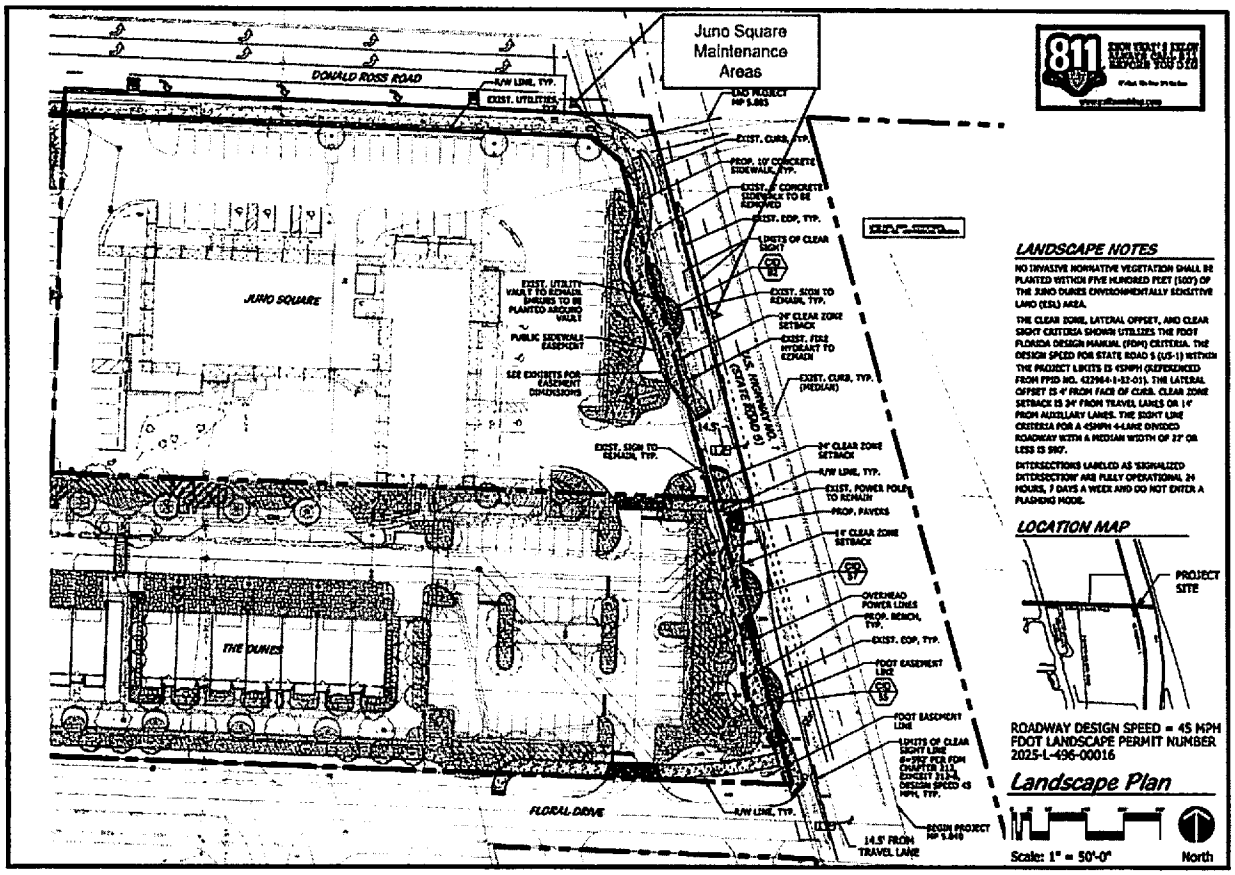
That portion of Palm Avenue, lying between the South line of Olive Street and the North line of Floral Street, as shown on plat of NEW PALM BEACH HEIGHTS, as recorded in Plat Book 6, Page 73, in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, excepting therefrom the part thereof which lies within 60 feet on each side of, as measured at right angles to, the center line of survey of State Road No. 5, Section 9304-112, as shown on Right-of-Way Map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; that certain portion of a street designated as Oleander Avenue in NEW PALM BEACH HEIGHTS, which portion of said street is bounded by Lots 1 through 9, Block 12, on its Westerly side, by the South line of Olive Street on the North, and by the North line of Floral Street on the South, all as shown on plat of NEW PALM BEACH HEIGHTS on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73; those parts of Lots 11 to 18, inclusive, in Block 7, lying Westerly of the Westerly right-of-way line of State Road No. 5, as shown on Right-of-Way Map recorded in Road Plat Book 2, Page 114, Public Records of Palm Beach County, Florida; Lots 1 to 18 inclusive, in Block 11; and Lots 1 to 14, inclusive, in Block 12; all in NEW PALM BEACH HEIGHTS according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 6, Page 73.

