



TOWN COUNCIL REGULAR MEETING AGENDA

January 22, 2025 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/@townofjuno-beach477/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). The Town Clerk or designee will read public comments into the record at the appropriate time for no more than three (3) minutes; or 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.

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

PRESENTATIONS

1. Swearing In Newly Appointed Council Member for Seat #3

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

2. Approval of Town Council Meeting Minutes for December 17, 2024
3. Approval of Town Event Dates for 2025
4. Approval of 2025 Town Council Meeting Dates
5. Year to Date (YTD) Financial Statements
6. Asset Disposals
7. Request for Qualifications (RFQ) for Professional Engineering and Related Services

COUNCIL ACTION/DISCUSSION ITEMS

8. Request for Special Exception for a Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza
9. Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development
10. Ocean Trace Reimbursement Request
11. Chen Moore and Associates' detailed proposal
12. Revised Code of Conduct and Enforcement Options
13. Resolution No. 2025-01 (Amending the Town's Quasi-Judicial Procedures)
14. Discussion -Traffic Concerns
15. Discussion on Filling Vacant Seat on Audit Oversight Review Committee
16. Appearance Review Board (ARB) Criteria
17. Pelican Lake Sterile Grass Eating Carp Introduction

COMMENTS FROM THE COUNCIL

ADJOURNMENT



Meeting Name: Town Council Meeting

Meeting Date: January 22, 2024

Prepared By: C. Copeland, MMC, Town Clerk

Item Title: Swearing In Newly Appointed Council Member for Seat #3

DISCUSSION:

Town Clerk Copeland will swear in newly appointed Council Member **John Callaghan for Seat #3.**



TOWN COUNCIL MEETING MINUTES

December 17, 2024 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER
 LEONARD RUBIN, TOWN ATTORNEY
 EMILY ALVES, FINANCE/HR DIRECTOR
 ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
 STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS
 STEPHEN MAYER, PRINCIPAL PLANNER
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 36

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Halpern, and Councilmember Davis gave consensus to pull Consent Agenda Item #12 and move it to the first Action/Discussion Item.

Council gave unanimous consensus to move Item #13 to #18B; and Item #15 after Item #12.

PRESENTATIONS

1. Ceremonial Swearing in of Police Officer Todd Ostuni

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

***MOTION:** Davis/Halpern made a motion to proceed with ONMJ for engineering services for the Pelican Lake North Gazebo and authorize the Interim Town Manager to execute the contract.*

***ACTION:** The motion passed unanimously.*

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 5:48PM.

Public Comments Closed at 5:53PM.

CONSENT AGENDA

2. Approval of Town Council Meeting Minutes - November 13, 2024
3. Approval of Special Town Council Meeting Minutes - November 20, 2024
4. Approval of Town Council Public Interview with Town Manager Finalist Jay Boodheshwar Minutes - December 3, 2024
5. Approval of Town Council Public Interview with Town Manager Finalists Darren Coldwell & Patrick Comiskey Minutes - December 4, 2024
6. Approval of Special Town Council Meeting Minutes - December 6, 2024
7. Special Town Council Meeting Minutes for December 12, 2024
8. Special Event Request – Classics by the Sea Road Runners
9. Discussion on Town Manager Job Description
10. Year to Date (YTD) Financial Statements
11. Resolution 2024-24 (PBA Collective Bargaining Agreement)

MOTION: *Halpern/Davis made a motion to approve the consent agenda as amended.*

ACTION: *The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS

12. 2025 Health Insurance Renewals

MOTION: *Halpern/Hosta made a motion to approve the Florida Blue BlueCare S14354 HMO Plan as the base employee health insurance plan, The Solstice dental plan, FMIT vision plan, the health care Flexible Spending Accounts, and opt-out provisions as outlined above for the plan year 2025, effective January 1, 2025 to December 31, 2025.*

ACTION: *The motion passed 3-1 with Councilmember Davis opposed.*

15. Special Event Request - Art Fest by the Sea

MOTION: *Davis/Hosta made a motion to approve the request for the special event proposed in Juno Beach as stated above, subject to the applicant being responsible for the application process of the special event and all conditions and requirements following said application, including any additional agency reviews/approvals/fees.*

ACTION: *The motion passed unanimously.*

14. Discussion on Traffic Concerns (U.S. Highway One and Donald Ross Road)

MOTION: *Davis made a motion to have staff write a letter to oppose the lane widening until the master plan is complete.*

ACTION: *The motion failed for lack of a second.*

No further action given on this item.

16. Caretta Project Gateway Plaza Features

Council gave unanimous consensus to have staff send out a Polco survey to the citizens for input on artwork for the Caretta Plaza; and to have the developer proceed with the fountains.

17. Selection of Code Rewrite Consultant

MOTION: *Halpern/Davis made a motion to approve Chen Moore and Associates' (CMA) as the Code Rewrite consultant.*

ACTION: *The motion failed 2-2 with Mayor Wheeler and Vice Mayor Pro Tem Hosta opposed.*

MOTION: *Halpern/Davis made a motion to select Chen Moore and Associates' (CMA) as the Code Rewrite consultant and have them provide an itemized cost sheet for each task for future consideration by the Council.*

ACTION: *The motion passed unanimously.*

18. Atlantic Boulevard Roadway Improvements Project

MOTION: *Davis/Halpern made a motion to approve a Contract with J.W. Cheatum LLC in the amount of \$56,217.20 for the construction of the Atlantic Boulevard Roadway Improvements project and a determination that the obtaining three written quotations is not the best interest of the Town.*

ACTION: *The motion passed unanimously.*

18B. Filling of Vacant Seat #3

Andrew Spilos announced his name withdrawal from consideration.

Council conducted a ballot method to select from the list of candidates (see attached) and then gave unanimous consensus to select John Callaghan to fill vacant seat #3 until March 2026.

19. Continued Discussion on Selection of Town Manager

MOTION: *Davis made a motion to hire Jay Boodheshwar for the position of Town Manager.*

ACTION: *The motion failed for lack of a second.*

Council gave unanimous consensus to direct Colin Baenziger & Associates to restart the search for the position of Town Manager.

COMMENTS FROM THE COUNCIL

Vice Mayor Pro Tem Hosta provided her resignation letter as Vice President of the Ecology Group (*see attached*).

Council gave unanimous consensus to have staff work with the TPA on the Complete Streets impact; and to add a discussion on their traffic concerns to the January agenda; and have staff draft a letter opposing the minimizing of the Donald Ross Road median.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:20PM.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk



PC #13 → moved to Item #18B

Item #2.

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

Please read my comments at council meeting tonight public comments

Siobhan O'Donnell <cjreinc@gmail.com>

Tue, Dec 17 at 11:58 AM

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

A change is desperately needed in Juno Beach Town Government. Peggy Wheeler was able to grab the Mayor's seat only as a result of her police foundation friends smearing and slandering the former mayor. Tens of thousands of dollars from dark money political PACs besieged our mailboxes with lies and slander all designed to scare residents into voting for Wheeler. She has spent every day since that horrifying election ended in March 2024 by paying back the favors she received. She just tried to ram through a vote on the christmas tree lot which involved breaking the laws and rules of our Town and it is being challenged in Court. She broke federal law by violating the First Amendment Rights of citizens who tried to speak out at the meeting where the vote on the christmas tree lot took place. And she never reported the thousands spent to get her the votes. The damage to the reputation of Juno Beach is increasingly being harmed by her failures and incompetence. And today Wheeler has deliberately blocked the rights of citizens in this town to vote for the candidate of their choice to fill the empty Council Seat. And she and Diana Davis have refused to accept the remaining Top Candidate for Town Manager, Darren Coldwell, an honest and highly qualified Town Manager who would clean up the Town's underhanded methods of doing business. This scares Wheeler and Davis and they are blockColdwell. We need a change and I support applicant Andy Spilos for the empty Council seat. Andy graduated from Florida State University with a degree in Public Administration. His political experience includes managing political campaigns from the local level to the Florida House and Senate. Andy worked on Congressional campaigns also. Andy is extremely aware of the problems facing our town and he has been involved and participating in town issues. Andy was appointed to the Audit Review Committee where he serves now. He is a local business owner with experience in retail management and understands what it takes to run a business. Andy would bring a common sense approach to dealing with the issues and he would be open to base his decisions on what the residents think is best for the Town. Above all else, Andrew Spilos is a man of integrity who would not be working for the interests of anyone else except the citizens of the Town. Council Members please choose integrity - please choose Any Spilos.

[Quoted text hidden]



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

Form submission from: PUBLIC COMMENTS

1 message

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

Tue, Dec 17, 2024 at 10:39 AM

Submitted on Tuesday, December 17, 2024 - 10:39am

Submitted by anonymous user: 76.108.220.137

Submitted values are:

First Name Cyndie
Last Name Wolf
Address 440 STARLIGHT LN
Email Address clwolf@rocketmail.com
Agenda Item Number (Ex: 1, 2, 3) Public Comment
Public Comment / Question

I truly hope that those of you who went to the resident funded staff and volunteer holiday party enjoyed yourselves. I really do! But as I have said before, choosing to include some volunteers and not inviting others, in my opinion, was a huge mistake. Your exclusion of the Planning and Zoning members and the Audit Committee members who make a significant contribution to the town on their own time and at their own expense exacerbates the divided town we have become. Facilitative and transformational leadership that we so desperately need in this town, was absent in this decision. If it was a money issue, the spouses, partners, and others could have been excluded instead. It should have been a fully inclusive staff and volunteer celebration. Given another opportunity in the future, I hope you will be more thoughtful.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19853>



TOWN OF JUNO BEACH

Item #2.

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: Tues

NAME: Howard Alon PHONE NO.: _____

REPRESENTING (IF APPLICABLE): CHAMBER OF COMMERCE

ADDRESS: Rotary Club

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 #: _____ DATE: _____

NAME: Larry Sorsby PHONE NO.: 73

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 120 Ocean Dr

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK maybe

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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

Form submission from: PUBLIC COMMENTS

1 message

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

Mon, Dec 16, 2024 at 10:03 PM

Submitted on Monday, December 16, 2024 - 10:03pm

Submitted by anonymous user: 73.205.140.186

Submitted values are:

First Name Susan
Last Name Van Lindt
Address 504-3 Sea Oats Drive
Email Address Svanlindt@icloud.com
Agenda Item Number (Ex: 1, 2, 3) 14
Public Comment / Question

Thank you to council for considering the traffic problems on Donald Ross Road. As someone who lives off of Donald Ross Road, these are my concerns.

1. It is difficult to pull out of and into Sea Oats when the bridge is open. Our entrance is often blocked with no traffic enforcement. It would be beneficial for us to have a traffic light. Please consider.
2. Speed limit should be reduced and enforced. It is dangerous pulling out of Sea Oats. Cars travel at a high rate of speed to get over the bridge before it opens.
3. What can be done to speed up the opening and closing of the Donald Ross bridge? When it opens twice an hour, that only allows for 1/2 hour of driving time per hour. Bridge openings average 15 minutes. PGA and Indiantown appear to be half that. The town and county need to consider that is a big part of the traffic problem.
4. Sea Oats residents have been promised a safe way to cross US1 for years. A Sea Oats resident got hit by a car and died crossing that intersection. Caretta donated money to accomplish that, but funds were used instead for pavers, supposedly Complete streets would address safe crossing. Where is that initiative?

Please don't forget about our community's needs when considering the traffic problems on Donald Ross Road. It shouldn't only be about the cars passing through, changes should benefit the residents of Juno Beach.
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/19851>



Moved to #18B

Item #2.

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

Form submission from: PUBLIC COMMENTS

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

Tue, Dec 17 at 11:08 AM

Submitted on Tuesday, December 17, 2024 - 11:08am

Submitted by anonymous user: 76.108.220.137

Submitted values are:

First Name Cyndie
Last Name Wolf
Address 440 STARLIGHT LN
Email Address clwolf@rocketmail.com
Agenda Item Number (Ex: 1, 2, 3) 13
Public Comment / Question
Town Council Open Seat

With the number of residents who are stepping up to be considered for the open council seat, it seems ill advised that the council should vote on this tonight. These persons have not had the opportunity to present their credentials and no protocol for moving forward to fill this seat was established prior to this meeting.

Instead of allowing for a fair and democratic election by the townspeople, Peggy says that she feels comfortable choosing someone who has previous council experience, but that doesn't mean that that person, if they were to run for office, would necessarily be chosen again by the residents. Just because they served doesn't mean that they and their decisions were respected by the residents. And isn't the argument hypocritical at best since Peggy had no prior experience when she was elected to the council. So the point is not as poignant as you had hoped.

The town needs an innovative thinker. Someone who may see a different side of things and who would represent those residents who have a different perspective and a differing vision for the town. There are those of us who would like to curb development and have zoning and codes that actually mean something. Not zoning and codes that are flexible depending on what the developer is willing to bribe the town with in return for a favor.

Let the residents hear from these applicants who will be representing us. No significant decisions will be made between now and the January meeting so filling the seat is not essential at this time. I hope you will table this vote until then and establish steps forward for these applicants.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19854>



Moved to #18B

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

Form submission from: PUBLIC COMMENTS

1 message

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

Tue, Dec 17, 2024 at 11:49 AM

Submitted on Tuesday, December 17, 2024 - 11:49am

Submitted by anonymous user: 174.48.187.87

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) 13
Public Comment / Question

I have spoken in person at the P&Z meeting against the Pulte development and giving them ROW land and I am not in agreement in the direction this town is headed. The behavior of some council members is quite concerning. The recent resignations are also troublesome. These meetings at times when people work, is also quite unfortunate.

Currently, the town has a vacant seat on town council and needs to hire a town manager. The residents should have the opportunity to vote on a new town council member. The town council asked the neighbors to meet with the candidates for town manager, the same should be done for town council members.

Additionally, I would be very interested in a resident poll asking residents what times are convenient for meetings (among other questions) and how to establish a standard of ethics for our town council and town manager.

As I mentioned, I attended a P&Z meeting and I felt very judged by my concerns and my point of view. Many other residents feel their views are not being considered. This process is shutting out residents who are opposed to over development and residents who have other suggestions and concerns. Something needs to change. The residents of this community should feel comfortable how this town moves forward and feel safe to voice their concerns or input. Therefore, we should all be voting for a town council member and town manager.

Hoping for a more resident involved solution

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19857>



Moved
to Item
#18 B

#13

Item #2.

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

Form submission from: Contact Us

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

Tue, Dec 17 at 11:33 AM

Submitted on Tuesday, December 17, 2024 - 11:33am

Submitted by anonymous user: 76.110.86.19

Submitted values are:

First Name Bianca
Last Name Giancoli
Email bgiancoli@yahoo.com

Question/Comment
Please read this comment during the meeting tonight:
Open Seat in the council

While I firmly believe that residents should have the opportunity to select the new council member for the open seat through a fair and open election, if the responsibility falls to the remaining council members to make this decision, I strongly suggest Andy Spilos for the role.

Andy brings an impressive blend of education, experience, and dedication to our community. As a graduate of Florida State University with a degree in Public Administration, he has a strong foundation in government processes and public service. His extensive political experience includes managing campaigns at every level, from local races to the Florida House and Senate, as well as Congressional campaigns. This background gives Andy a unique understanding of the challenges and intricacies of public leadership, as well as the skills to navigate the complex issues facing our town.

What sets Andy apart is his active involvement in town matters and his commitment to our community. He is acutely aware of the problems we face and has already demonstrated his dedication by serving on the Audit Review Committee this year. Andy's business experience as the owner of a real estate photography company, combined with 11 years in retail management, reflects his ability to successfully run a business, make strategic decisions, and manage resources efficiently—skills that are essential for any effective council member.

Most importantly, Andy would bring a common-sense approach to the Council. He is not aligned with any special interest groups, and his decisions would be guided by what is truly best for the residents of our town. While he would serve as one member of the Council, his integrity, experience, and pragmatic outlook would make him a valuable addition to the team, ensuring that the voices of the residents are heard and respected.

For these reasons, if the Council must appoint someone to fill the open seat, I urge you to consider Andy Spilos, a candidate who combines experience, independence, and a clear commitment to the future of our town.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/7/submission/19856>



TOWN OF JUNO BEACH

Item #2.

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 #: 13 *Moved to Item #18B* DATE: 12/17/24

NAME: *Andy Spilas* PHONE NO.:

REPRESENTING (IF APPLICABLE): *Self*

ADDRESS:

CHECK WHAT MAY APPLY:
 SUPPORT OPPOSE I WISH TO SPEAK
 I WOULD LIKE MY COMMENT READ INTO THE RECORD:



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 13 *Moved to Item #18B* DATE: 12/17/24

NAME: *B Gibel* PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: *451 Olympus*

CHECK WHAT MAY APPLY:
 SUPPORT OPPOSE I WISH TO SPEAK
 I WOULD LIKE MY COMMENT READ INTO THE RECORD:



Form submission from: PUBLIC COMMENTS

'Town of Juno Beach Florida' via Council <town_council@juno-beach.fl.us>

Tue, Dec 17 at 9:37 AM

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

To: <town_council@juno-beach.fl.us>

Submitted on Tuesday, December 17, 2024 - 9:37am

Submitted by anonymous user: 73.205.141.20

Submitted values are:

First Name Anita

Last Name Bloom

Address 900 Ocean Dr

Email Address bloomanita@outlook.com

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

Public Comment / Question

I offer a few comments on the town manager situation.

Earlier this month, the field of candidates for Town Manager was narrowed to two finalists.

As an interested resident with extensive executive hiring experience, I was interested in this process. I read the candidate materials, watched the recorded interviews, read comments from other residents, and let the information percolate.

Though I had no initial strong preference, my mind kept replaying Darren Coldwell's kindly phrased observation that Council Meetings typically last until 10:30 or later, which is not efficient. Mr Coldwell observed that people get weary after a five hour meeting, and are less able to make optimum decisions.

He suggested that some functions could be delegated to staff.

Upon reflection, things started to "click" in terms of oddities I'd noticed in the workings of our town.

In my observation, the way our town presently operates, staff appears to expend a lot of effort on busy work which results in over regulation and little benefit for the community.

For example, one staff project of the past year focused on new regulations required when a homeowner adds an outside light.

Why? Because twice a year, someone complains to Town hall about a neighbor's light disturbing them. At the time I became aware of this initiative, I marveled at the sheer wastefulness.

Ironically, during the Town Manager interview process, council members expressed concerns about attracting and keeping talented staff. This begs the question — If all a talented person is entrusted with is low value busy work, why would there be any job satisfaction. No wonder we have talented people taking their leave.

I think it is increasingly evident that council and town processes need a rework. I dont blame anyone for the condition we are in, as our dysfunction is clearly baked into our habits. Sadly, I see a lot of "busy work" everywhere.

I also see confusion as to proper assignment of roles and responsibilities.

Notably, on several occasions during the interviews, council members asked questions along the lines of

"How would you set priorities"

"How would you establish a vision"

Mr. Coldwell gently responded that it is Council's role is to set priorities and establish a vision, after which he outlined how he would facilitate.

How extraordinary it is to have a candidate demonstrate his expertise so concisely during during the interview process.

If this situation presented itself in my corporate life, I would grab Mr. Caldwell as fast as possible and thank my lucky stars that I found him,

Though it may be difficult to discern for council members accustomed to the present dysfunction,

The exact right candidate is standing in front of you.