Less the Northerly 247.33 feet of the Easterly 416.11 feet of the described lands.

Less the North 14 feet of the lands described per Official Records Book 2584, Page 1012 in the Public Records of Palm Beach County, Florida.

EXHIBIT B

APPROVED SITE AND LANDSCAPE PLAN



TOWN OF JUNO BEACH • FLORIDA • INCORPORATED 1953

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: Councilmember DD Halpern

Item Title: Discussion on Temporary Sign Code and Sign Code Review

BACKGROUND:

The purpose of this agenda item is to open Council discussion of the Town's Sign Codes and specifically, the code for *Temporary Signs/Banners for Commercial Use*. This agenda item generally seeks to modify our current code for *Temporary Signs/Banners for Commercial Use* and add reasonable flexibility. The goal is to benefit our businesses and business owners, some of whom have expressed that the current Code is too restrictive in frequency and duration of posing signs for things like grand openings and seasonal specials at restaurants.

Town of Juno Beach Code > Division 6 - Signs
Sec. 34-1048. - Purpose and intent.
The intent of this division is to:
(1) Establish rules and regulations to control and regulate all signs in the town.
(2) Maintain a high degree of excellence in the quality of all signs, both aesthetically and structurally.
(3) Prevent the proliferation of signs which cause visual clutter and disharmony; and
(4) Encourage a rational pattern of signs with regard to the area where such signs are located.

The Town Code > Division 6 > Temporary Sign Code (see attached) specifies the use, location, timing, size, and other aspects of temporary signage for commercial use. Examples of this are restaurant grand opening signs, festival banners, signs advertising seasonal menus/specials, and real estate open house signs.

HISTORY:

2021: In speaking with business owners (particularly restaurant owners), about how our town can help them succeed, they expressed dissatisfaction with our Town's sign codes for Temporary Signs and Banners. The general consensus I heard was that the code is too restrictive, making it challenging to advertise for grand openings, special events, and special seasonal promotions, to name a few. Business owners said they would like added flexibility in the Town's temporary sign codes allowing signs to be posted for a longer duration and for greater frequency throughout the year.

March 2023: I created an agenda item titled, "Discussion on Review of Town of Juno Beach Sign Codes for Temporary Signs and Banners." The item was discussed by the Planning & Zoning Board.

Summer 2025: Town Council hired Chen Moore and Associates to review the Town's sign codes which, according to Town Staff, have not been reviewed since 2006. Due to SB180, All contracted code review was suspended because certain aspects of signage cannot be made more restrictive.

November 2025: I spoke with the owner of Mr. Jingles Christmas Trees (the business that occupied the Christmas Tree lot). He mentioned his disappointment and frustration at not being allowed to hang a temporary *"We've Moved"* banner on the fence at the Christmas Tree Lot to alert people to the new location of his business.

DISCUSSION:
Council to discussion the Code for Temporary Signs/Banners for Commercial and next steps for addressing the following requests I've heard from business owners:

1) Allow temporary signs to be posted more often throughout the year.
Example: For Fixed Banner Signs for Commercial Buildings or centers, our current code states, *"Banners may be displayed for a maximum period of 45 days at a time, two times per year."*

2) Add amount of time that signs are allowed to be posted.
Example: For Grand Opening Signs, our current code states, *"Signs shall not be displayed for more than 30 days."*

3) Allow the use of temporary "feather signs."
These signs may appear as a flag or pennant and are already used by some businesses for special events, although prohibited in Code Sec. 34-1050. - Prohibited signs.

4) Allow temporary Off-Premises Signs.
The purpose is to allow former business owners to alert customers to a new business location and/or convey a message to customers. Off-Premises signs are defined as signs unrelated to the property upon which it is being displayed. At Town Council's December 3 pre-meeting workshop, I received consensus to have Town Staff work with our Town Attorney to find a solution that would allow businesses that move out of Juno Beach or to another location within the Town, to post a temporary "We've Moved" sign/banner at their former location within our town.