In my view, Mr. Coldwell has demonstrated that –
He is an excellent diagnostician, intuitively discerning our key issues
He is clear on who should be doing what — and this clarity enables him to focus like a laser on productive change.
While he has an eagle eye, he also has a kind and generous demeanor

Especially after perusing the Page, Arizona web site,
I feel confident Mr. Coldwell is capable of guiding our town through changes that will benefit everyone.
He has accomplished remarkable things for Page, and done it in a way that gives credit and praise to all participants.
I encourage Council to heed the message that Providence has provided, and grab Mr. Coldwell before someone else snaps him up.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19852>



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

Form submission from: PUBLIC COMMENTS

1 message

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

Tue, Dec 17, 2024 at 11:16 AM

Submitted on Tuesday, December 17, 2024 - 11:16am

Submitted by anonymous user: 76.108.220.137

Submitted values are:

First Name Cyndie
Last Name Wolf
Address 440 STARLIGHT LN
Email Address clwolf@rocketmail.com
Agenda Item Number (Ex: 1, 2, 3) 19
Public Comment / Question

I am sincerely embarrassed for the town after the convoluted search for a new town manager. It was truly embarrassing for the town and insulting to the candidates. Darren Coldwell was the last man standing and he was treated disrespectfully in the end. Marianne was right when she said that contacting Jay Boodheshwar, after he had rejected the town to see if he would reconsider, was beyond.

Marianne has suggested that Frank be considered for the position. In all fairness to the town's residents, if you go ahead with this idea, he must present a resume and be fully vetted as the other candidates were. He should be required to present a formal application and go through the consultant and follow the same protocols as anyone else interested in the position. I would want to know his educational background, work experience, accomplishments and references just as we required of the other candidates. It would be important for residents to hear his vision for the town during an interview.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19855>



BALLOT

NAME (Alphabetical by Last Name)	^{list} RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	✓
COTRONAKIS, ELAINE K.	✓
SPILOS, ANDREW	

Signature: Peggy Wheeler
Print Name & Title: Mayor
Date: 12-



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	
COTRONAKIS, ELAINE K.	
SPILOS, ANDREW	

Signature: _____
Print Name & Title: _____
Date: _____



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	✓
COTRONAKIS, ELAINE K.	✓
SPILOS, ANDREW	

Signature: Marianne Hosta

Print Name & Title: MARIANNE HOSTA, VICE MAYOR PRO TEM

Date: 12 / 17 / 24



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	✓
COTRONAKIS, ELAINE K.	
SPILOS, ANDREW	

Signature: Diana Davis

Print Name & Title: _____

Date: 12-17



BALLOT

TOTAL (1)

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	1111
COTRONAKIS, ELAINE K.	11
SPILOS, ANDREW	

Signature: [Handwritten Signature]

Print Name & Title: FRANK DAVILA EM.

Date: 12/17/24



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	
COTRONAKIS, ELAINE K.	✓
SPILOS, ANDREW	

Signature: Peggy Wheeler

Print Name & Title: Mayor

Date: 12-17-2024



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	
COTRONAKIS, ELAINE K.	
SPILOS, ANDREW	

Signature: _____

Print Name & Title: _____

Date: _____



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	
COTRONAKIS, ELAINE K.	✓
SPILOS, ANDREW	

Signature: Marianne Costa

Print Name & Title: _____

Date: 12/17/2024



BALLOT

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	✓
COTRONAKIS, ELAINE K.	
SPILOS, ANDREW	

Signature: Diana Davis

Print Name & Title: _____

Date: _____



BALLOT

②

TOTAL

NAME (Alphabetical by Last Name)	RANK (1-4)
BUTLER, JONATHAN	
CALLAGHAN, JOHN	11
COTRONAKIS, ELAINE K.	11
SPILOS, ANDREW	

Signature: [Handwritten Signature]

Print Name & Title: FRANK DAVILA

Date: 12/17/24

Subject: Resignation as Vice President of the Ecology Group

To the Board of the Juno Beach Ecology Group,

I hereby submit my resignation as Vice President of the Ecology Group, effective December 17, 2024.

As both Diana Davis, the current President, and I serve on the Town Council, I feel it is best to step back to avoid any conflicts related to the Sunshine Law and to preserve my ability to vote on ecological matters in the future.

I extend my best wishes to the entire board and its members, both long-standing and new. With the fresh talent now involved, I am confident the group will continue to thrive under its current leadership and new direction.

I will always look back fondly on the earlier years when DD Halpern, Michael Clarjen, and Jim Ferguson were part of our mission. At that time, five or six years ago, we were a small team of enthusiastic novices dedicated to rehabilitating Pelican Lake's flora and fauna. It was truly a labor of love — an innocent, honest, and sincere effort to restore life to the lake after it had been damaged by chemicals. I remain deeply grateful for having been part of that mission.

Thank you for the opportunity to serve alongside you and contribute to this meaningful cause.

Sincerely,
Marianne Hosta



AGENDA ITEM

Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: C. Copeland, MMC, Town Clerk
Item Title: Approval of Town Event Dates for 2025

DISCUSSION:

Town Staff proposes the following list of public events for the 2025 fiscal year and their proposed budgets:

- Juno Beach Night Out Against Crime (Tuesday, February 11, 2025, from 4PM-7PM);
- Arbor Day Celebration (Friday, April 25, 2025, from 9AM-9:30AM);
- Food Truck Night (Friday, May 23, 2025, from 5PM-7PM);
- 9/11 Remembrance Ceremony (Thursday, September 11, 2025, from 9AM-10AM);
- Oktoberfest (Friday, October 17, 2025, from 4PM-7PM);
- Veteran's Day Event (Tuesday, November 11, 2025, 8:30AM-9:30AM);
- Christmas by the Lake (Friday, December 5, 2025, from 5PM-7PM);
- Hanukkah Celebration (Friday, December 19, 2025, from 5PM-7PM).

PROPOSED "TASTE OF JUNO BEACH" EVENT UPDATE:

In October 2024, the Council directed staff to reach back out to the local businesses for their interest in participating in such an event in late April instead of February. Staff sent out letters and conducted follow up phone calls to all the local restaurants inquiring about participating in such an event but only received three verbal responses in support of such event from Matty's Gelato, Mystic Lobster, and Juno Beach Cafe.

Unfortunately, due to the lack of interest/response from local restaurants/businesses, staff recommend that the Town not proceed with the "Taste of Juno Beach" event at this time.

RECOMMENDATION:

Town Staff recommends that the Town Council make a motion to approve the above event list for 2025 and at a budget to not exceed of \$19,000; and to not proceed with the proposed "Taste of Juno Beach" event at this time.



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Approval of 2025 Town Council Meeting Dates

DISCUSSION:

Per the Town's Charter, the Council meets monthly on the fourth (4th) Wednesday. Due to the budget season, Thanksgiving holiday, and Christmas holiday, the Council will meet on the 2nd Wednesday of September, November, and December. Therefore, the staff has prepared a list of recommended meeting dates for the 2025 calendar year (see attached) for the Council's approval.

RECOMMENDATION:

Staff Recommends that the Town Council approve the attached list of the 2025 Town Council Meeting dates.

Town Council Meeting Dates for 2025

- 1) January 22, 2025 at 5:30pm
- 2) February 26, 2025 at 5:30pm
- 3) March 26, 2025 at 5:30pm
- 4) April 23, 2025 at 5:30pm
- 5) May 28, 2025 at 5:30pm
- 6) June 25, 2025 at 5:30pm
- 7) July 23, 2025 at 5:30pm
- 8) August 27, 2025 at 5:30pm
- 9) September 10, 2025 at 5:30pm – 1st Budget Hearing
 - *(This date may vary due to the Palm Beach County School District Meeting Dates.)*
- 10) September 24, 2025 at 5:30pm – 2nd Budget Hearing
- 11) October 22, 2025 at 5:30pm
- 12) November 12, 2025 at 5:30pm
- 13) December 10, 2025 at 5:30pm

All Town Council meetings will start at 5:30pm unless Council deems otherwise.



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: E. Alves, CPA, Finance/HR Director
Item Title: Year to Date (YTD) Financial Statements

DISCUSSION:

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 2025 3

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
01	10101	GENERAL FUND CHECKING	38,637.56	-29,525.44
01	10102	PAYROLL CHECKING	.00	20,612.28
01	10106	CREDIT CARD ACCOUNT	38,692.46	1,325,718.23
01	10201	PETTY CASH	.00	600.00
01	10202	PETTY CASH-PD	.00	250.00
01	10410	WELLS FARGO-MM SWEEP	2,569,800.77	4,557,798.57
01	10412	MONEY MARKET	.00	2,707,211.26
01	10420	POOLED CASH-STATE BD OF A	.00	679,366.52
01	10421	FL PALM INVESTMENT	.00	3,206,327.89
01	10424	FMIT-0-2 HQ BOND FUND	.00	243,476.26
01	10425	FMIT-SHORT TERM BOND	.00	463,723.87
01	10426	FMIT-INTERMEDIATE TERM BD	.00	561,246.14
01	10435	CERTIFICATES OF DEPOSIT	.00	1,047,760.27
01	11510	ACCOUNTS RECEIVABLE	1,000.00	-1,950.00
01	11590	AR-RETIREE INSURANCES	4,449.13	1,952.54
01	13310	DUE FROM OTHER GOV'T UNIT	.00	-15,482.94
01	13501	ACCRUED INTEREST RECEIVABLE	.00	154,109.81
01	15500	PREPAID EXPENSES	-900.00	92,496.93
TOTAL ASSETS			2,651,679.92	15,015,692.19
LIABILITIES				
01	20200	ACCOUNTS PAYABLE	3,610.00	-76.02
01	20205	FRIENDS OF THE ARTS	.00	-801.99
01	20210	PENSION PAYABLE-FRS	-2,410.11	-39,266.46
01	20241	125-CAFE.HEALTH INSURANCE	-1,197.22	-3,300.46
01	20242	125-CAFE. MEDICAL FSA	-57.91	-7,917.24
01	20245	ALLSTATE VOLUNTARY INSURANCE	-303.76	-608.67
01	20250	125-CAFE. VISION CARE	-16.05	-10.70
01	20295	PD-TAKE HOME CAR	-620.00	-9,505.00
01	20810	DUE TO PALM BEACH COUNTY	5,281.29	-910.13
01	20830	DUE TO STATE-BLDG PERMIT FEES	-1,267.40	-6,230.71
01	21700	WITHHOLDING TAXES	.00	21,886.12
01	21720	SOCIAL SECURITY TAXES	-.03	-34,998.85
TOTAL LIABILITIES			3,018.81	-81,740.11
FUND BALANCE				
01	17200	REVENUE CONTROL	-3,329,917.64	-5,352,531.93
01	24200	EXPENDITURE CONTROL	675,218.91	1,647,023.13
01	24500	RESERVE FOR ENCUMBRANCE	.00	-87,500.00
01	28000	NON-SPENDABLE PREPAID ITEMS	.00	-76,028.84
01	28100	RESTRICTED-IMPACT FEE	.00	-81,892.60
01	28101	RESTRICTED-IMPACT FEE LAW ENFO	.00	-8,831.01
01	28102	RESTRICTED-CAPITAL PROJECTS	.00	-23,562.39
01	28103	RESTRICTED ONE-CENT SURTAX	.00	-1,304,452.95
01	28115	BUILDING CODE ENFORCEMENT	.00	-2,290,118.45
01	28120	RESTRICTED-LAW ENFORCEMENT	.00	-13,581.25
01	28121	RESTRICTED-STATE/LOCAL FORFEIT	.00	-109,314.40
01	28300	ASSIGNED-SUBSEQUENT YEAR	.00	-2,942,500.00
01	28400	UNASSIGNED-FUND BALANCE	.00	-4,253,218.63

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 3

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
FUND BALANCE	01	28410 UNASSIGNED-CONTRIBUTIONS	.00	-40,571.32
		TOTAL FUND BALANCE	-2,654,698.73	-14,937,080.64
		TOTAL LIABILITIES + FUND BALANCE	-2,651,679.92	-15,018,820.75

** END OF REPORT - Generated by Emily Alves **

**TOWN OF JUNO BEACH
MONTH ENDING DECEMBER 31, 2024**

GENERAL FUND

	Original	Amended	Actual		% To Amended Budget
	FISCAL YEAR	FISCAL YEAR	YTD 12/31/24	Difference	
	<u>2024-2025</u>	<u>2024-2025</u>			
REVENUES					
Ad Valorem Taxes	\$4,231,420	\$4,231,420	\$3,562,958	\$668,462	84%
Local Option, Use & Fuel Taxes	57,283	57,283	9,456	47,827	17%
One-Cent Discretionary Surtax	305,851	305,851	50,544	255,307	17%
Utility Services Taxes	953,364	953,364	173,530	779,834	18%
Local Business Tax	70,000	70,000	14,324	55,676	20%
Building Permits	1,100,000	1,100,000	137,479	962,521	12%
Franchise Fees	100,000	100,000	0	100,000	0%
Permits, Fees & Special Assessments	159,950	159,950	123,028	36,922	77%
Grants	577,500	577,500	1,050,000	(472,500)	182%
Intergovernmental Revenue	536,079	536,079	172,207	363,872	32%
Charges for Services	40,000	40,000	10,186	29,814	25%
Fines and Forfeitures	25,500	25,500	821	24,679	3%
Investment Earnings	250,000	250,000	22,788	227,212	9%
Miscellaneous	86,000	86,000	25,211	60,789	29%
From Impact Fees-Restricted	38,840	38,840	0	38,840	0%
From Forfeiture Fund-Restricted	10,000	10,000	0	10,000	0%
From Contributions-Restricted	111,581	111,581	0	111,581	0%
From One-Cent Surtax-Restricted	566,649	566,649	0	566,649	0%
<u>From Unassigned Fund Balance</u>	<u>1,565,360</u>	<u>1,565,360</u>	<u>0</u>	<u>1,565,360</u>	<u>0%</u>
TOTAL REVENUES	<u>\$10,785,377</u>	<u>\$10,785,377</u>	<u>\$5,352,532</u>	<u>\$5,432,845</u>	50%
EXPENDITURES BY DEPARTMENT					
LEGISLATIVE					
Salaries	\$42,000	\$42,000	\$9,800	\$32,200	23%
Employee Benefits	3,213	3,213	750	2,463	23%
Operating Expenses	<u>12,500</u>	<u>12,500</u>	<u>239</u>	<u>12,262</u>	<u>2%</u>
TOTAL LEGISLATIVE	57,713	57,713	10,788	46,925	19%
FINANCE & ADMINISTRATION					
Salaries	\$727,000	\$727,000	\$123,657	\$603,343	17%
Employee Benefits	234,753	234,753	37,122	197,631	16%
Professional Fees	130,000	130,000	73,578	56,422	57%
Operating Expenses	190,900	190,900	46,283	144,617	24%
Capital Outlay	<u>145,000</u>	<u>145,000</u>	<u>19,256</u>	<u>125,744</u>	<u>13%</u>
TOTAL FINANCE & ADMINISTRATION	1,427,653	1,427,653	299,896	1,127,757	21%

**TOWN OF JUNO BEACH
MONTH ENDING DECEMBER 31, 2024**

	FISCAL YEAR <u>2024-2025</u>	FISCAL YEAR <u>2024-2025</u>	Actual YTD 12/31/24	Difference	% To Amended Budget
<u>COMPREHENSIVE PLANNING</u>					
Salaries	\$568,300	\$568,300	\$120,776	\$447,524	21%
Employee Benefits	190,294	190,294	35,665	154,629	19%
Professional Fees	1,054,000	1,054,000	63,186	990,814	6%
Operating Expenses	71,700	71,700	16,400	55,300	23%
Capital Outlay	<u>7,500</u>	<u>7,500</u>	<u>0</u>	7,500	0%
TOTAL COMPREHENSIVE PLANNING	1,891,794	1,891,794	236,027	1,655,767	12%
<u>LAW ENFORCEMENT</u>					
Salaries	\$1,989,200	\$1,989,200	\$387,286	\$1,601,914	19%
Employee Benefits	1,035,402	1,035,402	203,990	831,412	20%
Professional Fees	53,700	53,700	5,989	47,711	11%
Operating Expenses	418,700	418,700	175,673	243,027	42%
Capital Outlay	<u>268,000</u>	<u>268,000</u>	<u>0</u>	268,000	0%
TOTAL LAW ENFORCEMENT	3,765,002	3,765,002	772,938	2,992,064	21%
<u>PUBLIC WORKS</u>					
Salaries	\$368,250	\$368,250	\$72,942	\$295,308	20%
Employee Benefits	146,155	146,155	16,709	129,446	11%
Professional Fees	20,000	20,000	445	19,555	2%
Operating Expenses	604,810	604,810	126,513	478,297	21%
Capital Outlay	<u>1,414,000</u>	<u>1,414,000</u>	<u>29,820</u>	<u>1,384,180</u>	2%
TOTAL PUBLIC WORKS	2,553,215	2,553,215	246,430	2,306,785	10%
<u>GENERAL GOVERNMENT</u>					
Insurance	440,000	440,000	80,945	\$359,055	18%
Town Debt Service	0	0	0	0	0%
Contingency	<u>650,000</u>	<u>650,000</u>	<u>0</u>	<u>650,000</u>	0%
TOTAL GENERAL GOVERNMENT	1,090,000	1,090,000	80,945	1,009,055	7%
TOTAL EXPENDITURES	<u>\$10,785,377</u>	<u>\$10,785,377</u>	<u>\$1,647,023</u>	<u>\$9,138,354</u>	<u>15%</u>
Net Income YTD	<u>\$0</u>	<u>\$0</u>	<u>\$3,705,509</u>		



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: Emily Alves, CPA, Finance/HR Director
Item Title: Asset Disposals

DISCUSSION:

Per the Town's Accounting Manual, Fixed Assets Disposals are to be recorded in the minutes of a regularly scheduled meeting of the Town Council.

RECOMMENDATION:

Staff recommends the Town Council consider a motion to approve disposals on the Consent Agenda.

Items for Disposal:

Make/Model	Year	JB Asset Tag #	Description
Dell Power Connect 6248 Port Switch	2007	#550	Obsolete IT equipment that has been replaced



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: Andrea Dobbins, Project Coordinator/Risk Manager
Item Title: Request for Qualifications (RFQ) for Professional Engineering and Related Services

DISCUSSION:

The Town of Juno Beach advertised a Request for Qualifications (RFQ) for Professional Engineering and Related Services on October 30, 2024. There were nine (9) proposers that submitted documentation for review and consideration. The intent of this RFQ was to give the Town more options regarding engineering services and to have multiple qualified teams to select from.

The Town currently has a continuing contract (5-year agreement, expiring February 5, 2025) with Simmons & White. Simmons & White takes the lead as the point of contact while providing a comprehensive team of sub-consultants for all engineering disciplines. Transitioning from a single firm to having multiple firms to select from is beneficial to the Town depending on the nature of the project and the workload of the firm.

The services were identified and include all engineering disciplines the Town may require. The consultants shall provide civil engineering, structural engineering, electrical engineering, coastal engineering, geotechnical engineering, traffic engineering, surveying, landscape architectural services, architectural services, planning, NPDES permitting and plat review. The proposers are listed in alphabetical order:

- Avirom & Associates
- Caulfield & Wheeler, Inc.
- Colliers Engineering & Design
- Craig A. Smith & Associates (CAS)
- Engenuity Group
- Florida Technical Consultants (FTC)
- Ohlson Lavoie Corporation (OLC)
- Simmons & White Civil & Traffic Engineering
- WGI, Inc.

On January 9, 2025, the evaluation committee held a public meeting to review and rank each of the proposals that were received. All nine proposals were thoroughly reviewed by the committee members and ranked according to the criteria set forth in the RFQ and the qualifications presented by the proposer.

(See the attached sheet for the evaluation criteria.) The top three (3) qualified firms as ranked by the Evaluation Committee are:

- WGI
- Simmons & White Engineering
- Engenuity Group, Inc.