5) Create flexibility in location and duration of placement for Realtor Open House Signs.
Realtors have said our temporary sign code too restrictive, as it sets limits on the number of signs, location, and hours that Open House signs are allowed.
Example: The current Code states, "Open house signs are limited to Saturdays, Sundays and legal holidays between the hours of 10:00 a.m. and 4:00 p.m. which are generally in use for just a few hours." As such, Realtors cannot place Open House Signs Monday through Friday, and cannot place signs before 10:00, which is restrictive.

RECOMMENDATION:
Council consensus to have Town Staff and/or the code review consultant, Chen Moore & Associates (CMA), review our Temporary Sign Code and propose suggestions for more flexible common-sense codes to help our businesses successfully advertise and communicate with customers. This will economically support our businesses. Many businesses are family-owned and sole-proprietorships, and I believe we can find a way to better meet their advertising needs while maintaining an appropriate aesthetic standard for Juno Beach.

NOTE: This agenda item is not to suggest creating a carnival atmosphere or "sign-pollution."
The purpose is to support Juno Beach business owners, particularly with signage for grand openings and special promotions needed to attract customers. The goal is to help existing and new businesses be successful in our town.

Sec. 34-1050. Prohibited signs.

The following signs shall be prohibited:

(1) Any sign, other than an official sign, within the right-of-way lines of any street or public way.

(2) Flashing, animated, emitting, reflectorized, glowing, radiating, moving signs (e.g., revolving signs).

(3) Banner signs in all zoning districts, except the CG commercial general, medical commercial (MC) and CO commercial office zoning districts (see section 34-1051(12) for restrictions). Ornamental signs are regulated separately (see section 34-1055 for restrictions).

(4) Off-premises signs (signs unrelated to the property upon which it is being displayed). Such signs do not further the town's goal for an aesthetically valuable environment, nor do they contribute to a safe environment. They may visually clutter highly traveled areas for vehicular, pedestrian and bicycle traffic and can contribute to unsafe travel conditions. They are, therefore, prohibited within the town.

(5) Searchlights.

(6) Changeable copy signs, except:

a. Public, charitable, and religious signs;

b. Fuel service station price signs;

c. Theater signs;

d. Permanent special event signs; and

e. Temporary special event message area on a freestanding identification sign (as provided for herein).

(7) Portable, folding, and similar movable signs (e.g., A-frame or sandwich board signs).

(8) Flags (other than corporate flags for commercial uses and properly flown governmental flags for all uses, provided such flags do not exceed three per property), streamers, balloons, other air or gas-filled feature, pennants, streamers, wind-driven whirligigs, propellers or other devices.

(9) Bench signs and bench shelter signs, except for those provided by the town for public use in public areas.

(10) Any sign not provided for in this section, including, but not limited to, the background area such as an awning, canopy, or fixed ornamental banner, which becomes unsightly, unsafe, faded in color, or in need of repair.

(11) Roof signs.

(12) Painted wall signs.

(13) Vehicles used for advertising purposes.

a. Any sign displayed on an automobile, truck, or other motorized vehicle when that vehicle is used primarily for the purpose of such advertising display. Motor vehicles used solely for sign purposes or advertising purposes are prohibited. No person shall park any motor vehicle in a location visible from a public right-of-way, which has attached thereto or located thereon any sign, for the basic purpose of advertising products or directing people to a business or activity located on the same or nearby property or any other premises. This section is not intended to prohibit any form of informational vehicular signage which is limited to the name of a business, address, phone number, and products offered; provided that such sign is either painted on or attached by magnetic strips or bolts or other form of adhesive to the side of the vehicle. Such signage,

however, shall not protrude from or above the exterior surface (front, back, side, roof, trunk, or truck bed) of the vehicle greater than one-half inch nor have a directional arrow as part of the message.

b. This provision shall not apply to licensed taxicabs, the shortterm use of political campaign signs, nor temporary signs placed on vehicles when making a delivery and removed when parked at business location. This provision shall also not apply to any vehicle owned or operated by an individual, business, or other entity residing outside of the town, which is just passing through or temporarily serving or visiting any individual, business, or place in town.

c. Nonmotorized vehicular signs or sign structures attached or affixed in any manner on or to any nonmotorized wheeled vehicle are expressly prohibited in any zoning district.