The RFQ process per the Consultants' Competitive Negotiation Act (CCNA), Section 287.055 Florida Statutes, states that price negotiations will take place once the qualified firms (consultants) have been selected. The interim Town Manager, the Town Attorney and the Finance Director will engage in these negotiations after the Council's approval.

RECOMMENDATION:

Staff recommends that the Council make a motion to accept the ranking of the Evaluation Committee with the top three (3) qualified firms; WGI, Simmons & White and Engenuity Group, Inc., and authorize the interim Town Manager, Finance Director and Town Attorney to negotiate fees and enter into non-exclusive agreements with each of these firms for a period of 5 years.

ATTACHMENTS:

Evaluation Criteria

Evaluation Committee minutes



Town of Juno Beach
EVALUATION COMMITTEE TABULATION
January 10, 2025

Request for Proposal: Professional Engineering & Related Services

Firm <i>(in alphabetical order)</i>	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
AVIROM & Associates, Inc.	/45	/25	/20	/10	/100
Caulfield & Wheeler, Inc.	/45	/25	/20	/10	/100
Colliers Engineering & Design	/45	/25	/20	/10	/100
Craig A. Smith & Associates	/45	/25	/20	/10	/100
Engenuity Group	/45	/25	/20	/10	/100
Florida Technical Consultants	/45	/25	/20	/10	/100
OLC	/45	/25	/20	/10	/100
Simmons & White	/45	/25	/20	/10	/100
WGI	/45	/25	/20	/10	/100

	Max. Points	Category
#1	45	<p><i>Qualifications and Experience of Engineering Firm:</i></p> <ul style="list-style-type: none"> • Qualifications and experience of those in the firm AND those that will be subconsultants working under the umbrella of the firm. • Availability of qualified personnel • Past performance records with municipal clients • References (a minimum of 3 municipal references in the last 3 years; Provide the contact person's name, phone number and email address)
#2	25	<p><i>Location considerations and how it impacts maintaining effective communication between the Town and Consultant:</i></p> <ul style="list-style-type: none"> • Location of the team and proximity of key personnel- Palm Beach County is preferred • Approach to maintaining good communication, is there an internal policy on phone call and email responses to the client, if so please state what the policy is.
#3	20	<p><i>Knowledge and Understanding of Town:</i></p> <ul style="list-style-type: none"> • Affirmative statement showing an understanding of Town's governmental process and the special needs and unique environment of Juno Beach. • Affirmative statement on the level of service that will be provided to the Town.
#4	10	<p><i>Scheduling:</i></p> <ul style="list-style-type: none"> • Willingness to meet time and budget requirements • Recent, current and projected workload of team

Completed By: _____
 Signature

Date: _____

 Print Name



EVALUATION COMMITTEE MEETING – PROFESSIONAL ENGINEERING AND RELATED SERVICES MINUTES

January 10, 2025 at 10:00 AM

Council Chambers – 340 Ocean Drive

PRESENT: ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
EMILY ALVES, FINANCE/HR DIRECTOR
FRANK DAVILA, INTERIM TOWN MANAGER & DIRECTOR OF PLANNING & ZONING

ALSO PRESENT: YASMIN F. HAMEL, TOWN CLERK DESIGNEE

Audience: 0

CALL TO ORDER

Project Coordinator 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 RFQ, Request for Qualifications for Professional Engineering and Related Services for the Town of Juno Beach.

REVIEW OF PROPOSALS

Project Coordinator Dobbins stated that they received a total of nine (9) responses to the RFQ and explained the process for ranking the firms.

The Committee reviewed and discussed the following proposals:

(See attached evaluation sheets.)

AVIROM & ASSOCIATES, INC.

Project Coordinator Dobbins stated that she gave this company a total of 0 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 34 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 0 out of 100.

CAULFIELD & WHEELER, INC.

Project Coordinator Dobbins stated that she gave this company a total of 50 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 93 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 75 out of 100.

COLLIERS ENGINEERING & DESIGN

Project Coordinator Dobbins stated that she gave this company a total of 85 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 88 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 100 out of 100.

CRAIG A. SMITH & ASSOCIATES

Project Coordinator Dobbins stated that she gave this company a total of 75 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 81 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 70 out of 100.

GENUINITY GROUP

Project Coordinator Dobbins stated that she gave this company a total of 90 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 98 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 100 out of 100.

FLORIDA TECHNICAL CONSULTANTS

Project Coordinator Dobbins stated that she gave this company a total of 40 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 40 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 35 out of 100.

OLC

Project Coordinator Dobbins stated that she gave this company a total of 95 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 75 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 35 out of 100.

SIMMONS & WHITE

Project Coordinator Dobbins stated that she gave this company a total of 97 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 95 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 100 out of 100.

WGI

Project Coordinator Dobbins stated that she gave this company a total of 100 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 93 out of 100.

Interim Town Manager Davila stated that he gave this company a total of 100 out of 100.

COMMITTEE DISCUSSION AND FINAL RANKING

The Committee discussed and performed a final ranking on their evaluation sheets (*see attached*).

The Committee gave unanimous consensus to recommend the top three ranked firms: WGI, Simmons & White, and Engenuity Group.

ADJOURNMENT

The meeting was adjourned at 10:49am.

ATTEST:



Yasmin F. Hamel, Town Clerk Designee



Town of Juno Beach
EVALUATION COMMITTEE SUMMARY TABULATION
January 10, 2025

Request for Proposal: Professional Engineering & Related Services

AVIROM & Associates, Inc.

Evaluation Committee Member	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	0 /45	0 /25	0 /20	0 /10	0 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	0 /45	0 /25	0 /20	0 /10	0 /100
Emily Alves <i>Finance/HR Director</i>	10 /45	15 /25	5 /20	10 /10	40 /100
TOTAL					40 /300

Caulfield & Wheeler, Inc.

Evaluation Committee Member	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	35 /45	15 /25	15 /20	10 /10	75 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	20 /45	15 /25	5 /20	10 /10	50 /100
Emily Alves <i>Finance/HR Director</i>	45 /45	20 /25	18 /20	10 /10	93 /100
TOTAL					218 /300

Colliers Engineering & Design

Evaluation Committee Member	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	45 /45	25 /25	20 /20	10 /10	100 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	40 /45	20 /25	20 /20	5 /10	85 /100
Emily Alves <i>Finance/HR Director</i>	40 /45	20 /25	18 /20	10 /10	88 /100
TOTAL					273 /300

Craig A. Smith & Associates

Item #7.

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	35 /45	10 /25	15 /20	10 /10	70 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	30 /45	20 /25	15 /20	10 /10	75 /100
Emily Alves <i>Finance/HR Director</i>	35 /45	18 /25	18 /20	10 /10	81 /100
TOTAL					224 /300

Engenuity Group

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	45 /45	25 /25	20 /20	10 /10	100 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	35 /45	25 /25	20 /20	10 /10	90 /100
Emily Alves <i>Finance/HR Director</i>	45 /45	25 /25	18 /20	10 /10	98 /100
TOTAL					288 /300

Florida Technical Consultants

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	10 /45	10 /25	5 /20	10 /10	35 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	15 /45	10 /25	5 /20	10 /10	40 /100
Emily Alves <i>Finance/HR Director</i>	10 /45	15 /25	5 /20	10 /10	40 /100
TOTAL					115 /300

OLC

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	10 /45	10 /25	5 /20	10 /10	35 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	40 /45	25 /25	20 /20	10 /10	95 /100
Emily Alves <i>Finance/HR Director</i>	30 /45	25 /25	10 /20	10 /10	75 /100
TOTAL					205 /300

Simmons & White

Item #7.

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	45 /45	25 /25	20 /20	10 /10	100 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	42 /45	25 /25	20 /20	10 /10	97 /100
Emily Alves <i>Finance/HR Director</i>	45 /45	20 /25	20 /20	10 /10	95 /100
TOTAL					292 /300

WGI

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Frank Davila <i>Interim Town Manager & Director of Planning & Zoning</i>	45 /45	25 /25	20 /20	10 /10	100 /100
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	45 /45	25 /25	20 /20	10 /10	100 /100
Emily Alves <i>Finance/HR Director</i>	45 /45	20 /25	18 /20	10 /10	93 /100
TOTAL					293 /300

Completed By ~~Town Clerk Copeland-Rodriguez:~~ Yasmin Hamel Date: 1/10/25

	Max. Points	Category
#1	45	<p>Qualifications and Experience of Engineering Firm:</p> <ul style="list-style-type: none"> • Qualifications and experience of those in the firm AND those that will be subconsultants working under the umbrella of the firm. • Availability of qualified personnel • Past performance records with municipal clients • References (a minimum of 3 municipal references in the last 3 years; Provide the contact person's name, phone number and email address)
#2	25	<p>Location considerations and how it impacts maintaining effective communication between the Town and Consultant:</p> <ul style="list-style-type: none"> • Location of the team and proximity of key personnel- Palm Beach County is preferred • Approach to maintaining good communication, is there an internal policy on phone call and email responses to the client, if so please state what the policy is.
#3	20	<p>Knowledge and Understanding of Town:</p> <ul style="list-style-type: none"> • Affirmative statement showing an understanding of Town's governmental process and the special needs and unique environment of Juno Beach. • Affirmative statement on the level of service that will be provided to the Town.
#4	10	<p>Scheduling:</p> <ul style="list-style-type: none"> • Willingness to meet time and budget requirements • Recent, current and projected workload of team



**Town of Juno Beach
EVALUATION COMMITTEE TABULATION
January 10, 2025**

Request for Proposal: Professional Engineering & Related Services

Firm <i>(in alphabetical order)</i>	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
AVIROM & Associates, Inc.	0 /45	0 /25	0 /20	0 /10	0 /100
Caulfield & Wheeler, Inc.	35 /45	15 /25	15 /20	10 /10	75 /100
Colliers Engineering & Design	45 /45	25 /25	20 /20	10 /10	100 /100
Craig A. Smith & Associates	35 /45	10 /25	15 /20	10 /10	70 /100
Engenuity Group	45 /45	25 /25	20 /20	10 /10	100 /100
Florida Technical Consultants	10 /45	10 /25	5 /20	10 /10	35 /100
OLC	10 /45	10 /25	5 /20	10 /10	35 /100
Simmons & White	45 /45	25 /25	20 /20	10 /10	100 /100
WGI	45 /45	25 /25	20 /20	10 /10	100 /100

	Max. Points	Category
#1	45	<p><i>Qualifications and Experience of Engineering Firm:</i></p> <ul style="list-style-type: none"> • Qualifications and experience of those in the firm AND those that will be subconsultants working under the umbrella of the firm. • Availability of qualified personnel • Past performance records with municipal clients • References (a minimum of 3 municipal references in the last 3 years; Provide the contact person's name, phone number and email address)
#2	25	<p><i>Location considerations and how it impacts maintaining effective communication between the Town and Consultant:</i></p> <ul style="list-style-type: none"> • Location of the team and proximity of key personnel- Palm Beach County is preferred • Approach to maintaining good communication, is there an internal policy on phone call and email responses to the client, if so please state what the policy is.
#3	20	<p><i>Knowledge and Understanding of Town:</i></p> <ul style="list-style-type: none"> • Affirmative statement showing an understanding of Town's governmental process and the special needs and unique environment of Juno Beach. • Affirmative statement on the level of service that will be provided to the Town.
#4	10	<p><i>Scheduling:</i></p> <ul style="list-style-type: none"> • Willingness to meet time and budget requirements • Recent, current and projected workload of team

Completed By: 
Signature

Date: 1/10/25

FRANK DAVILA
Print Name

CAS - Deerfield +
Shiner Bear

Belle Glade Lower Handle
961-992-1601

All of #85
Man Persada Deerfield

LUM

James + White

Ingenuity

LaMochelle + SPI

1 ✓	1 ✓
1 2 ✓	2 ?
3 ✓	3 ✓
4 ✓	4 ⊗
2 1 ✓ 25	1 ✓
2 2 ✓ 25	2 ✓ 25
3 1 ✓	1 ✓
3 2 ✓ 20	2 ✓
4 ✓	1 ✓
	2 ✓

Collins - Boca

- 2010 REG, Legacy. ✓
- Sustainability ✓
- Pat Park ✓ PBC Good example.
- ① • PBC One of the best | Borntown.
M. Azei

↳ Steve Wang

WGI is good.

• Look. Boca.

2 • ✓

3 •

- Quira ① - Summary only

- Control + Charter. (Board + PSL)

↳ Meets all services/disciplines. ✓

① ↳ what is 75% → but addressed. ✓

↳ Has 9 Municipal clients ✓

↳ S.D.? Scott Massey 772-473-925
only 1 in Englewood...

↳ All in PBL ✓

② ~~④~~ ? N.E. addressed.

③ ↳ General statement.

↳ " " "

4 ~~④~~ ?

Small

①

Bayton Bash
Services of Arch? feel eye?

OLC Arch Proj. under Sub is
28/50%
Wels.

Understanding 25% not what we asked
West not

WG1



**Town of Juno Beach
EVALUATION COMMITTEE TABULATION
January 10, 2025**

Request for Proposal: Professional Engineering & Related Services

Firm <i>(in alphabetical order)</i>	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
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Caulfield & Wheeler, Inc.	35 /45	15 /25	15 /20	10 /10	75 /100
Colliers Engineering & Design	45 /45	25 /25	20 /20	10 /10	100 /100
Craig A. Smith & Associates	35 /45	10 /25	15 /20	10 /10	70 /100
Engenuity Group	45 /45	25 /25	20 /20	10 /10	100 /100
Florida Technical Consultants	10 /45	10 /25	5 /20	10 /10	35 /100
OLC	10 /45	10 /25	5 /20	10 /10	35 /100
Simmons & White	45 /45	25 /25	20 /20	10 /10	100 /100
WGI	45 /45	25 /25	20 /20	10 /10	100 /100

	Max. Points	Category
#1	45	<p><i>Qualifications and Experience of Engineering Firm:</i></p> <ul style="list-style-type: none"> • Qualifications and experience of those in the firm AND those that will be subconsultants working under the umbrella of the firm. • Availability of qualified personnel • Past performance records with municipal clients • References (a minimum of 3 municipal references in the last 3 years; Provide the contact person's name, phone number and email address)
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#4	10	<p><i>Scheduling:</i></p> <ul style="list-style-type: none"> • Willingness to meet time and budget requirements • Recent, current and projected workload of team

Completed By: _____
Signature

Date: _____

Print Name

	FRANK					EARLY					ANDREA				
	1	2	3	4	TOTAL	1	2	3	4	TOTAL	1	2	3	4	TOTAL
(40) Avon	0	0	0	0	(0)	10	15	5	10	(40)	0	0	0	0	(0)
(218) Caulfield	35	15	15	10	(75)	45	20	18	10	(93)	20	15	5	10	(50)
(273) Colliers	45	25	20	10	(100)	40	20	18	10	(88)	40	20	20	5	(85)
(226) Craig CAS	35	10	15	10	(70)	35	18	18	10	(81)	30	20	15	10	(75)
(288) Ingenuity	45	25	20	10	(100)	45	25	18	10	(98)	35	25	20	10	(90)
(115) FTC	10	10	5	10	(35)	10	15	5	10	(40)	15	10	5	10	(40)
(95) OLC	10	10	5	10	(35)	30	25	10	10	(75)	40	25	20	10	(95)
(92) S+W	45	25	20	10	(100)	45	20	20	10	(95)	42	25	20	10	(97)
(93) WGI	45	25	20	10	(100)	45	20	18	10	(93)	45	25	20	10	(100)

- 1) WGI 293 (6) CAULFIELD
- 2) S+W 292 (7) OLC
- 3) INGENUITY 293 (8) FTC
- 4) Colliers 273 (9) Avon.
- 5) CAS



**Town of Juno Beach
EVALUATION COMMITTEE TABULATION
January 10, 2025**

Request for Proposal: Professional Engineering & Related Services

Firm <i>(in alphabetical order)</i>	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
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Caulfield & Wheeler, Inc.	45/45	20 /25	18 /20	10 /10	93 /100
Colliers Engineering & Design	40/45	20 /25	18 /20	10 /10	88 /100
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Engenuity Group	45/45	25/25	18 /20	10 /10	98 /100
Florida Technical Consultants	10 /45	15 /25	5 /20	10 /10	40 /100
OLC	30/45	25 /25	10 /20	10 /10	75 /100
Simmons & White	45/45	20/25	20/20	10 /10	95 /100
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	Max. Points	Category
#1	45	<p><i>Qualifications and Experience of Engineering Firm:</i></p> <ul style="list-style-type: none"> • Qualifications and experience of those in the firm AND those that will be subconsultants working under the umbrella of the firm. • Availability of qualified personnel • Past performance records with municipal clients • References (a minimum of 3 municipal references in the last 3 years; Provide the contact person's name, phone number and email address)
#2	25	<p><i>Location considerations and how it impacts maintaining effective communication between the Town and Consultant:</i></p> <ul style="list-style-type: none"> • Location of the team and proximity of key personnel- Palm Beach County is preferred • Approach to maintaining good communication, is there an internal policy on phone call and email responses to the client, if so please state what the policy is.
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#4	10	<p><i>Scheduling:</i></p> <ul style="list-style-type: none"> • Willingness to meet time and budget requirements • Recent, current and projected workload of team

Completed By: Emily Alves
Signature

Date: 1/10/25

Emily Alves
Print Name

Selection Committee Notes – Engineering Services 1/10/2025

- Aviron & Associates, Inc
 - Discipline – Land Surveying Only, not full service
 - Created in 1981
 - Florida Corporation
 - Based in Boca, also Stuart office
 - 7 licensed surveyors
 - Many local government clients
 - No mention of responsiveness requirement
 - Very limited understanding of town in proposal
- Caulfield & Wheeler Inc
 - 4 decades of experience across South Florida
 - 160 professionals
 - Consulting Civil engineering, land surveying and mapping, landscape architecture, GIS, high def 3d laser scanning, UAS operations
 - Boca and PSL offices
 - Civil Engineering – sewer, water distribution, storm water management, roadways
 - Relationship with permitting agencies
 - Survey – boundary, specific purpose, topographic, hydroponic, geodectic, tree, as built
 - Team of subcontractors for other services
 - Impressive resumes across disciplines
 - Technology leader
 - 12,000+ successful projects in Broward/Palm Beach
 - Deltex Ajera accounting software to stay on budget
 - 75% of Primary's resources would be devoted to the town over 2025-2030
 - No response time requirements
- Colliers Engineer & Design, Inc
 - Responsive design, project management, quality deliverables, and experience to perform all the services
 - Civil, structural, transportation, geotechnical, environmental and electrical engineers, surveyors, architects, grant specialists, planners
 - Provide civil engineers, structural engineering, architectural design, transportation/traffic engineering, electrical engineers, land surveying,

coastal & environmental engineering, architectural/landscape planning, geotechnical services

- Partnered with other firms
- 7 offices, Boca is main
- 160 employees
- Gran services
- Fully prepared to execute all tasks
- Involved with prior dune walkover with Juno Beach
- No responsiveness policy
- Budget control process
- 25% of primary would be devoted to the town
- Craig A. Smith & Associates
 - 40 years experience
 - Riviera Beach Project office
 - Deerfield corporate office
 - Provides civil/utility engineering, utility locations, surveying and construction management
 - 45 staff members
 - Provides engineering services, survey, utility locates, planning, civil, design, engineering, storm water management, permitting, bidding assistance, construction management, grant preparation/admin
 - Subconsultants – landscape architecture, coastal and environmental engineering, structural, electrical and transportation, traffic engineering, architectural, geotechnical and materials testing
 - Addressing sea level rise concerns
 - Primary doesn't seem as strong as some of the other proposals
 - Plan to meet budget
- Engenuity
 - 46 years experience
 - Focus on municipalities and other sector agencies – 70% of business
 - Small and minority certified business
 - “repeat clients”
 - Provides engineering and surveying services including feasibility analysis, conditions assessments, public meetings and presentations, design for infrastructure, permitting, construction cost estimates, bidding assistance, construction....

- Subconsultants – structural, architectural design, electrical engineering, coast and environmental engineering, planning and landscape architecture, geotechnical engineering
- Coastal community experience
- 31 employees – West Palm Beach
- Vice President available for night time commission meetings
- Many awards
- Adam Swaney would spend 75% of his time on Town of Juno Beach
- Lisa Troppe would spend 75% of her time on the Town of June Beach
- 2 Juno Beach residents on the team
- Very detailed list of equipment available and software they use
- Everyone on team is either in West Palm Beach or Jupiter, overall seems to closet firm
- Mentioned comprehensive plan of the Town
- FTC
 - Discipline – GIS for civil engineering and land use planning – not full team
 - Boynton Beach
 - Very weak on knowledge of the Town
 - 11 full time employees
- OLC
 - Founded 1961, 19 years in Florida
 - International architectural firm
 - Offices in West Palm Beach, Orlando, Denver, Tokyo and Cairo
 - Provide stellar architectural, interior design and aquatic design
 - 27 employees
 - Subs – landscape, civil, transports/traffic, land surveying, geotechnical, structural, electrical, environmental, coastal
 - Responsiveness guidelines included
- Simmons & White
 - Since 1982
 - Juno Beach engineer for the last 15 years
 - SBE firm
 - Headquartered in West Palm Beach
 - 27 person staff
 - “right size firm” for this contract – large enough to handle any challenge, yet small enough to provide exceptional communication and coordination
 - Act as prime and have assembled a team of subs – landscape architecture and planning, coastal, environmental engineering, geotechnical engineering

services, surveying, electrical engineering, structural engineering, architectural services

- Built irreplaceable relationships with state and local government agencies, developers, land planners, architects, building contractors, institutions, corporations
- Andrea is listed as reference
- Named in 2 lawsuits
- Most of team is in WPB or closer, one group is in FTL
- No responsiveness rules
- WGI
 - Civil engineering, structural engineering architectural design, transportation/traffic engineering, electrical engineering, land surveying, coastal and environmental engineering, architectural/landscape planning, geotechnical services
 - Established in 1972
 - West palm beach office – 180 employees
 - 600 associates in US
 - Subs do geotechnical engineering services, construction materials testing and inspection, coastal/marine engineering
 - PSL office

References

- FTC – three positive responses
- Engenuity – five positive responses, one response saying too new to give reference
- Craig A Smith – one positive response

RE: Engenuity Group Inc- Reference

1 message

Abdurakhmanov, Moisey <AbdurakhmanovM@bbfl.us>
To: Emily Alves <ealves@juno-beach.fl.us>

Thu, Jan 9, 2025 at 9:49 AM

Good morning,

Please see the answers below:

1. What tasks did the firm perform? – **They preformed general Surveying work, as-builts, construction staking, and geotechnical testing’s, Right of Way Donations,**
2. Are you satisfied with the firm’s performance? – **Yes, Very much so**
3. Was the firm able to meet deadlines and provide the services in a cost-effective manner? – **They were able to meet deadlines effectively, and cost effectively.**
4. Did the firm maintain clear communication? – **The firm has very good communication**
5. Did the firm work effectively and cooperatively with staff members and other contractors/vendors? - **Yes**

Sincerely,



Moisey Abdurakhmanov
Engineer II
Public Works, Engineering
Mailing Address: P.O. Box 310 | Boynton Beach, Florida 33425
Physical Address: **100 E. Ocean Ave. | Boynton Beach, Florida 33435**

📞 561-742-6266

✉ AbdurakhmanovM@bbfl.us | 🌐 boynton-beach.org/

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Please be advised that Florida has a broad public records law, and all correspondence to me via email may be subject to disclosure. Under Florida law, email addresses are public records. Therefore, your email communication and your email address may be subject to public disclosure

From: Emily Alves <ealves@juno-beach.fl.us>
Sent: Thursday, January 9, 2025 8:42 AM

Re: Reference - Engenuity Group

1 message

Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
To: Emily Alves <ealves@juno-beach.fl.us>

Mon, Jan 6, 2025 at 10:11 AM

Good Morning,

While Engenuity has provided engineering services to the Village since at least 2011 when they assisted with NPDES reporting requirements, I am familiar with the continuing services contract from 2015-2024 in which they provided Development Review Services (including site plan, plat and utility/civil plan review) for new development projects, and Survey services, and general engineering services including preparation of the engineering plans and construction oversight for a new park and design of lift station upgrades.

Engenuity provided a work schedule for each capital project and kept to the timeline. Engenuity met the Village's development review schedule, providing engineering comments on plans and permits sets within the prescribed deadline.

At a minimum, Engenuity held monthly status report conference calls with the Village to review all ongoing projects, but this was in addition to direct communication on specific projects that was provided as needed (sometimes daily).

Engenuity works well with vendors and contractors, but also upholds codes and best practice approaches when necessary.

I can recommend that Engenuity will do a good job providing Juno Beach with general engineering services.

Regards,
Kim



Kimberly Glas-Castro, AICP, FRA-RA, LEED AP

Assistant Village Manager
Village of Palm Springs
Phone: (561) 584-8200, 8412



PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

RE: Engenuity Group Inc- Reference

1 message

Bailey, Terrence <TBailey@rivierabeach.org>
To: Emily Alves <ealves@juno-beach.fl.us>

Mon, Jan 6, 2025 at 8:47 AM

See response in red

Terrence N. Bailey, PE

City Engineer

City of Riviera Beach

1481 W. 15th Street

Riviera Beach, FL, 33404

Office: 561-845-4080

Tbailey@rivierabeach.orgwww.rivierabeach.org

From: Emily Alves <ealves@juno-beach.fl.us>
Sent: Sunday, January 5, 2025 2:49 PM
To: Emily Alves <ealves@juno-beach.fl.us>
Subject: Engenuity Group Inc- Reference

You don't often get email from ealves@juno-beach.fl.us. Learn why this is important

Good afternoon. You are listed as a reference for Engenuity Group Inc who is interested in providing the Town with Engineering Services. Please answer the following questions, preferably by Tuesday if possible.

1. What tasks did the firm perform? Engenuity performs general civil engineering design and survey services for the City. Currently, Engenuity has designed two fire stations and is in the process of designing the civil engineering for a third. As well, the survey team has completed numerous topographic surveys and is the surveyor of record conducting plat review on behalf of the City.
2. Are you satisfied with the firm's performance? Yes, very satisfied. I believe Engenuity has nearly 20 years' experience as a consultant for the City.
3. Was the firm able to meet deadlines and provide the services in a cost-effective manner? Yes, Mr. Rayman and team are extremely responsive to work order requests.
4. Did the firm maintain clear communication? Yes
5. Did the firm work effectively and cooperatively with staff members and other contractors/vendors? Yes, as our plat reviewer, Engenuity has a login to our online site plan review software and makes comments directly into the system and is always timely, responsive and professional with the development community as well as a wonderful representation of staff.

RE: Engenuity Group Inc- Reference

2 messages

Suzanne Dombrowski <SDombrowski@chenmoore.com>
To: Emily Alves <ealves@juno-beach.fl.us>

Mon, Jan 6, 2025 at 8:52 AM

Good morning,

I have included my responses below in blue.

1. What tasks did the firm perform? Engenuity Group has performed topographic surveying and plat review services to CMA for multiple years.
2. Are you satisfied with the firm's performance? Yes
3. Was the firm able to meet deadlines and provide the services in a cost-effective manner? Yes
4. Did the firm maintain clear communication? Yes
5. Did the firm work effectively and cooperatively with staff members and other contractors/vendors? Yes

Engenuity is a great firm to work with and one of our trusted partners on many projects.

Thanks,



Suzanne Dombrowski, PE, ENV SP

Principal Engineer - Civil / Office Leader - West Palm Beach

CMA West Palm Beach: 500 S Australian Ave, Suite 850 | West Palm Beach, FL 33401

direct: +1 (561) 537-4578 | **mobile:** +1 (954) 650-7996 | **office:** +1 (561) 746-6900

email: SDombrowski@chenmoore.com | **web:** www.chenmoore.com

[TEAMS](#) | [FACEBOOK](#) | [INSTAGRAM](#) | [LINKEDIN](#)

From: Emily Alves <ealves@juno-beach.fl.us>

Sent: Sunday, January 5, 2025 2:49 PM

To: Emily Alves <ealves@juno-beach.fl.us>

Subject: Engenuity Group Inc- Reference

CAUTION:External email.

Good afternoon. You are listed as a reference for Engenuity Group Inc who is interested in providing the Town with Engineering Services. Please answer the following questions, preferably by Tuesday if possible.

1. What tasks did the firm perform?
 2. Are you satisfied with the firm's performance?
 3. Was the firm able to meet deadlines and provide the services in a cost-effective manner?
 4. Did the firm maintain clear communication?
 5. Did the firm work effectively and cooperatively with staff members and other contractors/vendors?

Please do not reply all.

RE: Engenuity Group Inc- Reference

1 message

Bill Thrasher <BThrasher@townofbrinybreezes-fl.gov>
To: Emily Alves <ealves@juno-beach.fl.us>

Tue, Jan 7, 2025 at 11:44 AM

From: Emily Alves <ealves@juno-beach.fl.us>
Sent: Sunday, January 5, 2025 2:49 PM
To: Emily Alves <ealves@juno-beach.fl.us>
Subject: Engenuity Group Inc- Reference

Good afternoon. You are listed as a reference for Engenuity Group Inc who is interested in providing the Town with Engineering Services. Please answer the following questions, preferably by Tuesday if possible.

1. What tasks did the firm perform? **Town Wide Survey with topography, conceptual drainage plan.**
2. Are you satisfied with the firm's performance? **Indeed**
3. Was the firm able to meet deadlines and provide the services in a cost-effective manner? **Yes**
4. Did the firm maintain clear communication? **Yes**
5. Did the firm work effectively and cooperatively with staff members and other contractors/vendors?
Absolutely.

Please do not reply all.

Thank you,

--

Emily Alves, CPA, CGFO

Finance/HR Director

ealves@juno-beach.fl.us

RE: Engenuity Group Inc- Reference

1 message

Emily Seitter <eseitter@cityofpsl.com>
To: Emily Alves <ealves@juno-beach.fl.us>

Thu, Jan 9, 2025 at 11:44 AM

Hello, Ms. Alves

At this time, I am unable to provide a reference for Engenuity Group Inc. as they have not yet fully completed a project for our team.

Currently, Engenuity Group is under contract on two Capital projects for Public Works:

- 1. Design of a LAP funded sidewalk, approximately 5300LF
- 2. Design of a small section of roadway rehabilitation, approximately 1000 LF

Should a reference be requested once these projects have been implemented and all aspects of design are complete, I am happy to oblige.

Thank you,



www.CityofPSL.com

Emily Seitter

CIP Administrator, CIP & Half-Cent Sales Tax Project Group

Public Works Department

o. 772-344-4138 c. 772-281-7411

a.121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



RE: Reference - FTC

1 message

Bailey, Michael <mfbailey@ppines.com>
To: Emily Alves <ealves@juno-beach.fl.us>

Mon, Jan 6, 2025 at 7:22 AM

Hi Emily, please see my responses below, in red. Overall, I highly recommend FTC for GIS related services.

Thanks,



Michael F. Bailey, P.E.
Utilities Director
City of Pembroke Pines Utilities Department
Senator Howard C. Forman Campus

8300 South Palm Drive
Pembroke Pines, FL 33025

954-518-9073

**Please note our office hours:*

M-Th, 7a-6p, Closed Fri-Sun

From: Emily Alves <ealves@juno-beach.fl.us>
Sent: Sunday, January 5, 2025 2:38 PM
To: Bailey, Michael <mfbailey@ppines.com>
Subject: Reference - FTC

Caution! This message was sent from outside your organization.

Allow sender | Block sender |
Report

Good afternoon. You are listed as a reference for FTC who is interested in providing the Town with Engineering Services. Please answer the following questions, preferably by Tuesday if possible.

RE: Reference - FTC

1 message

Ron Bolton <ron@mygiwa.com>

Mon, Jan 6, 2025 at 8:51 AM

To: Emily Alves <ealves@juno-beach.fl.us>

Emily,

FTC provided and continues to provide utility GIS services and asset management support.

We are very satisfied with their performance.

FTC has always been punctual in providing the services and deliverables as contracted.

We continue to have excellent communications with FTC staff as needed.

The FTC team is proficient and courteous. They have been effective collaborators in every project that they are part of.

I hope this helps.

Please feel free to contact me if you have any questions or need further information.

Warmest regards,

Ronald L. Bolton

Executive Director

Gasparilla Island Water Association

P.O. Box 310

Boca Grande, FL 33921-0310

Office 941-964-2423

Cell 954-593-3823

From: Emily Alves <ealves@juno-beach.fl.us>

Sent: Sunday, January 5, 2025 2:39 PM

RE: FTC Reference Request

1 message

Cassel, Kenneth <ken.cassel@inframark.com>
To: Emily Alves <ealves@juno-beach.fl.us>

Mon, Jan 6, 2025 at 9:12 AM

Emily,

Please see below in red.

Thanks

Ken Cassel, Regional Director S. E



210 N. University Drive, Suite 702, Coral Springs FL 33071

Dir. 954.603.0031 M: 954.826.0056

Ken.Cassel@inframark.com

From: Emily Alves <ealves@juno-beach.fl.us>
Sent: Sunday, January 5, 2025 2:40 PM
To: Cassel, Kenneth <ken.cassel@inframark.com>
Subject: FTC Reference Request

You don't often get email from ealves@juno-beach.fl.us. Learn why this is important

Re: Craig A. Smith & Associates - Reference

1 message

Ashira Mohammed <amohammed@tppfl.gov>
To: Emily Alves <ealves@juno-beach.fl.us>

Tue, Jan 7, 2025 at 12:02 PM

Date: January 7, 2025

To: Emily Alves, CPA, CGFO
Finance/HR Director
Juno Beach, FL
ealves@juno-beach.fl.us

Subject: Reference for Craig A. Smith & Associates

Good Afternoon Ms. Alves,

Thank you for reaching out regarding Craig A. Smith & Associates (CSA). I am happy to provide responses to your questions about their work with the Town of Pembroke Park.

1.
What tasks did the firm perform?
CSA has performed a wide range of engineering services for the Town, including utility locates, construction bid work, drainage projects, sewer and stormwater projects, master plans, and lake fill and dredging. For a period, they served as the Town's engineers, acting as an in-house resource and providing all engineering services. They are currently one of our CCNA-approved engineering firms.
2.
Are you satisfied with the firm's performance?
We are extremely satisfied with CSA's performance. Their work is thorough, reliable, and consistently exceeds expectations. They approach projects with foresight, considering foreseeable needs to save time and money in the long term. CSA functions as a true partner to the Town, demonstrating a vested interest in our community and residents.
3.
Was the firm able to meet deadlines and provide services in a cost-effective manner?
Yes, CSA consistently meets deadlines, even for last-minute projects with tight turnarounds. Their proactive planning and efficiency ensure cost-effective service delivery.
4.
Did the firm maintain clear communication?
Absolutely. CSA maintains open and transparent communication with the Town, attending our commission meetings regularly and collaborating with our grant writers, lobbyists, and other engineering firms in our CCNA library.
5.
Did the firm work effectively and cooperatively with staff members and other contractors/vendors?
Yes, CSA works seamlessly with our staff, contractors, and vendors. Their cooperative approach ensures smooth project execution and fosters positive relationships among all involved parties.

If you need any additional information or clarification, please feel free to contact me directly.

Best regards,
Ashira Mohammed
Mayor, Town of Pembroke Park
Office of the Mayor
Phone: 954-966-4600

Sent from my iPhone

On Jan 5, 2025, at 2:53 PM, Emily Alves <ealves@juno-beach.fl.us> wrote:



**Town of Juno Beach
EVALUATION COMMITTEE TABULATION
January 10, 2025**

Request for Proposal: Professional Engineering & Related Services

Firm <i>(in alphabetical order)</i>	Scoring Criteria Tabulation				Total
	#1	#2	#3	#4	
1 AVIROM & Associates, Inc.	0/45	0/25	0/20	0/10	0/100
2 Caulfield & Wheeler, Inc.	20/45	15/25	5/20	10/10	50/100
3 Colliers Engineering & Design	40/45	20/25	20/20	5/10	85/100
4 Craig A. Smith & Associates	30/45	20/25	15/20	10/10	75/100
5 Engenuity Group	35/45	25/25	20/20	10/10	90/100
6 Florida Technical Consultants	15/45	10/25	5/20	10/10	40/100
7 OLC	40/45	25/25	20/20	10/10	95/100
8 Simmons & White	42/45	25/25	20/20	10/10	97/100
9 WGI	45/45	25/25	20/20	10/10	100/100

	Max. Points	Category
#1	45	<i>Qualifications and Experience of Engineering Firm:</i> <ul style="list-style-type: none"> • Qualifications and experience of those in the firm AND those that will be subconsultants working under the umbrella of the firm. • Availability of qualified personnel • Past performance records with municipal clients • References (a minimum of 3 municipal references in the last 3 years; Provide the contact person's name, phone number and email address)
#2	25	<i>Location considerations and how it impacts maintaining effective communication between the Town and Consultant:</i> <ul style="list-style-type: none"> • Location of the team and proximity of key personnel- Palm Beach County is preferred • Approach to maintaining good communication, is there an internal policy on phone call and email responses to the client, if so please state what the policy is.
#3	20	<i>Knowledge and Understanding of Town:</i> <ul style="list-style-type: none"> • Affirmative statement showing an understanding of Town's governmental process and the special needs and unique environment of Juno Beach. • Affirmative statement on the level of service that will be provided to the Town.
#4	10	<i>Scheduling:</i> <ul style="list-style-type: none"> • Willingness to meet time and budget requirements • Recent, current and projected workload of team

Completed By: Andrea Dobbins
Signature

Date: 1-10-25

Andrea Dobbins
Print Name

Canfield + Wheeler - Ref.



Item #7.

Andrea Dobbins <adobbins@juno-beach.fl.us>

RE: Reference for Engineering Services

1 message

Danvers Beatty <Danvers@npbcid.org>
To: Andrea Dobbins <adobbins@juno-beach.fl.us>

Fri, Jan 3, 2025 at 7:26 AM

Please see responses below in red

Thank you

C. Danvers (Dan) Beatty, P.E., M.P.A.

Executive Director

Northern Palm Beach County Improvement District

359 Hiatt Drive, Palm Beach Gardens, FL 33418

Telephone: (561) 624-7830

Facsimile: (561) 624-7839

Email: Danvers@npbcid.org

Website: www.npbcid.org

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Andrea Dobbins [mailto:adobbins@juno-beach.fl.us]

Sent: Thursday, January 2, 2025 4:29 PM

To: Danvers Beatty <Danvers@npbcid.org>

Subject: Reference for Engineering Services

You don't often get email from adobbins@juno-beach.fl.us. [Learn why this is important](#)

Good afternoon,



Caulfield + Wheeler Ref

Item #7.

Andrea Dobbins <adobbins@juno-beach.fl.us>

Re: Reference for Engineering Services

1 message

Michael Nunziata <mnunziata@13fi.com>
To: Andrea Dobbins <adobbins@juno-beach.fl.us>

Tue, Jan 7, 2025 at 9:36 AM

Hi Andrea! Sorry for the late reply. Hopefully getting this to you in time. My responses below in CAPS.