(14) Billboard/off-premises signs.

(15) Signs painted on, attached to or supported by a tree, utility pole, or other similar object.

(16) Representational signs, permanent or temporary, such as beer cans or bottles, oil cans, soft drink cans or bottles, animals, or other similar device indicating a product.

(17) Translucent awnings.

(18) Permanent or temporary nuisance signs which utilize or incorporate such words as "stop," "look," "danger," etc.

(19) Flashing or moving neon signs; however, nonmoving, nonflashing neon signs are permitted.

(20) Signs made with fluorescent materials or paint, including both temporary and permanent signs.

(21) Any abandoned signs or supporting structures, and signs displayed on property containing a discontinued or abandoned project. Such signs may include those which represent approved developments or projects where work associated with an approved permit has discontinued for a period of at least 60 days; or is deemed abandoned or discontinued by the town.

(Ord. No. 207, § 5.63, 8-8-1979; Ord. No. 309, 10-8-1986; Ord. No. 377, 10-18-1989; Ord. No. 389, 5-16-1990; Ord. No. 416, 9-25-1991; Ord. No. 421, 2-19-1992; Ord. No. 450, 5-11-1994; Ord. No. 454, 11-16-1994; Ord. No. 469, 5-10-1995; Ord. No. 476, 12-13-1995; Ord. No. 489, 12-11-1996; Ord. No. 491, 2-12-1997; Ord. No. 512, 7-28-1999; Ord. No. 538, 4-25-2001; Ord. No. 668, § 5, 5-28-2014)

Sec. 34-4. Definitions.

Sign*, off-premises,* means a sign used to advertise a business conducted, services available or rendered, or goods produced, which are not located on the site where the sign has been erected and/or displayed.

Sec. 34-1055. Signs permitted by use.

(b) *Temporary signs for commercial uses.* The following temporary signs for commercial uses are permitted:

(1) *Grand opening sign.*

a. Number: one sign per street frontage, not to exceed two per property.

b. Maximum sign area: 20 square feet per sign face.

c. Maximum height: eight feet.

d. Minimum setbacks: ten feet from all property lines.

e. Sign copy limits: Sign shall be displayed in accordance with article IV, division 9 of this chapter.

f. Other limitations: signs shall not be displayed for more than 30 days.

(2) *Construction and real estate signs.*

a. Number: one sign per street frontage, not to exceed two signs per property.

b. Maximum sign area: 20 square feet per sign face.

c. Maximum height: eight feet.

d. Minimum setbacks: ten feet from all property lines.

e. Sign copy limits:

1. Construction signs, name of development, picture or rendering of completed project, name of project, developer, contractor, architect and contractor for construction project proposed or underway on the site;

2. Real estate signs, name, logo and phone number of realtor, owner, or developer, property description, price, and whether the property is for sale or lease.

f. Other limitations:

1. Construction signs shall not be erected until a valid building permit for the work has been issued by the town, and shall be removed within 15 days of receiving a certificate of occupancy or abandonment of project;

2. Real estate signs may be erected upon the availability of a property for sale or lease and shall be removed upon the sale or lease of the premises. For existing retail centers with freestanding identification signs used in part for special events, the leasing or sale message must be placed in the 30 percent area of the sign permitted for special events.

(3) *Fixed banner signs for commercial building or center.*

a. Number: one sign per business or center.

b. Maximum sign area: 20 square feet.

c. Maximum height: 24 feet.

d. Minimum setbacks: See subsection (b)(3)e of this section.

e. Sign copy limits: Banners must be hung vertically and at a maximum dimension of 31 inches wide and 94 inches high. Banner must be a minimum eight feet above surface of a walkway. No more than 50 percent of the banner may contain a message or logo. The message may only display the name and logo of the building or retail center and/or a special event.

f. Other limitations: Banners may be displayed for a maximum period of 45 days at a time, two times per year.

(Ord. No. 207, §§ 5.68—5.68.6, 8-8-1979; Ord. No. 258, 10-13-1982; Ord. No. 309, 10-8-1986; Ord. No. 389, 5-16-1990; Ord. No. 421, 2-19-1992; Ord. No. 426, 8-12-1992; Ord. No. 450, 5-11-1994; Ord. No. 454, 11-16-1994; Ord. No. 469, 5-10-1995; Ord. No. 476, 12-13-1995; Ord. No. 489, 12-11-1996; Ord. No. 491, 2-12-1997; Ord. No. 512, 7-28-1999; Ord. No. 538, 4-25-2001; Ord. No. 593, § 5.68.4, 6-14-2006)

MEMORANDUM

TO: Town Council; and Joseph F. Lo Bello, Town Manager

FROM: Mayor DD Halpern

DATE: March 15, 2023

SUBJECT: Discussion on Review of Town of Juno Beach Sign Codes for Temporary Signs and Banners

BACKGROUND

Several business owners have expressed to me their dissatisfaction with the Town's sign codes regarding temporary signs, saying the code is too restrictive which makes it challenging to advertise their business and be financially stable in Juno Beach.

Businesses with storefronts that are set back and not visible from the road and businesses whose name isn't listed on a plaza's marquis are in need of ways to let the public know they are in the plaza.

Business owners would like some added flexibility regarding the Town's temporary sign codes, including more frequency and duration for the use of signs, and to allow the use of "feather signs," which are currently prohibited.

Additionally, Realtors have found our temporary sign code restrictive, as it sets limits on the number and location of Open House signs. Open House signs are generally in use for less than four hours in a day. Open House signs are needed to provide driving direction and help guide home-shoppers to the house location. While many people rely on GPS to locate an address, Open House signs also inform passers-by who may be interested in seeing the property. Several signs are needed to accomplish this. I trust the professionalism of Realtors and their ability to remove their open house signs at the end of the open house. These signs are not cheap, and Realtors are generally diligent in removing signs because they need to re-use them.

While I **do not** support creating a carnival atmosphere or "sign-pollution," I believe it's important to support our small businesses and help them be successful in our town.

Lack of support for our businesses would hurt their ability to do business here, resulting in plaza vacancies which would not only cause a loss of revenue for our town, but a loss in the goods and services we provide as a Town.

A common-sense approach to sign codes can assist our businesses in being more economically sustainable. Many of our businesses are family-owned and sole-proprietorships, and I believe we can find a way to meet their signage needs while maintaining an appropriate aesthetic standard for our Town.

RECOMMENDATION

I would like to get Council consensus to:

1) Ease the codes regarding temporary signs and banners for businesses.
2) Ease the codes regarding real estate open house signs.
3) Allow "feather signs," which are currently restricted.

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Discussion on 2026 Town Council Meeting Dates

DISCUSSION:

At the February 25, 2026, Town Council Meeting, Council gave consensus to schedule a discussion on Town Council meeting dates for the next agenda.

Per the Town's Charter, the Council meets monthly on the fourth (4th) Wednesday. Due to the budget season, Veterans Day, Thanksgiving holiday, and Christmas holiday, the Council is usually scheduled to meet on the 2nd Wednesday of September, 3rd Wednesday of November, and 2nd Wednesday of December. Therefore, the staff has prepared a list of recommended meeting dates for the 2026 calendar year (see attached) for the Council's approval.

At the February 18, 2026, Special Town Council meeting, Council made a motion have all regularly scheduled Town Council meetings start at 5:30pm.

RECOMMENDATION:

Staff recommends that the Town Council consider the previously approved 2026 Town Council meeting dates with the adjusted corresponding start times; and direct staff on how to proceed.

Town Council Meeting Dates for 2026

1) March 25, 2026 at 5:30pm
2) April 22, 2026 at 5:30pm
3) May 27, 2026 at 5:30pm
4) June 24, 2026 at 5:30pm
5) July 22, 2026 at 5:30pm
6) August 26, 2026 at 5:30pm
7) September 9, 2026 at 5:30pm – 1st Budget Hearing
    - *(This date may vary due to the Palm Beach County School District Meeting Dates.)*
8) September 23, 2026 at 5:30pm – 2nd Budget Hearing
9) October 28, 2026 at 5:30pm
10) November 18, 2026 at 5:30pm
11) December 9, 2026 at 5:30pm

AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: March 25, 2026

Prepared By: Emily Alves, CPA Finance/HR Director

Item Title: Discussion on Audit Oversight Committee Ordinance

DISCUSSION:
At the February 25,2026 Town Council meeting, staff was directed to have a discussion at the March Town Council meeting about the Audit Oversight Committee Ordinance #772. The ordinance is attached.