Michael Nunziata
C: (352) 682-8303

On Thu, Jan 2, 2025 at 4:36 PM Andrea Dobbins <adobbins@juno-beach.fl.us> wrote:

Good afternoon,

You were listed as a reference for **Caulfield & Wheeler Inc.**

It appears that this firm has performed engineering services for the Arbor Parc project.

Would you answer some questions about this firm for the RFQ that was advertised for the Town of Juno Beach?

1. What tasks did the firm perform? **SURVEY AND CIVIL ENGINEERING.**
2. Are you satisfied with the firm's performance? **VERY. WE HAVE BEEN PLEASED WITH C&W WORK AND HAVE UTILIZED THEM ON SEVERAL PROJECTS GIVEN THEIR PERFORMANCE. THEY HAVE BECOME ONE OF OUR GO-TO CIVIL AND SURVEY FIRMS.**
3. Was the firm able to meet deadlines and provide the services in a cost-effective manner? **YES, ALL WORK WAS COMPLETED ON TIME AND IN ACCORDANCE WITH CONTRACTED AMOUNTS.**
4. Did the firm maintain clear communication? **ABSOLUTELY. THE FIRM AND ITS PRINCIPALS WERE ALWAYS AVAILABLE AND EASY TO CONTACT.**
5. Did the firm work effectively and cooperatively with staff members and other contractors/vendors? **YES, C&W HAD TO WORK WITH AND ALONGSIDE NUMEROUS CONTRACTORS/SUBCONTRACTORS FROM SITEWORK THROUGH VERTICAL CONSTRUCTION. THEY WORKED WELL WITH ALL TRADES AND HELPED US COMPLETE THE PROJECT SUCCESSFULLY.**

Time is of the essence so if you could have this information back to me by next Tuesday, January 7 it would be appreciated.

thank you,

--
Andrea L. Dobbins
Project Coordinator/Risk Manager
Office 561-656-0326
FAX 561-656-0327
Town of Juno Beach

Avivom - This is a survey firm + did not have a team of eng. disciplines as the RFP advertised
 0 pts. they did not meet basic Requirements

Caulfield - Civil Eng, Survey, L.A., GIS, Architectural, Structural, Coastal, Traffic, Elect, GeoTech, office in Boca + Port St. Lucie

- In house svc = Civil Eng / Surveying / GIS (Boca)
- ASante = Architecture (Boca)
- Bliss = Structural office WAB (WTPB) (Miami)
- ESA = Coastal Eng. (Delray/Boynton)
- Ortega = Traffic (Jupiter)
- Morton = L.A. (PBB)
- Kamm = Elect. (Deerfield)
- Ritzel = Surveying (Delray)
- UES = Geotech. / Env. (Lake Worth)
- Whidden = Surveying (Royal PB)

Why so many survey firms?

Most of the team is in PBC w/ the exception of Kamm Elect. + Bliss but they are all on the South end of the county + drive time would be a consideration on projects.

* Why do they offer Landscape Arch. in-house but also have a sub-consultant? Same Quest for Surveying Svc.

Colliers Eng. + Design

* Appreciate
the Tabs

Coastal
Civil Eng
Structural
Transportation
Geo + Elect. Eng.

Boca office for Colliers Eng.

Subs - 26th - L.A. Jupiter

ETD - Coastal Eng. (Wellington)

Legacy Surveying - Jupiter

PEE - architects WPB

Key projects listed for key personnel
are mostly not local; lots of work
done outside PBC & out of state.

State in proposal they can be in J.B.

in an hour. ~~not local~~ South county

Task #4, they have a substantial
workload that may pose some delays
may have limited resources for the
Town.

Ref. PBC - mo Arzi

Madeira Beach - Jay Hatch

Tampa - Cassidy Barnett

~~Dayton Beach - D~~

CAS

also have
Riviera Beach
office

CAS - Deerfield Beach; Civil Eng + Surveyors in-house

Cotleur + Hearing - LA

Cummins - Cederberg - Coastal Eng; Jupiter

Orlando - DRMP - Structural, Elect. + Traffic

Ft. Lauderdale Justin Architects - Architectural

RADISE - Geo tech.

Miami - Penny Cuff - Environmental / marine

- CAS has an on-site eng. 1 day a week for the City of Belle Glade.
- Experience w/ stormwater mgmt + design
- Roadway Resurfacing
- Eng. Svc to "Town of Golden Beach"

many ~~of~~ subs are out of PBC;

Orlando, Miami, Ft. Lauderdale

Note: front of proposal is of Jupiter
Light house ~ many people confuse
JB + Jupiter

Engenuity

* Appreciate
the Tabs

70% of their business is
municipal work.

Engenuity - Civil - WPB
 Jeterinac - Structural - WPB
 JLRD - Electrical - WPB
 Cummins/Cedberg - Coastal - Jupiter
 Song + Assoc - Architectural - WPB
 Cotten/Hearing - L.A. - Jupiter
 Tierra S.F. - Geo - WPB

* Available for nighttime + Council meetings
 they understand J.B. and they
 mentioned NPDES so they are acutely
 aware of JB's requirements as a municipality

Extensive municipal References

~~maybe~~ They don't realize our jurisdictional
 limits. think we have "dog beach" that
 is Jupiter

Juno museum? D-Day? Canada?

FTC

— This firm only offers civil
Eng. + GIS related svcs. No
L.A., ~~Architectural~~ Architectural, Structural
or Electrical partners.

No indication of TOWN culture
or PLOT process
They are in PBC - Boynton Beach.
But not a full/complete team.

OLC

OLC - Architects WPB
 NVS - L.A, Civil, Survey, traffic - ^{HO in} Hollywood
 + Jupiter(?)
 RGD - structural/elect. - Jupiter
 Terracon - Env. - WPB
 Graef - Coastal - ~~near~~ maitland

All Subs are local except for Graef

References - ~~many~~ ^{All} municipal Ref, many
 local; PBC & PBE

Lots of Big projects locally - PBE pickleball
 ctr, Burns Rd Comm. Ctr.

Burns Rd Aquatic Ctr

Lead architect on all these projects.

Good local knowledge

Simmons White

Simmons White - WPB, civil/traffic
 UDK - WPB, L.A.

Isiminger - NPB, Coastal

Intertek - Ft Lauderdale, Geotek

RL Vaught - Stuart, Surveying

REG Architects - WPB, Architectural

Ron Levinson - Electrical, ~~WPB~~/Lake Worth

ONMJ - Structural, WPB

most subs are local w/exception to Intertek
 & Vaught. S+W are local.

Primary Contact is Rob?

All Ref. are municipal - lots of experience

Simmons & White provided sworn

statements for all their vendors

WGI

WGI - WPB - civil, structural, traffic
 Architectural, electrical, Survey
 WIRX - Geotechnical; Jupiter
 Cummins + Cederberg - Coastal; Jupiter

Much smaller sub team as most disciplines
 are in-house

They have cont. contract w/ Jupiter; 6+ yrs

They have done similar proj. in the dune
 walkover Renovations in Jupiter



Meeting Name: Town Council
Meeting Date: January 22, 2025
Prepared By: Stephen Mayer
Item Title: Request for Special Exception for a Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza

DISCUSSION:

Background

At the November 18, 2024, Planning and Zoning hearing, the Planning and Zoning Board recommended approval of the Special Exception with a condition that the applicant provide additional landscaping along the western side of the property facing US Highway One.

The Property was formerly known as Jake’s restaurant and is a vacant parcel that is currently under the ownership of Mr. Antonio Ferreira. In addition, Mr. Ferreira also owns Beach Plaza. The Property is approximately 1.05 acres in area, with existing striped parking spaces and minimal landscaping. The applicant is seeking to continue the use of the Property as temporary supplemental off-site parking for Beach Plaza. “Supplemental off-site parking” is a special exception use within the Commercial General (CG) Zoning District. Therefore, the applicant is seeking Special Exception approval.

The Property is located between Ocean Drive and U.S. Highway One. To the north is the Palm Beach County Fire Station; to the south is Beach Plaza; to the west across U.S. Highway One is the Villas of Juno Beach; and to the east across Ocean Drive is the Seminole Golf Course. (Please see Attachment #1, the “Application”)

Previous approvals

At the December 12, 2022, Planning and Zoning Board meeting, the Board reviewed and discussed the applicant’s request. The Board recommended (4 to 1 vote, Vice Chair Stern opposing) to the Town Council approval of the applicant’s request for a Special Exception Use of the property for supplemental off-site parking for Beach Plaza for two years. The

Town Council approved via Order on January 25, 2023. Therefore, per the Town Council Order, the Special Exception sunsets on January 25, 2025, or upon expiration of the FDOT permit, whichever is earlier.

At the December 6, 2021, Planning and Zoning Board meeting, the Board reviewed and discussed the applicant's request. The Board unanimously recommended approval to the Town Council with conditions to install "No Trespassing" signs and to prohibit overnight parking. Subsequently, on January 26, 2022, the Town Council unanimously approved the Planning and Zoning Board's recommendation to grant the applicant's request for a Special Exception to use the property for supplemental off-site parking for Beach Plaza with the proposed conditions for a period of one (1) year (January, 2023). Therefore, the Applicant is requesting approval of an additional 1-2 year extension prior to the expiration of the current Special Exception approval.

On September 29, 2020, a joint virtual workshop of the Town Council and the Planning and Zoning Board was held to review the Applicant's (Mr. Ferreira), draft proposal for the Property. Mr. George Gentile and Troy Holloway, of 2GHO (Gentile, Glas, Holloway, O'Mahoney & Associates) presented a proposed site plan for a five (5) story residential building with 8,300 square feet of retail/restaurant space on the first floor and 45 residential units.

Although Mr. Ferreira presented a proposed residential project, no time extension was granted for the Special Exception Use. Therefore, the order approving the Special Exception expired and was at that time declared null and void. Subsequently, Mr. Ferreira submitted a third application for a Special Exception Use to continue using the Property for supplemental off-site parking while he continues to develop a site plan that will eventually be reviewed by the Planning and Zoning Board and Town Council.

On November 4, 2019, the Planning and Zoning Board recommended approval of a second Special Exception Use application to the Town Council for a supplemental off-site parking at the Property for Beach Plaza. On December 11, 2019 the Town Council approved the Planning and Zoning Board's recommendation for the Special Exception Use of the Property for supplemental off-site parking for one (1) year, conditioned upon the Applicant having a joint workshop with the Town Council and the Planning and Zoning Board within nine (9) months to discuss future development plans and the Applicant maintaining the landscaping on the Property in the same manner as the adjacent Beach Plaza property.

In 2014, the Applicant submitted a Special Exception Use and Site Plan application to convert the vacant parcel located at 12860 U.S. Highway One ("Property") into a temporary supplemental off-site parking for Beach Plaza. At that time, the Planning and Zoning Board and Town Council approved the request; however, the approval was limited to two years.

As a requirement of the 2014 Site Plan approval, the Applicant repaired the asphalt, added landscaping materials and completed the installation of a fence and light poles.

Staff Analysis

The Applicant is requesting the continued use of the Property for temporary supplemental off-site parking for Beach Plaza until the parcel is developed, at which time the parking needs for Beach Plaza will be re-evaluated. The plans demonstrate the following:

- ✓ The project meets the minimum landscape requirements for parking;
- ✓ The project has provided 10' x 20' typical parking spaces and ADA accessibility to the existing Beach Plaza; and
- ✓ The project is providing a total number of 54 additional parking spaces for Beach Plaza.
- ✓ The approval is contingent upon the continued approval from the State of Florida's Department of Transportation (FDOT), and adhere to all conditions of approval provided by FDOT.

As previously stated, supplemental off-site parking may only occur within the CG Zoning District by way of Special Exception. Special Exception Uses are not permitted uses and prior to recommending approval of such use, the Town Council must determine whether the proposed use is appropriate at the particular location and if so, subject to what conditions. The procedures and standards applicable to Special Exception Uses are set forth in Section 34-93 of the Town Code, which provides as follows:

The town council may hear and decide only such special exceptions as the town council is specifically authorized to pass on by the terms of this chapter; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter, or to deny special exceptions when not in harmony with the purpose and intent of this chapter. A special exception shall not be granted by the town council unless and until:

- (1) A written application for a special exception is submitted indicating the section of this chapter under which the special exception is sought and stating the grounds on which it is requested. The planning and zoning board shall consider the application and conduct a public hearing following the requirements of subsections (3) and (4) of this section on the request. The planning and zoning board shall recommend to the town council either approval, approval with modification, or disapproval of the special exception.
- (2) After receiving the planning and zoning board's recommendation, the town council shall hold a public hearing following the requirements of subsections (3) and (4) of this section.
- (3) Unless otherwise required by state statutes, notice of each public hearing required hereunder shall be published at least 15 days in advance of the

public hearing. The owner of the property for which special exception is sought or his agent shall be notified of the public hearing by mail at least 15 days in advance of the public hearing. Notice of each such hearing shall also be posted on the property for which a special exception is sought, and at the town center, at least 15 days prior to the public hearing.

- (4) At the public hearing, the applicant may appear in person, or by appropriately designated agent or attorney. Before taking action on any special exception request the town council shall make written findings of fact addressing the issues of whether the requirements of the section of the chapter described in the application (Please see attachment #1) have been met, and whether satisfactory provision and arrangement has been made that the special exception use will, where applicable:

- a. Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;

Staff Response: The existing parking area has two (2) points' of ingress and egress on Ocean Drive and on U.S. Highway 1 (Please see Attachment #2).

- b. Provide for parking and loading areas, refuse and service areas, with particular attention to subsection (4)a of this section and to their effects on surrounding property;

Staff Response: The existing parking area has in the past and currently provides parking for the existing commercial uses within Beach Plaza

- c. Provide for screening and buffering with respect to type, dimensions and location;

Staff Response: The parking area has landscaping along the Ocean Drive side (east side) and along the U.S. Highway 1 side (west side) of the parking area. In addition, there is existing fencing and a landscaping hedge along the south side of the parking area.

- d. Provide for signs, if any, and proposed lighting;

Staff Response: There are existing stop signs and "do not enter" signage for traffic control and safety.

- e. Provide for required yards and other open space;

Staff Response: The existing parking area wraps around an existing open space/yard along the east and west sides as indicated on the Attachment #2. Also, there is an existing landscape hedge along the east, west and south

sides of this open space/yard area.

- f. Not adversely affect the public interest;

Staff Response: The existing parking area does not adversely affect the public interest, in fact, the parking area is designed to provide for additional parking for Beach Plaza.

- g. Comply with specific requirements governing the special exception requested;

Staff Response: The applicant has indicated that he will comply with the requirements and any conditions imposed that would govern this special exception request.

- h. With conditions and safeguards attached, be generally compatible with adjacent properties and or property within the district;

Staff Response: With conditions imposed, staff will ensure that the proposed use will be generally compatible with the adjacent commercial uses and other properties.

- i. Not generate excessive noise or traffic;

Staff Response: The parking area as it now exists, will not generate excessive noise or traffic.

- j. Not tend to create fire, disease or other equally or greater dangerous hazard;

Staff Response: The existing parking area has not and is not expected to create a fire, disease or any other equally or greater dangerous hazard.

- k. Be in harmony and compatible with the present and/or future developments of the area concerned;

Staff Response: The existing parking area has been designed and built to provide for additional overflow parking for Beach Plaza and if approved, the use will continue to be in harmony and compatible with this commercial plaza.

- l. Conserve the value of buildings and encourage the most appropriate use of the land and water;

Staff Response: It is the staff's professional opinion that the existing parking area will not adversely impact the property value of the existing Beach Plaza building nor encourage a negative use of land or water.

- m. Provide adequate light and air;

Staff Response: The existing parking area will not prevent adequate light or air to the surrounding area or vicinity.

- n. Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including but not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;

Staff Response: The existing parking area is designed to provide adequate parking and on-site circulation for traffic traveling into and out of the commercial plaza.

- o. Conform to the character of the district and its peculiar suitability for particular uses;

Staff Response: In the staff's professional opinion, due to the location of the parking area, this use was created and designed to support the parking needs of the adjacent commercial plaza.

- p. Be consistent with the needs of the town for land areas for specific purposes to serve the population and economic activities;

Staff Response: As mentioned above, specific purpose of the supplemental parking area is to serve residents and visitors traveling to and from the adjacent commercial plaza.

- q. Protect the tax base; and not create a financial burden on the town; and

Staff Response: At this time, the applicant is seeking a special exception approval of this parking area to allow him time to create a development plan that will increase the tax base and provide for a project that will add to the financial viability of the Town.

- r. Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare.

Staff Response: The purpose of this parking area is to provide supplemental parking for the existing commercial plaza so as to address on-site traffic circulation and traffic/parking congestion.

- (5) Among other conditions and safeguards, the town council may prescribe reasonable time limits within which actions shall commence, be completed, or both.

Should the Town Council determine that the proposed application meets each of the criteria necessary for Special Exception, Town Staff requests that the applicant be subject to each of the following conditions developed during Town Staff review:

1. The applicant shall adhere to the attached conditions of approval provided by the State of Florida Department of Transportation.
2. Town approval shall be contingent upon approval from the State of Florida Department of Transportation), and because the FDOT permit is only temporary, the Special Exception approval shall expire when the FDOT permit expires. The FDOT permit is for six months and is renewable for additional six month increments not to exceed 24 months.
3. The Town's Community Appearance Standards shall be adhered to, according to Section 34-1302 thru 34-1907, Zoning Code. If any part of these treatments cannot be accomplished as a result of unavailable infrastructure improvements, the applicant shall be required to supply the Town with the appropriate funds to incorporate such treatments. This amount must be reviewed and approved by the Town Engineer/Landscape Architect. All areas of landscape open space or improvements along any vehicular or pedestrian access, as well as maintenance of slope, vegetation and walkways associated with this project shall be perpetually and appropriately maintained at all times by the applicant and its successor(s), such language shall be incorporated into the association documents, to be reviewed and approved by the Town Attorney prior to any Certificate of Occupancy; and
4. Overnight or Paid Parking shall be prohibited.

RECOMMENDATION:

Town Staff recommends that the Town Council review and consider the applicant's request for approval of a Special Exception use of the Property for supplemental off-site parking for Beach Plaza with the conditions set by the Planning and Zoning Board.

ATTACHMENTS:

- 1 - Application for Special Exception
- 2 - Parking Lot

Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

**Application for
Special Exception Petitions**

A *Special Exception* is a use which may be allowed within a zoning district subject to the provisions of the Town of Juno Beach Comprehensive Zoning Ordinance (Ordinance 207 and subsequent amendments).

Section I

Instructions for Completion:

1. Complete Section II of this application, and respond (in written form) to the criteria listed in Section III. You may wish to attach a separate sheet of paper for this item.
2. Sign and date the application under Section III. If appropriate, complete the power of attorney form on page 6 of this application.
3. Attach any information (maps, drawings, survey, letters, legal descriptions, etc.) in order to clarify your petition/application.
4. A filing fee of \$1,500.00 (other than single family), \$250.00 (single family) must accompany each application upon submittal.

Section II

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: Juno Plaza LLC Contact Phone #: 908 616-0655
Address of Applicant: 2 Commerce Street Branchburg NJ 08876

*If the applicant has an agent, or will be represented by anyone other than the applicant.

*Name of Agent: Robert A. Burson Contact Phone #: 772 286-1616
*Address of Agent: 900 SE Ocean Blvd, Suite C-120, Stuart, FL 34994

Regarding the Subject Location (where the special exception is being requested):

Street Location: 12860 US Highway One, Juno Beach, FL 33408

Name of Subdivision: _____

Block: _____ Lot: _____

Regarding the Special Exception Petition:

Please describe the special exception being requested: continue using parking lot for overflow parking from Beach Plaza

Section III

Please address (in written form) the criteria listed below:

Before taking action on any special exception request, the Planning & Zoning Board/Town Council shall make written findings of fact addressing the issues of whether the requirements of the section of the ordinance described (herein) have been met, and whether, satisfactory provision and arrangement has been made that the special exception use will, where applicable:

1. Provide for ingress and egress to the property and structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe;

Applicant Response: All of this has been completed. It was a requirement of the initial approval.

2. Provide for parking and loading areas, refuse and service areas, with particular attention to item (1) above and to effects on surrounding property;

Applicant Response: N/A only used for parking

3. Provide for screening and buffering-type, dimensions and location;

Applicant Response: Fencing completed between parking area and Beach Plaza to south

4. Provide for signs, if any, and proposed lighting;

Applicant Response: all completed with original approval

5. Provide for required yards and other open space;

Applicant Response: N/A

6. Not adversely affect the public interest;

Applicant Response: does not affect the public interest

7. Comply with specific requirements governing the special exception requested;

Applicant Response: Yes

8. With conditions and safeguards attached, would be generally compatible with adjacent properties and or property within the district;

Applicant Response: Yes

9. Not generate excessive noise or traffic;

Applicant Response: does not

10. Not tend to create fire, disease or other equally or greater dangerous hazard;

Applicant Response: does not

11. Be in harmony and compatible with the present and/or future developments of the area concerned;

Applicant Response: Yes

12. Conserve the value of buildings and encourage the most appropriate use of the land and water;

Applicant Response: Yes

13. Provide adequate light and air;

Applicant Response: Yes

14. Promote such distribution of population and such classification of land uses, development and utilization as will tend to facilitate and provide adequate provisions for public requirements, including be not limited to transportation, water flowage, water supply, drainage, sanitation, educational opportunities, and recreation;

Applicant Response: N/A

15. Conform to the character of the district and its peculiar suitability for particular uses;

Applicant Response: Yes

16. Be consistent with the needs of the Town for land areas for specific purposes to serve population and economic activities;

Applicant Response: Yes

17. Protect the tax base; and not create a financial burden on the Town; and

Applicant Response: does not

18. Not be disruptive to the character of neighborhoods nor adverse to playgrounds, parks, schools and recreation areas; nor adverse to the promotion of the public health, safety, comfort,

convenience, order, appearance, prosperity or general welfare;

Applicant Response: does not

According to Ordinance 207, Town of Juno Beach, Florida, in granting any variance, the Board of Adjustment shall prescribe appropriate conditions and safeguards in conforming with the Zoning Ordinance. The Board of Adjustment may also prescribe a reasonable time limit within which the action for which the variance is required shall commence, be completed, or both.

Among other conditions and safeguards, the Town Council may prescribe reasonable time limits within which actions shall commence, be completed, or both.

Antonio Jr

Applicant's Signature

Antonio Ferrelra

Print Name

9-23-24

Date

Anita Ferrelra

Witness' Signature

Anita Ferrelra

Print Name

9-23-24

Date

Special Exception Land Use Power of Attorney

Name of Property Owner(s): W/A
Mailing Address: _____
Property Address: _____
Property Control Number: _____
Name of Applicant: _____
Contact Phone Number: _____

The Undersigned being the record title owner(s) of the real property described above does (do) hereby grant unto the Applicant stated above the full right and power of attorney to make application to the Town of Juno Beach to change the land use of said property. This land use change may include rezoning of the property, granting of special exceptions, variances or appeals of decisions of the Planning & Zoning Department. It is understood that conditions, limitations and restrictions may be placed upon the use of operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception and/or a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written statement of such termination effective upon receipt by the Planning & Zoning Department.

In witness whereof the undersigned have set their hands and seals this _____ day of _____ 19__.

Witness

Owner

Witness

Owner

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the owners of the real property described above and that they executed the power of attorney for the purposes stated therein, sworn and subscribed this _____ day of _____ 19__.

Notary Public

SEAL

PROJECT:
PARKING LOT RENOVATION
 JUNO PLAZA
 12850 US HIGHWAY ONE
 JUNO BEACH, FLORIDA 33408

CIVIL - STRUCTURAL - MARINE

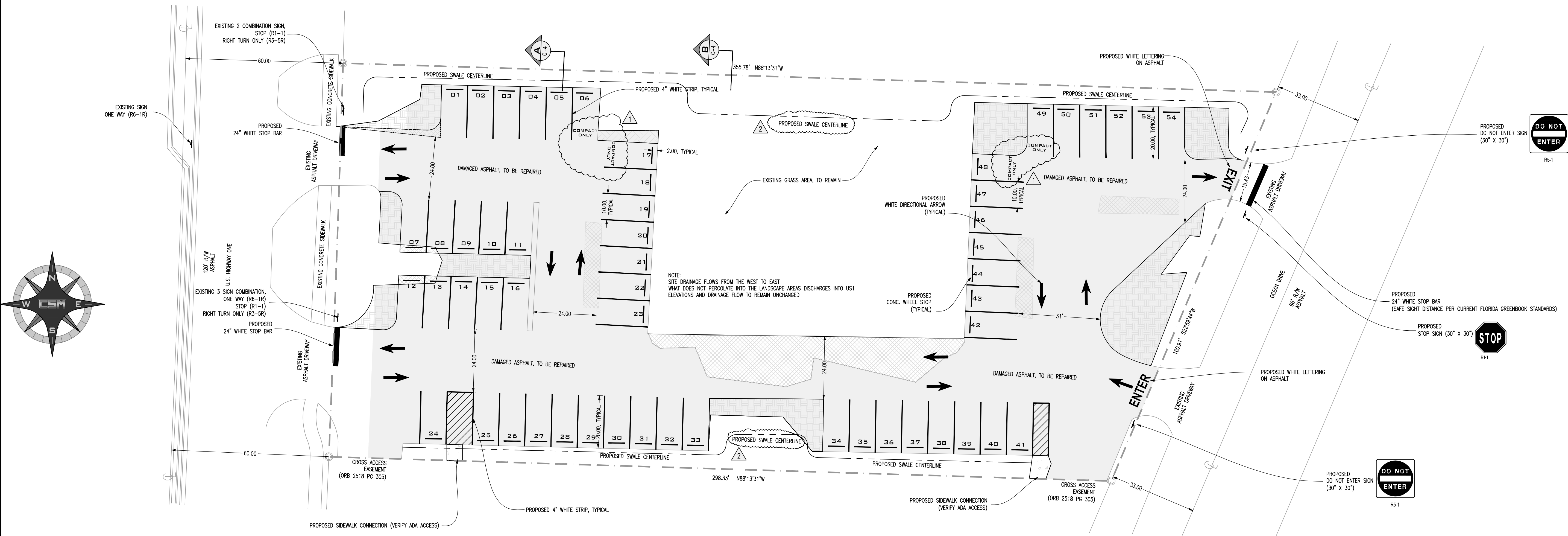


CSM ENGINEERING, LLC
 2081 SE OCEAN BOULEVARD - SUITE 1A
 STUART, FLORIDA 34996
 o: 772-220-4601
 w: www.CSM-E.net
 CERTIFICATE OF AUTHORIZATION: 29057

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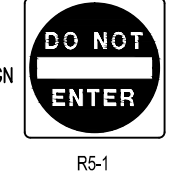
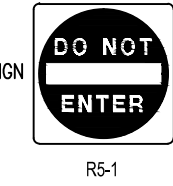
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- KEY**
- DEMO GRASS AREA, TO BE CONVERTED TO ASPHALT (1,978 SQFT)
 - DEMO ASPHALT, TO BE CONVERTED TO LANDSCAPE AREA (2884 SQFT)

DEMO, PAVING REPAIR, & STRIPING
 SCALE: 1" = 20'-0"

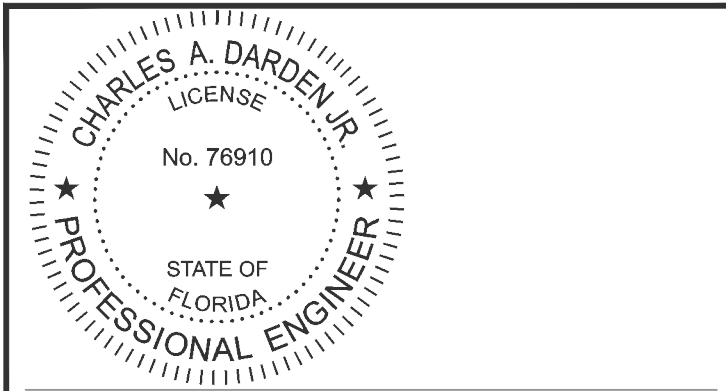


NOTES & COMMENTS

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL DIMENSIONS.
 ALL SCALES INDICATED PERTAIN TO 24"x36" PLOTS

1		
2	ADD DRAINAGE SWALES	10-8-15
3		
4		
5		

DESIGNED BY:	DRAWN BY:
CHECKED BY:	PLOT DATE: 08-Oct-2015
X:\JUNO PLAZA - PARKING LOT RENOVATION	
SCALE: AS SHOWN	PROJECT #:



CHARLES A. DARDEN JR. DATE
 FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 78910

SHEET NAME:
 DEMO, PAVING REPAIR, & STRIPING

SHEET #
 C-3



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: Stephen Mayer
Item Title: Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development

DISCUSSION:

The Town received an application for a Major Development and Site Plan Amendment from the “700 Ocean Drive Homeowners’ Association” (“Applicant”) for properties located at 714 and 716 Ocean Drive (“Properties”). Leslie Thomas of E.T./Thomas Construction, Inc. (“Agent”) is the agent representing the Applicant/Owners.

At the July 15th, 2024, Planning & Zoning Board meeting, the Board unanimously recommended approval for (1) the request of the Major Site Plan Amendment and (2) the installation of the swimming pool between the CCCL and the Town’s 50-foot setback west of the CCCL, subject to Department of Environmental Protection (DEP) approval.

The subject Properties are located at 714 and 716 Ocean Drive and are composed of 2 adjacent parcels located within the 700’s at Ocean Drive Planned Unit Development (“PUD”). The subject properties are currently owned by Natasha and Boris Ivanov. The Properties are zoned Residential Multiple-Family – High Density (RH) with a Future Land Use classification of Moderate Density Residential (MODR) (up to 15 DU/AC).

The homeowner has gained approval of the proposed design from the 700 Ocean Drive PUD Architecture Review Board (ARB), dated January 9, 2025 (See Attached). On August 19, 2024, the 700 Ocean Drive PUD ARB provided recommended revisions, which are outlined in a letter dated October 7, 2024 (Attached). The requested revisions were made and explained in a separate letter to the ARB, dated January 2, 2025 (Attached).

As part of the Major Development and Site Plan Amendment, the Applicant is requesting to modify the 700’s Ocean Drive subdivision Planned Unit Development (PUD) to go from 10 single family homes to 9 single family homes. The subject properties combined are 38,328 square feet (or ± 0.88 acres). As part

of this request, the Applicant is requesting to demolish both homes and construct one new home thus combining both properties into one. The new home will be 14,738 square feet (gross building square footage).

Section 34-118 of the Town Code of Ordinance, “Minor Amendments to a previously approved site plan and appearance approval,” provides that a minor amendment to the originally approved site plan may be approved by the Planning and Zoning Director only if the amendment adheres to the requirements within the section. Staff believes that the application does not meet items 4, 6, and 7 (see below) of the criteria required to treat the request as a minor modification:

- 4) There is a relocation of no more than ten percent of the total building footprint on a site. For example, if there are two buildings on a site and each has 5,000 square feet of building footprint, then the total building footprint for the site is 10,000 square feet. If one building relocates 500 square feet and the other building relocates 1,000 square feet, then the total relocation is 1,500 square feet out of 10,000 square feet, which is a relocation of 15 percent of the total building footprint. This would qualify as a major amendment under this provision.
- 6) There is no increase in negative impacts on adjacent properties.
- 7) There is no major alteration in the architectural design. Major alteration in design shall mean any change in the character of the structure. However, an amendment to a previously approved planned unit development that was not reviewed under the current appearance criteria in section 34-116(2)b may be amended in architectural design to conform with the current appearance standards and not be considered a major alteration.

Consequently, Staff is treating this application as a Major Site Plan Amendment. If, and once this request is approved by the Town Council, lots 714 and 716 Ocean Drive would be combined through a Unity of Title. During the building permit review process and prior to issuance of any building permits regarding this project, Staff shall ensure all outside agency approvals have been provided, including but not limited to the Florida Department of Environmental Protection (FDEP), Jupiter Water Utilities, and Loxahatchee River District.

Project Data

The 700’s at Ocean Drive Planned Unit Development (formerly known as Ocean Plaza Planned Unit Development) was originally approved by Ordinance No. 281 adopted by the Town Council on March 13, 1985. On January 18, 1989, the Town Council adopted Ordinance No. 352 to approve an alternate development plan submitted to the Town on August 29, 1988.

The area of the lot (once combined) is +/-38,328 square feet, the proposed gross building footprint is 7,196 square feet, therefore the proposed lot coverage shall be 18.77% of the entire property which complies with the Town’s Zoning Code requirements for lot coverage set forth in Section 34-368 – Building Site Area Regulations. The new home will be a two-story structure 31’ 3” in height.

Residential Multiple Family High Density (RH) Building Site Area Regulations		
	Required by the PUD	Applicant’s proposal
Maximum lot coverage	50%	18.77%
Building Height	Shall not exceed 40 feet above the highest point of the crown of the	31’ 3”

	road along State Road AIA in front of the project site	
Density	10	9
Front yard setback	20' to edge of street pavement	23.3'
Side yard setback	0' and 10'	0' and 10'
Rear yard setback	50 ft. west of CCCL	60 ft. west of the CCCL
Ocean setback	50 ft. west of CCCL	60 ft. west of CCCL
Landscaped Open Space	20%	30.21%
Minimum parking	2 spaces per dwelling unit	9 spaces

For the Council's review and information, Staff conducted an assessment of the residential structures within the 700's at Ocean Drive Planned Unit Development where the subject properties are located, and observed the following:



718 Ocean Drive



710 Ocean Drive



704 Ocean Drive



702 Ocean Drive

Using data from the Property Appraiser's Office, staff has created the following table summary for the Council's review:

Address	Year Built	Exterior Wall	Roof Structure	Roof Cover	Total Square Feet	Square Feet Under Air	Story
702 Ocean Drive	1990	STUCCO	GABLE/HIP	Concrete Tile	7,534	5,519	2
704 Ocean Drive	1990	CB STUCCO	GABLE/HIP	Concrete Tile	7,193	5,753	2
706 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	6,908	4,710	2
708 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	4,974	3,752	2
710 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	5,816	4,257	2
712 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	7,945	6,152	2
714 Ocean Drive	1994	STUCCO	GABLE/HIP	Concrete Tile	7,987	6,055	2
716 Ocean Drive	1993	STUCCO	GABLE/HIP	Concrete Tile	4,767	3,240	2
718 Ocean Drive	1995	STUCCO	GABLE/HIP	Concrete Tile	7,603	6,382	2
720 Ocean Drive	1996	STUCCO	GABLE/HIP	Concrete Tile	6,473	5,304	2

Site Plan and Appearance Review Criteria

According to Division 4, “Site Plan And Appearance Review, “ Section 34-115, “Intent and purpose,” the intent of **site plan and appearance review** is: (1) to ensure the best use and the most appropriate development and improvement of each lot in the town; (2) To protect the owners of lots to ensure that the use of surrounding lots will maintain or improve property values; (3) To ensure the erection thereon of well-designed and proportioned structures built of appropriate materials; (4) To preserve, as far as practicable the natural features and beauty of said property; (5) To obtain harmonious architectural themes; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof on lots; (6) To secure and maintain proper setbacks from streets and adequate open spaces between structures; and (7) In general, 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. In reviewing the Application, Staff analyzed whether the proposed site plan for development meets the following criteria:

Site Plan Criteria:

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

Staff’s response: *The proposed single-family home is in conformity with the comprehensive plan and is not detrimental to the neighboring land use. There are no proposed changes in the permitted land use and location of the structure as it relates to the CCCL or Ocean setback.*

2. Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;

Staff’s response: *The proposed single-family home does not negatively impact the existing pedestrian and vehicular traffic system. The 700’s at Ocean Drive Community has proper means of ingress and egress, and the proposed single-family home does not alter the existing community’s means of ingress and egress to the streets.*

3. Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;

Staff’s response: *The proposed single-family home does not negatively impact the existing adequate provision for public services, including, but not limited to, access for police, fire, and solid waste collection.*

4. Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;

Staff’s response: *The proposed single-family home does not negatively impact the existing potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;*

5. Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;

Staff’s response: *The proposed single-family home does not impact the natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features. Please note that both properties are currently developed and have a single-family home located on them.*

6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;

Staff's response: *The proposed single-family home does not negatively impact the preservation of environmental features and native vegetation to the maximum extent possible and complies with the Environmentally Sensitive Lands Ordinance. The applicant is not proposing any construction east of the CCCL.*

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

Staff's response: *The proposed single-family home does not impact the preservation of environmental features and native vegetation to the maximum extent possible and complies with the Environmentally Sensitive Lands Ordinance. Please note that FDEP must review and approved all plans for homes located east of the 1997 CCCL.*

8. Complies with all sections of this chapter.

Staff's response: *The proposed single-family home complies with chapter 34.*

(The rest of this page is intentionally left blank)

Appearance Review Criteria:

1. Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as, but not limited to, exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light through large and expansive windows;

Applicant's Response: Style: The style of the proposed home is keeping with the Old Florida style that consists of the Key West Cracker Coastal and Mediterranean Vernacular. The subdivision is more of the Mediterranean style, as per the original construction in the 1990s. Within the last 10 years, homes have been updating in the neighborhood to transform the style into a mixture of both Mediterranean and Key West Cracker Coastal, such as 704 Ocean Drive (pictures below). This new construction at 714-716 Ocean Drive will mimic this style and combine Mediterranean and Key West Cracker Coastal. The construction of this home will be concrete masonry block and smooth stucco. The roof construction will be simple pitched roof trusses with a barrel pink-reddish concrete tile to match the roofs of the existing 700 Ocean Drive residences in the community. The body will be a similar light crème color as 704 Ocean Drive.

The elevations consist of some Florida Vernacular design elements such as the large lantern lights, large patio spaces, balconies, lush landscaping, and louvered/paneled garage doors just as 704 Ocean Drive did to update the home around 2017. The rear will feature an abundance of glass to capture the ocean view and feeling of outdoor living. Please see picture to the right of 704 Ocean Drive, as the inspiration for the new home.



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.

Applicant's response: Harmony: The proposed home to replace 714 & 716 Ocean Drive will relate directly to the other 8 homes in the 700 Ocean Drive subdivision. All homes maintain a 20' front setback with a 10' side setback. The existing building elevation from sea level will remain the same, exceeding the requirements of FEMA + 10" by about 10 feet. We will keep the properties, garages, and main finish floor level at the same height as the existing homes. This will also allow us to maintain the max height of the structure to relate to the other 8 homes in the community, not just in design, but also in how they are perceived from the street.

We have employed design elements in the building to make this double lot home harmonious with the single lot homes on either side. In the design process, we have decided to use the existing homes garages and courtyard layouts to make the perception of the house from the street as being two separate homes. In the proposed scheme, the new residence will have two separate 2-car garages (facing different directions), and two separate courtyard entrances, with slightly different design elements to give the effect of two separate homes. One of the main elements of this redesign is to remain in harmony with the homes around it that sit on 0.4 acre lots compared to the new 0.8 acre lot of the proposed home.