Staff and legal counsel are prepared to answer any questions on this item.

TOWN OF JUNO BEACH, FLORIDA

ORDINANCE NO. 772

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE IV, "BOARDS AND COMMISSIONS," OF CHAPTER 2, "ADMINISTRATION," OF THE TOWN CODE OF ORDINANCES TO ADOPT A NEW DIVISION 1, "AUDIT OVERSIGHT COMMITTEE," PROVIDING FOR CREATION OF THE COMMITTEE; PROVIDING FOR THE COMMITTEE'S COMPOSITION, MEMBERSHIP, AND MEETINGS; PROVIDING FOR THE COMMITTEE'S DUTIES; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Town Council wishes to create an Audit Oversight Committee for the Town of Juno Beach to oversee the Town's annual independent external audit and perform such other duties as may prescribed by the Town Council; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and property owners of the Town of Juno Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA as follows:

Section 1. The foregoing "Whereas" clauses are hereby ratified and incorporated herein.

Section 2. The Town Council hereby amends Article IV, "Boards and Committees," of Chapter 2, "Administration," of the Town Code of Ordinances by adopting a new Division 1 to read as follows (additional language underlined):

Chapter 2 – Administration

* * *

ARTICLE IV. BOARDS AND COMMISSIONS

DIVISION 1. AUDIT OVERSIGHT COMMITTEE

Sec. 2-137. Creation.

The town council hereby creates an audit oversight committee.

Sec. 2-138. Composition; terms; organization; meetings.

(a) *Composition.* The audit committee shall consist of five (5) members to serve at the pleasure of the town council. Each of the members shall be town residents with educational and/or practical experience in the

fields of accounting, finance, auditing, or related fields involving operational compliance or oversight.

(b) *Terms.* The town council shall appoint members to serve two-year terms, with the initial term expiring on March 31, 2026. Members shall continue to serve until their successors are appointed. Appointments to fill vacancies shall be for the remainder of the unexpired term.

(c) *Organization.* At the first meeting after the town council's initial appointment of the committee members and at the first meeting after April 1st every two years thereafter (starting April 1, 2026), the committee shall select a chairperson to preside at the meetings and act as the official spokesperson of the committee.

(d) *Meetings.* The committee shall meet at least once every three months or as otherwise determined by the committee.

Sec. 2-139. Duties.

The audit oversight committee shall have the following duties and responsibilities:

(1) Serve as the auditor selection committee (when serving as the auditor selection committee, a member of the town council shall be appointed to serve on the committee and shall assume the role of chairperson as required by state law);

(2) Oversee and monitor the independent audits of the town's financial statements from the selection of the independent auditor to the review and resolution of the audit findings, including assistance in ensuring any corrective actions are taken;

(3) Serve as advisor to the town council and conduct any financial studies and analyses requested by the town council;

(4) Present an annual written report to the town council demonstrating how the committee has discharged its duties and responsibilities;

(5) Work with the town's independent auditor and members of town staff to review internal controls; and

(6) Perform such other duties as may be assigned by the town council.

Sec. 2-140. Clerical and administrative support.

(a) The town manager and town clerk shall furnish the committee any necessary clerical support and technical assistance, including the preparation of agendas and minutes.

(b) The finance director shall act as liaison to the committee, attend all committee meetings, and act as liaison between the committee and the town's independent auditors.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of the Town of Juno Beach, Florida.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of the Ordinance.

Section 5. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall become effective immediately upon adoption

FIRST READING this 25th day of October, 2023.

SECOND, FINAL READING AND ADOPTION this 15th day of November, 2023.

✓		ALEXANDER COOKE, MAYOR
AYE	NAY	
✓		PEGGY WHEELER, VICE MAYOR
AYE	NAY	
✓		MARIANNE HOSTA, VICE MAYOR PRO TEM
AYE	NAY	
	✓	ELAINE K. COTRONAKIS, COUNCILMEMBER
AYE	NAY	
✓		DD HALPERN, COUNCILMEMBER
AYE	NAY	

ATTEST:

CAITLIN COPELAND-RODRIGUEZ
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

LEONARD G. RUBIN
TOWN ATTORNEY