716 Ocean and 714 Ocean Existing



New Proposed

The proposed design of the front elevation to emphasize an imaginary demising wall and a division in the front elevation was a key factor in approval from the subdivision 700 Ocean Drive HOA. The new proposed home will still maintain a zero-lot line application, in which the home is abutting the north lot line and maintains the 10' south easement, as the homes in the subdivision.

The materials of this home, as previously stated, will be similar to those of 704 Ocean Dr. in the 700 Ocean sub-division. The existing homes are more Mediterranean in style than the new residence which will make the switch to Florida Coastal "Cracker" style. Wood look front doors, garage doors, and courtyard gates will be utilized to soften the concrete and stucco construction. The lantern style coach lighting with ample outdoor patio space will also enhance the Florida Vernacular. Stucco window and door surrounds will also be employed to create meaningful detail to support the Florida Vernacular look and stay away from the common basic and clean line aspects of modern design.

The homes located at 700 Ocean Drive Subdivision all are on lots similar to the 0.4 acre size. The homes range from 4700 sq. ft.- 8000 sq. ft., with a majority around 8,000 sq. ft. The new lot will be roughly 0.8 acres. In proportion to the lot size and homes currently, the home should be between 9,400- 16,000 square feet. The new proposed home is 14,738 sq. ft. Even though the home size is larger, if the 716 home were to be remodeled to become an 8,000 sq. ft. home, the two lots would have about 16,000 sq. ft. total (current proposed at 14,738 sq. ft.) Therefore, the proposed 14,738 sq. ft. home on the 38,328 sq. ft. lot, is in proportion to the other homes. However, to keep the Bulk/Mass/Scale in visible proportion to the other homes in the neighborhood, the design of the new

home is structured in a way to create the illusion of two separate homes, with two driveways, two entrance courtyards, two separate (different direction) garages. The idea is to keep a similar look from the street to maintain the appearance consistent to the current homes in relation to the size, scale, and bulk of the home, which helps create the harmony within the community. In addition to this, the footprint of the under air and garages of the existing homes are 3,774 sq. ft. (714 Ocean) and 3,378 sq. ft. (716 Ocean), combined that is 7,152 sq. ft. The new proposed structure's footprint is 7,196 sq. ft. The new footprint of the proposed home is slightly less than the existing footprint. This is also attributed to the fact that the coastal construction line is now further West, which we have abided by in the new design plans.

3. 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;

Applicant's response: Modern Operations: The residences stairwell will become an architectural element. It is to be clad in similar windows as the rest of the front elevation. It will also have an entablature detail with wood look (completed out of stucco for quality and longevity), and out lookers to tie it back into the Key West Cracker style. In-keeping with all other 8 homes in the community, it too will have an atrium glass skylight to allow light into the stairwell. The elevator shaft will be hidden inside of the residence with no visible shaft from the exterior.

4. 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;

Applicant's response: Accessory structures: Any accessory features, such as light fixtures, will comply with the FDEP and will be a similar design as the neighboring single-family homes, especially 704 Ocean Drive. The pool, fireplace and outdoor BBQ areas will as well be similar in design to the existing and the neighboring single-family homes.

5. 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;

Applicant's response: Buildings over 40 feet in height: Does not apply. The max building height will remain similar to the structures on either side at 30' above finish floor level.

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

Applicant's response: Mechanical Equipment: All mechanical equipment (AC and pool equipment) will be located on the south side of the property in the 10' utility easement setback provided. It will be screened with a site wall for protection from the ocean salt air, and landscaping. It is completely out of view from any neighbors. Please note that this is the existing location, and is the same location as the other homes in the community.

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

Applicant's response: Towns Appearance standards: Complies with the Town's appearance standards.

Installation of a Swimming Pool

Due to the location of the proposed swimming pool, a Florida Department of Environmental Protection (DEP) Coastal Construction Control Line Permit must be obtained. Section 34-1125(a)(2) of the Town's Zoning Code states that structures, other than minor structures, located between the CCCL and the Town's 50-foot setback west of the CCCL shall require review by the Planning and Zoning Board and approval by the Town Council. Such review and approval shall include a balance between the intent of this division with other goals, objectives, and policies of the comprehensive development plan, such as, but not limited to, decreasing densities in the coastal area. (Note: all references to the Coastal Construction Control Line (CCCL) refer to that line which was established in 1979 and do not pertain to the revised line, established in August 1997.)"

Division 8, "Coastal Regulations," of Article IV, "Supplemental Regulations," of the Zoning Code states that "[i]t is the intent of this division to maintain and protect the vegetation and structural quality of the coastal dune as it occurs in the town and to protect rare, endangered, and threatened plant and animal species located along the coast in the town. In addition to the applicable requirements of F.S. ch. 161, and where the town has jurisdiction, the regulations set forth in this division shall be followed."

The site plan provided to Staff proposes a new swimming pool to be located between the CCCL and the Town's 50-foot setback west of the CCCL. Both existing properties have a swimming pool, with 714 Ocean Drive having its pool located in the same vicinity as the new proposed pool. The location of the swimming pool meets the Juno Beach swimming pool setback regulations.

The Town Council's review shall include an examination of the balance between the intent of division 8 with other goals, objectives, and policies of the comprehensive development plan, such as, but not limited to, decreasing densities in the coastal area.

From the Coastal Management Element of the Town's Comprehensive Development Plan, Staff has identified Policy 1.1, Policy 1.3, and Policy 3.2 to have a direct relation with decreasing density in coastal areas. Please see below the policies (italicized) and staff's response (in bold).

Policy 1.1: Prohibit development and redevelopment in the coastal area that will adversely impact the beach, dune system, mangroves, the estuarine environment, Pelican Lake, and other natural resources such as marine and wildlife habitats.

Due to the location of the proposed swimming pool (west of the 1979 CCCL), the expansion of the swimming pool will not impact the beach, dune system, mangroves, the estuarine environment, Pelican Lake, and other natural resources such as marine and wildlife habitats (See Site Plan).

Policy 1.3: Preserve unique, physical features in future development and redevelopment of the coastal area in Juno Beach.

Due to the location of the proposed swimming pool, staff is confident that the unique and physical features of the coastal area of Juno Beach will not be impacted by this request.

Policy 3.2: Prohibit alteration to the beach area and dune system in future development and redevelopment that are in violation of the CCCL established by the State or local regulations, unless it provides necessary access to coastal resources, abates serious and significant beach erosion and does not significantly impact dune stabilization or marine and wildlife habitats.

Finally, in addition to meeting the Juno Beach Swimming Pool regulations, and the limitations between the CCCL and the town's 50-foot setback west of the CCCL – limitations on structures regulations, the Applicant will also be required to submit an approved DEP permit with their Juno Beach Building Permit application. The Department of Environmental Protection will ensure that all state-mandated regulations will be met.

Conclusion

Staff concludes that in consideration of the proposed amendment to the previously approved Site Plan/PUD, the building site area regulations are satisfied.

However, in consideration of the term “harmony” staff believes that the proposed single-family home is not harmonious in selected aspects of the definition (please see below). *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.

Staff's response: The structure on 714 Ocean Drive is 7,987 total gross sq. ft., the lot size is 19,432 sq. ft. with a ratio of 41.1%. The structure on 716 Ocean Drive is 4,767 total gross sq. ft., the lot size is 18,896 sq. ft. with a ratio of 25.2%. The new proposed home is 14,738 total gross sq. ft. and the combined lot size is 38,328 sq. ft. with a ratio of 38.45%. The size and volume of the proposed single-family home is compatible with the newly increased lot size.

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

Staff's response: The total gross square footage for the other structures in the 700's at Ocean Drive ranges between 4,974 sq. ft. and 7,945 sq. ft., the proposed structure is 14,738 total gross sq. ft. The mass of the proposed single-family home is not compatible in the context of the other structures located within the Planned Unit Development.

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.

Staff's response: The proportion (ratio) of the elements such as windows, doors, and garages are compatible with the façade (size) of the building.

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

Staff's response: The scale of the proposed single-family home (proportion) is not compatible with the adjacent properties, specifically the width of the structure.

RECOMMENDATION:

Staff recommends that the Town Council review the request for the Major Site Plan Amendment and the installation of the swimming pool between the CCCL and the Town's 50-foot setback west of the CCCL along with the information that has been provided, and consider approval, denial, or approval with modifications.

TOWN OF JUNO BEACH
RECEIVED

Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

2024 MAR 22 P 2:01

Application for Development and Site Plan Review

Applicant: 700 Ocean Drive Subdivision, Stephen Montgomery,
Project: 714 & 716 Ocean Drive President

Location: 714 Ocean Drive & 716 Ocean drive

Owner(s): _____

Signature(s): Applicant: Stephen Montgomery, President
Owner(s): Natasha & Boris Ivanov

Agent (if other than Applicant/Owner): _____

Mailing Address

Applicant: 700 Ocean Drive, Juno Beach Phone: _____

Owner(s): 714 Ocean Drive, Juno Bch, FL Phone: 561-339-4741

Agent: _____ Phone: _____

Architect: McCarron & Associates Phone: 561-997-0579

Engineer: Casey Najjar Phone: 561-362-0237

Planner: _____ Phone: _____

Landscape Architect: Parker & Yvette Phone: 561-747-5069

(I) (We) affirm and certify that (I) (We) understand and will comply with the provisions and regulations of the Town of Juno Beach Zoning Code. (I) (We) further certify that the above statements and the statements made in any paper or plans submitted herewith are true to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the Official Records of the Planning Department and are not returnable.

March 21, 2024
Date

Stephen Montgomery Pres.
Signature of Applicant

THE APPLICANT (OR REPRESENTATIVE) MUST SCHEDULE A MEETING WITH THE PLANNING & ZONING DIRECTOR TO SUBMIT THE MATERIALS NECESSARY FOR EACH APPLCIATION. ALL SITE PLANS SUBMITTED MUST BE BOUND AND ROLLED.

Site Plan and Appearance Approval Checklist

The following checklist is designed to assist applicants in preparing required materials for review. The applicant should check off each item to insure that it is included. Items omitted will delay review procedures. All plans must be bound and rolled; letters must be submitted separately and collated in complete sets.

Eight (8) 24" x 36" sets of detailed plans drawn to scale. An engineering scale with adequate resolution for verification of measurement should be used. The site plan shall include the following:

- ___ (a) Name of proposed project.
- ___ (b) Date, north arrow, and graphic scale.
- ___ (c) Vicinity map showing property in relation to adjacent area.
- ___ (d) Adjacent land uses, including footprints of any structures or vehicular uses areas on adjacent areas.
- ___ (e) Location of property line, right-of-way, proposed/existing easements, water sources, dune crestline, vegetation line, Coastal Construction Control Line, and other essential features.
- ___ (f) Streets, bike lanes, sidewalks, driveways, intersections, curb cuts and turning lanes adjacent to and across from the subject property, and means of access to site.
- ___ (g) Location and dimensions of all perimeter treatment (sidewalks, bike paths, fences, walls and berms).
- ___ (h) The footprints of all buildings showing their proposed uses, setbacks, dimensions, floor area, number of stories, height, points of access, and finished floor elevation in relation to **mean sea level (NGVD 1929)**.
- ___ (i) Location, height, colors, materials and dimensions of all signs, retaining walls and other accessory structures.
- ___ (j) Phasing Plan of the site, including any temporary facilities or treatments such as landscaping and accesses.

- ___ (k) Location and width of any proposed dedication of property for public or private road right-of-way and any other form of easement.
- ___ (l) Layout and location of all on-street and off-street parking, loading and other vehicular use areas, including where applicable, distance from the principle uses.
- ___ (m) Location and dimensions of all parking and handicap spaces, bicycle parking facilities, driveways and aisled, dumpsters, and loading zones.
- ___ (n) Loading Demand Statement for all non-residential uses, detailing the land use's projected normal demands for loading and unloading.
- ___ (o) Statement of estimated need for bicycle parking facilities for all uses.
- ___ (p) Location, height and detail of all outdoor illuminations.
- ___ (q) Location of existing and proposed fire hydrants (or operational equivalents) on and near site.
- ___ (r) Location, percentage, and size of acres to be conveyed, dedicated or reserves as open space, public parks, recreational, and similar uses.
- ___ (s) Location and screening of all garbage/trash features including recycling bins, mechanical equipment, satellite dishes, and other accessory structures.
- ___ (t) Supply a site data table which indicates the following:
1. Existing/proposed land use and zoning.
 2. Total acres of project.
 3. Intensity, total gross building square footage.
 4. Gross building footprint square footage.
 5. Percent of open space/landscaping, lot coverage and impermeable surface.
 6. Acres and percent of water bodies.
 7. Density, number of dwelling units (residential), and total living area per unit.
 8. Parking computations (parking required, parking provided, parking ratio, & handicap spaces provided).
 9. Building Height – to correspond with data from survey and proposed finished floor elevation.
 10. Loading spacing required & provided.

___ (u) NPDES permit, if required (required when subject property has an area of 1 acre or greater). For projects/sites requiring such permit, the applicant must also include a binding letter from the developer/applicant, which will provide that the storm drain system shall be monitored and maintained (and produce a corresponding report) on an annual basis, according to the standards identified in the NPDES permit. Such annual reports shall be made available upon completion to the Town of Juno Beach Public Works Director.

___ ½ acre of less (exempt)

___ greater than ½ acre (requires permit though Department of Environmental Protection).

___ (v) Landscape plan, including the following:

1. Location and number of all proposed landscaping and location of landscape buffers;
2. A separate list of both the species and common name of proposed landscaping;
3. Native and non-native plant designation, and percentage of native plant material utilized for each type of plant, including trees, shrubs, and groundcover;
4. Size, as appropriate, of all proposed landscaping;
5. Total square feet of landscaping and pervious surface;
6. Percentage of landscaping and pervious surface of the total site area;
7. Statement that all landscape areas will be provided with permanent, automatic irrigation where needed; and
8. Calculations for provision of landscaping for vehicular parking and circulation areas.

___ (w) Engineering plans, including water and sewer, drainage, paving, and grading. High and low points must be shown on drainage, paving and grading plans. Cross sections are required at all perimeter conditions. Coordination with the Landscape Plans is required.

___ (x) Survey; signed and sealed by a Professional Land Surveyor registered in the State of Florida.

___ (y) Preliminary Plat, if re-plat or subdivision is required.

___ (z) School Concurrency application, analysis and School District Approval.

Eight (8) copies of the following items must also be submitted:

- 1. 8 ½" x 11" location map showing site and uses adjacent to and across from site.
- 2. Front, side and rear elevations of all buildings.
- 3. Typical floor plans.
- 4. Graphic survey of existing vegetation, delineating all viable native vegetation and all trees greater than four (4) inches in diameter (caliper) at 4 feet above ground, on site. (An individual single family dwelling or duplex on less than four (4) acres are exempt from this requirement).
- 5. Traffic Impact Study:
 - a) A traffic Impact Study is required that is in compliance with the Palm Beach Countywide Traffic performance Standards Ordinance;
 - b) The Palm Beach County Department of Engineering and Public works shall have completed a review of the traffic study for the proposed project, pursuant to the countywide traffic performance standards and the minimum review thresholds established therein, prior to submission of the application to the Town. Appropriate written verification of the completion of the review by that department shall be submitted with the application.
- 6. Market Study may be required by the Director of Planning & Zoning.
- 7. Letter from applicant stating the following:
 - a) General description of request.
 - b) General Background information on project and site.
 - c) Justification (special reasons or basis for the request).
- 8. Written confirmation of the provision of all necessary facilities and systems for water supply, sewage treatment, storm drainage, garbage collection, and Fire Rescue and the ability of these services to be delivered with the proposed site plan.
- 9. Warranty deed, copy of purchase contract or written consent of owner.
- 10. Letter authorizing agent to represent developer/owner.
- 11. Environmental Impact Study, if required by the Town's Environmental Sensitive Lands Ordinance.
- 12. Adequate Facilities Determination must be made by Planning & Zoning Director.
- 13. Color and Material samples will be required by the Director of Planning & Zoning.
- 14. Written responses to the Town's Zoning Code Sections dealing with Site Plan criteria, appearance, etc.
- 15. A school concurrency application and study, accordingly, if any portion of the project involves residential use. This item shall also be the applicant's responsibility to obtain a sufficient determination from the Director of Planning & Zoning.

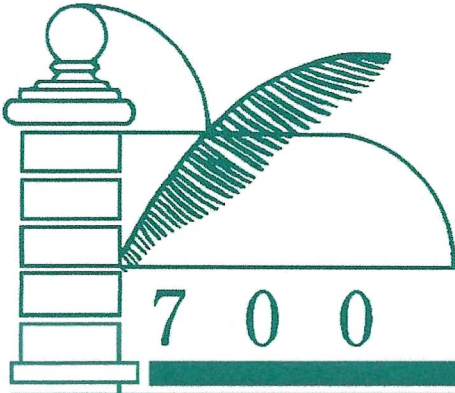
NOTE: Site plan review fee and any other applicable fees must accompany submission. The submission will be considered incomplete until all items outlined on this application have been received and determined complete by Staff. At any time, the Director of Planning & Zoning may determine that the applicant's submission packet is incomplete based on missing or improperly prepared material, which will result in the applicant having to submit/resubmit the incomplete or improperly prepared material. This may also result in the application/petition being postponed to the next P7Z Board/Town Council Meeting.

GUIDELINES

1. A state registered Architect, Engineer and landscape Architect seal is required on all corresponding plans submitted with the applications for review by the Planning and Zoning Board, other than plans submitted for single family or duplex construction.
2. All application deadlines are **strictly** enforced. Any applications submitted to the Town of Juno Beach Planning & Zoning Department must be in no later than **12:00 p.m.** on the day of the deadline. In order to be accepted, the application must contain all pertinent items and information described in the application attachments. Partial applications **will not be accepted** for placement on the Planning and Zoning Board agenda until all such materials are submitted.
3. The **correct number** of required plans must be submitted.
4. If revised plans, documents, etc., are submitted during the review process, it is **the applicant's responsibility** to insert revised documents into the previously submitted plans. Non-adherence to this policy **will cause a delay in processing**.

Stamm Mountain Pres.
Applicant Signature

March 21, 2024
Date



700 OCEAN DRIVE

October 7, 2024

Dear Juno Beach Town Council Members:

The Architectural Review Board held a Committee Meeting on August 19, 2024. The Committee reviewed and voted on the submitted new home plans for Mr. and Mrs. Boris Ivanov.

After reviewing the submitted new home plans the following items were discussed and voted on.

Roof Tile: After a discussion regarding the submitted roof tiles, a motion was made, seconded and unanimously agreed to deny the submitted roof tiles. A new tile selection will be made and resubmitted for approval.

Glass Balcony Railings: After a discussion regarding the glass balcony railings, a motion was made, seconded and the railings were unanimously approved.

Siding Detail in Front of Home: After a discussion regarding the siding detail in front of the house, a motion was made, seconded and it was unanimously agreed to deny the siding.

Turf Driveway Design: After a discussion regarding the turf driveway design, a motion was made, seconded and the design was unanimously approved.

Backyard Fire Pit: The back yard fire pit was removed from the submittal. There was no vote.

A motion was made and seconded to approve the new home submitted plans for Mr. and Mrs. Ivanov with the above denials and approvals unanimously.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darla McLeod', is written over the word 'Sincerely,'.

Darla McLeod
Property Manager, CAM



Cover Letter

Date: August 14, 2024

To: Town of Juno Beach Planning and Zoning Department

From: ET Thomas Construction, Inc. on behalf of Natasha Ivanov of 714 Ocean Drive, Juno Beach, FL 33408

Re: 714 & 716 Ocean Drive

Please find a revised set of plans with a list of changes to plans:

- Footprint Changes:
 - o Front door wall moved out 4'6".
 - o South Side yard: Cabana bath, storage and outdoor shower moved to the rear (East) of the property to be more accessible from the pool area.
 - o Front gate/Front door entry: added columns at front door covered entry to make look more mediterranean/coastal and inclusive, but removed the tiny roof over the gate that looked a bit heavy.
- Page E:
 - o Changed the shading colors to differentiate between new and old better.
 - o Site plan on page E updated with actual hardscape.
 - o Updated tables for square footages and percentages on page E based on the minor structure changes listed above footprint changes.
 - o Overall square footage went up by 73sqft.
 - o Footprint went up from 125sqft.
- Window and Doors updated to be bronze frame color, and dividers removed to notate actual sizes possible from window and door manufacturer.
- Page CV, G and H:
 - o Landscaping update on the renderings (Cover Page, and Page G and H) to the actual landscape plan, as close as possible with limitations of the computer programming. The heights and palm leave spreads are not entirely accurate, and selection of shrubs, but it shows a closer representation to the general idea.
 - o Renderings on page G show actual photos from the neighboring homes to show more accurately, as well as an overhead that shows the new to the old very well.
- Landscape/Hardscape plan:
 - o Reworked the front entry area to accommodate the new architectural front entry with steps and planters.
 - o Adjusted some minor landscaping plantings, keeping the 50% native requirement.

18683 SE ST. AUGUSTINE WAY, TEQUESTA FL 33469
561.603.0232



- Turf area at driveway adjusted to a square.
- The rear isolated patio between palms was brought into the deck area and the deck on the north side was made smaller, also allowing the walkway to the beach to be included and smaller.
- South side yard adjusted due to the architectural changes (cabana bath, storage, etc.).
- Project Narrative Changes:
 - The square footages and data tables have been updated
 - The exterior finishes have been updated (Roof, window frame color, fire bowl specs, proposed rear turtle lights, front elevation lighting, etc.)

The following is a list of documents being submitted (10 copies needed):

Large Plans:

- Plans
- Landscape/Hardscape plans
- Drainage Plan
- Survey- Existing and proposed new
- Replat combining the 2 lots
- Proposed new Master Site Plan for 700 Ocean Subdivision

Letter Sized Paper:

- 700 Ocean HOA Amendment
- Warranty Deed 714 Ocean Drive
- Warranty Deed 716 Ocean Drive
- Letter stating that both properties are being put into the same LLC Name
- ET Thomas Construction Representing Ivanov Letter Signed
- Subdivision Overview
- Project Narrative

Not included (not sure if this is needed):

- Application signed by the President of the HOA

Please contact me with any questions, concerns or additional requests.

Thank you,

Leslie Thomas
 561.603.0232
Leslie@ETThomasConstruction.com

18683 SE ST. AUGUSTINE WAY, TEQUESTA FL 33469
 561.603.0232

To: Town of Juno Beach Planning and Zoning Department

**Re: Request to Amend the Site Plan for 700 Ocean Drive Subdivision
714 & 716 Ocean Drive**

Discussion:

The owner of 714 and 716 Ocean Drive would like to combine the two lots, changing the 700 Ocean Drive subdivision from 10 single family homes sites to 9 single family home sites. After which, the owner would like to demolish both homes and construct one new home on both properties within the same zero lot line standards, having the home abutting the North lot line with a 10' easement on the south side.

Attachments to submittal:

1. Application for Development and Site Plan Review
2. Architectural plans with Site plan, elevations and renderings
3. Landscape/Hardscape plans
4. Drainage Plan
5. Survey with existing homes and separate lots, and proposed home with combined lot.

Site Plan Criteria

1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use.
 - a. Yes, the new plan complies with the comprehensive plan.
2. Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets.
 - a. Yes, there are no changes and the new plan keeps the existing pedestrian and vehicular traffic system in the same means.
3. Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection.
 - a. Yes, there are no changes to this, so it does not apply.
4. Complies with provisions of Chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities.
 - a. Yes, the drainage is outlined in the attached drainage plan. The sanitary sewer and potable water will remain in the existing location for 714 and will service the one residence and remove 716 utilities.
5. Is planned in accordance with natural characteristics of the land, including but not limited to, slope, elevation, drainage pavers (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features.
 - a. Yes, we are planning on keeping the existing elevations. The elevations, drainage and landscaping can be found on the survey, drainage plan and landscape/hardscape plan.
6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance.
 - a. Yes, please see the landscape/hardscape plan. Nothing east of the existing retaining wall is being touched (old CCCL), and will remain as is and protected during construction.
7. Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection.

- a. Does not apply.
- 8. Complies with all sections of this chapter.
 - a. Yes.

Old CCL:

Per Section 34-1123 the code states that “all reference to the Coastal Construction Control Line (CCCL) refer to that line which was established in 1979 and do not pertain to the revised line, established in August 1997.” The proposed residence does not change and/or disturb anything east of the original CCCL. Everything proposed is west of the original CCCL.

The only structures within the 50’ setback west of the CCCL currently are the pool and fireplace. The proposed new residence will also have a pool, and fireplace, as well as two firebowls and a fire pit, within the 50’ setback of the CCCL.

Appearance Review Criteria

1. **Style:** The style of the proposed home is keeping with the Old Florida style that consists of the Key West Cracker Coastal and Mediterranean Vernacular. The subdivision is more of the Mediterranean style, as per the original construction in the 1990s. Within the last 10 years, homes have been updating in the neighborhood to transform the style into a mixture of both Mediterranean and Key West Cracker Coastal, such as 704 Ocean Drive (pictures below). This new construction at 714-716 Ocean Drive will mimic this style and combine Mediterranean and Key West Cracker Coastal. The construction of this home will be concrete masonry block and smooth stucco. The roof construction will be simple pitched roof trusses with a barrel pink-reddish concrete tile to match the roofs of the existing 700 Ocean Drive residences in the community. The body will be a similar light crème color as 704 Ocean Drive.

The elevations consist of some Florida Vernacular design elements such as the large lantern lights, large patio spaces, balconies, lush landscaping, and louvered/paneled garage doors just as 704 Ocean Drive did to update the home around 2017. The rear will feature an abundance of glass to capture the ocean view and feeling of outdoor living.

Please see picture to the right of 704 Ocean Drive, as the inspiration for the new home.



2. **Harmony:**

The proposed home to replace 714 & 716 Ocean Drive will relate directly to the other 8 homes in the 700 Ocean Drive subdivision. All homes maintain a 20' front setback with a 10' side setback. The existing building elevation from sea level will remain the same, exceeding the requirements of FEMA + 10" by about 10 feet. We will keep the properties, garages, and main finish floor level at the same height as the existing homes. This will also allow us to maintain the max height of the structure to relate to the other 8 homes in the community, not just in design, but also in how they are perceived from the street.

We have employed design elements in the building to make this double lot home harmonious with the single lot homes on either side. In the design process, we have decided to use the existing homes garages and courtyard layouts to make the perception of the house from the street as being two separate homes. In the proposed scheme, the new residence will have two separate 2-car garages (facing different directions), and two separate courtyard entrances, with slightly different design



716 Ocean and 714 Ocean Existing



New Proposed

elements to give the effect of two separate homes. One of the main elements of this redesign is to remain in harmony with the homes around it that sit on 0.4 acre lots compared to the new 0.8 acre lot of the proposed home. The proposed design of the front elevation to emphasize an imaginary demising wall and a division in the front elevation was a key factor in approval from the subdivision 700 Ocean Drive HOA. The new proposed home will still maintain a zero lot line application, in which the home is abutting the north lot line and maintains the 10' south easement, as the homes in the subdivision.

The materials of this home, as previously stated, will be similar to that of 704 Ocean Dr. in the 700 Ocean sub-division. The existing homes are more Mediterranean in style than the new residence which will make the switch to Florida Coastal "Cracker" style. Wood look front doors, garage doors, and courtyard gates will be utilized to soften the concrete and stucco construction. The lantern style coach lighting with ample outdoor patio space will also enhance the Florida Vernacular. Stucco window and door surrounds will also be employed to create meaningful detail to support the Florida Vernacular look and stay away from the common basic and clean line aspects of modern design.

The homes located at 700 Ocean Drive Subdivision all are on lots similar to the .4 acre size. The homes range from 4700sqft- 8000sqft, with a majority around 8,000 sqft. The new lot will be roughly .8 acres. In proportion to the lot size and homes currently, the home should be between 9,400- 16,000 square feet. The new proposed home is 14,738 sqft. Even though the home size is larger, if the 716 home were to remodeled to become an 8,000 sqft. home, the two lots would have about 16,000 sqft total (current proposed at 14,738 sqft.) Therefore, the proposed, 14,738 sqft home on the 38,328 sqft lot, is in proportion to the other homes. However, to keep the Bulk/Mass/Scale in visible proportion to the other homes in the neighborhood, the design of the new home is structured in a way to create the illusion of two separate homes, with two driveways, two entrance courtyards, two separate (different direction) garages. The idea is to keep the similar look from the street to maintain the appearance consistent to the current homes in relation to the size, scale and bulk of the home, which helps create the harmony within the community. In addition to this, the footprint of the under air and garages of the existing homes are 3,774 sqft (714 Ocean) and 3,378 sqft (716 Ocean), combined that is 7,152 sqft. The new proposed structure’s footprint is 7,196 sqft. The new footprint of the proposed home is slightly less than the existing footprint. This is also attributed to the fact that the coastal construction line is now further West, which we have abided by in the new design plans.

Comparison Table of neighboring properties in relation to the subject property.

<u>Address</u>	<u>Year Built</u>	<u>Roof Structure</u>	<u>Roof Coverage</u>	<u>Total Sq. Ft.</u>	<u>Under Air Sq. Ft.</u>	<u>Lot Size Sq. Ft.</u>	<u>Story</u>	<u>Footprint sq.ft.</u>	<u>Notes</u>
714 Ocean (existing)	1994	Wood Truss	Concrete Barrel Tile	7,987	6,055	19,432	2	3,774	
716 Ocean (existing)	1993	Wood Truss	Concrete Barrel Tile	4,767	3,240	18,896,	2	3,378	
								7,152 total footprint of both existing homes	
New Proposed combined 714 and 716	2024	Wood Truss	Concrete Barrel Tile	14,738 *Includes all areas int and ext under roof	11,955	38,328	2	7,196	Smaller/similar footprint to existing homes combined
Neighboring Homes:									
712	1993	Wood Truss	Concrete Barrel Tile	7,945	6,152	19,959	2	Not known	South homesite next to new residence
718	1995	Wood Truss	Concrete Barrel Tile	7,603	6,382	18,347	2	Not known	North homesite next to new residence

3. Modern Operations: The residences stairwell will become an architectural element. It is to be clad in similar windows as the rest of the front elevation. It will also have an entablature detail with wood look (completed out of stucco for quality and longevity), and out lookers to tie it back into the Key West Cracker style. In-keeping with all other 8 homes in the community, it too will have an atrium glass skylight to allow light into the stairwell. The elevator shaft will be hidden inside of the residence with no visible shaft from the exterior.
4. Accessory structures: Any accessory features, such as light fixtures will comply with the FDEP and will be a similar design as the neighboring single family homes, especially 704 Ocean Drive. The pool, fireplace and outdoor bbq areas will as well be similar design as existing and as the neighboring single family homes.
5. Buildings over 40 feet in height: Does not apply. The max building height will remain similar to the structures on either side at 30' above finish floor level.
6. Mechanical Equipment: All mechanical equipment (AC and pool equipment) will be located on the south side of the property in the 10' utility easement setback provided. It will be screened with a site wall for protection from the ocean salt air, and landscaping. It is completely out of view from any neighbors. Please note that this is the existing location, and is the same location as the other homes in the community.
7. Towns Appearance standards: Complies with the towns appearance standards.

Proposed Home Finishes:

Paint:

- Body and trim color - White Dove or Similar



Roofing Material: Barrel Style Concrete Roof Tile - Barcelona Barrel style- Canyon Blend Color or similar to existing homes in the subdivision (pictures of existing homes below)

Chestnut Burnt
(with black antiquing)

or Espresso Blend
(no antiquing)



Barcelona 900 – Espresso Blend



Picture of the Espresso Blend Roof tile installed

Key West Out lookers - same color as body of house: Style similar as pictures below:



Railing:

Front gate and balcony railing: Southern most entry and balcony- Key West Style railing



Rear balcony railings: Glass panel railing to obtain unobstructed views to the ocean.



Gate Doors: Northern most courtyard louvered gate doors (similar to existing home 716 gate doorway) and picture of doors below.



Garage Doors: Coastal Wood Shutter Look



Windows and Doors: Bronze aluminum impact glass- turtle glass

Front Driveway Pavers: Same as common area paving material



Rear pool deck: marble/porcelain impermeable material. It will be very similar to something such as the same travertine tumbled stone, or the same shell stone (Idea pictures below).



Landscaping: Proposed landscaping plan per the attached plan.

- Grass in the rear to be real Azoyza grass, not synthetic.

Front Sconce Lighting:



Rear Lighting: All to be per the proper codes for Turtle restrictions. This is the proposed sconce to be used:

Matira Turtle Friendly Outdoor Wall Sconce
SPEC # ACC1148949



Fire Bowls: At either side of the pool



Pictures of existing homes for comparison purposes in the Subdivision (additional pictures included in architectural plans):



Subdivision Common Sidewalk – Travertine tumbled marble



700 Ocean Drive Subdivision

Located on Ocean Drive

Closest cross street is N Lyra Circle and Ocean Drive



Date: 4/15/2024

To: Town of Juno Beach Planning and Zoning Department

From: ET Thomas Construction, Inc. on behalf of Natasha Ivanov of 714 Ocean Drive, Juno Beach, FL 33408

Re: Owners of 714 and 714 Ocean Drive, Juno Beach, FL 33408

To Whom it May Concern:

This letter is to notify that the both properties 714 and 716 Ocean Drive are owned by the same family, however in different LLC names. The owners are in the process of getting both properties listed under the same LLC in preparation for merging the titles of both properties.

The owner of 714 Ocean Drive is currently Luxury Homes of the Palm Beaches, LLC.

The owner of 716 Ocean Drive is currently Junonest LLC.

The owner/inhabitant is Natasha and Boris Ivanov. They are in the process of changing 714 Ocean Drive to be Junonest, LLC. Both properties will be in this name in preparation for the unity of title.

Sincerely,

Leslie Thomas

Vice President
ET Thomas Construction, Inc.

18683 SE ST. AUGUSTINE WAY, TEQUESTA FL 33469
561.603.0232



APRIL 4,, 2024

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

RE: 700 Ocean Drive- Combination of two single family home sites 714 and 716 Ocean Drive

To Whom it may Concern:

This letter certifies that Leslie Thomas Beals, and Eileen Thomas Weaver, of ET Thomas Construction, Inc. are authorized to speak and attend meetings on behalf of the follow entities:

714 and 716 Ocean Drive, owners Luxury Homes of the Palm Beaches LLC and JunoNest LLC, Natasha and Boris Ivanov

I, Natasha Ivanov, approve Leslie Thomas Beals, and Eileen Thomas Weaver, of ET Thomas Construction, Inc. are authorized to speak and attend meetings on behalf of myself for both Luxury Homes of the Palm Beaches LLC and JunoNest LLC regarding the properties located at 714 and 716 Ocean Drive, Juno Beach, FL 33408.

4/4/2024

Natasha Ivanov
Luxury Homes of the Palm Beach's LLC and JunoNest LLC

Date



CFN 20100021252
OR BK 23648 PG 0725
RECORDED 01/19/2010 13:11:57
Palm Beach County, Florida
AMT 4,450,000.00
Doc Stamp 31,150.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0725 - 727; (3pgs)

Prepared by and return to:
Albert J. Gamot, Jr., P.A.
2701 PGA Blvd. Suite C
Palm Beach Gardens, FL 33410
561-832-5500
File Number: 09-1645
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of January, 2010 between August B. Juliano, an unmarried man, whose post office address is 577 Godwin Avenue, Midland Park, NJ 07432 and Cape Fear Investments, LLC, a Delaware limited liability company whose post office address is Post Office Box 2937, Honolulu, HI 96802, grantor, and Luxury Homes of the Palm Beaches, LLC, a Florida Limited Liability Company whose post office address is 163 Commodore Drive, Jupiter, FL 33477, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

Lot 4, of PLAT OF 700 OCEAN DRIVE, according to the Plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach Gardens, Florida

Parcel Identification Number: 28-43-41-28-47-000-0040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

Subject to restrictions and matters appearing on the plat or otherwise common to the subdivision and unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines), provided this shall not serve to reimpose any of the foregoing.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

CFN 20230307124
OR BK 34540 PG 38
 RECORDED 9/6/2023 11:33 AM
 AMT: \$7,100,000.00
 DEED DOC \$49,700.00
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs: 38 - 39; (2pgs)

Prepared by
 Jennifer Garvin, an employee of
 First American Title Insurance Company
 13450 West Sunrise Blvd, Suite 300
 Sunrise, Florida 33323
 (954)839-2900

Return to: Grantee

File No.: 9918-110048125e

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **August 31, 2023**, between

Michael A. Vlasic and Paul A. Vlasic, individually and as Successor Co-Trustees of the Robert J. Vlasic Revocable Living Trust dated March 16, 1971, as amended

whose mailing address is: 38710 Woodward Avenue, Ste 100, Bloomfield Hills, MI 48304,
 party of the first part, and

Junonest, LLC, a Florida limited liability company

whose mailing address is: 716 OCEAN DRIVE , JUNO BEACH, FL 33408-1911
 party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **PALM BEACH** County, **Florida**, to-wit:

Lot 3, 700 OCEAN DRIVE, according to the Plat thereof, as recorded in Plat Book 62, Page 161, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **28-43-41-28-47-000-0030**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

TRUSTEE(S), Michael A. Vlasic & Paul A. Vlasic, has/have full power to sell, transfer, mortgage said real estate.

Grantors hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantors as Trustees in their fiduciary capacity only.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anyway appertaining to that real property.

Page 1 of 2
 9918 - 110048125e

Prepared by and return to:
Richard D. Percic, Esquire
JECK, HARRIS, RAYNOR & JONES, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
Telephone: (561) 746-1002

**CERTIFICATE OF SECOND AMENDMENT
TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND
RESTRICTIONS FOR 700 OCEAN DRIVE**

WE HEREBY CERTIFY that:

1. The undersigned are currently the duly elected President and Secretary of 700 OCEAN DRIVE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

2. The Amendments attached to this Certificate as *Exhibit "A"* (the "Amendments") were duly adopted pursuant to the terms of Article XV, Section 15.7, of the Second Amended and Restated Declaration of Covenants and Restrictions for 700 Ocean Drive, attached to that Certificate Regarding Approval of Second Amended and Restated Declaration of Covenants and Restrictions for 700 Ocean Drive, Second Amended and Restated Articles of Incorporation of 700 Ocean Drive Homeowners' Association, Inc., and Second Amended and Restated Bylaws of 700 Ocean Drive Homeowners' Association, Inc., recorded March 23, 2017, in Official Records Book 28968, Page 1100, as amended by that Certificate of First Amendment to Second Amended and Restated Declaration of Covenants and Restrictions for 700 Ocean Drive recorded March 23, 2022, in Official Records Book 33407, Page 542, both of the Public Records of Palm Beach County, Florida, by: (a) a majority vote of the Board of Directors at a Board of Directors meeting held on December 14, 2023; and (b) Written Consents of a majority of the Members of the Association.

DATED this 27th day of December, 2023

700 OCEAN DRIVE HOMEOWNERS'
ASSOCIATION, INC., a Florida corporation
not for profit

By: [Signature]
Stephen Montgomery, President

By: [Signature]
Darla McLeod, Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing Certificate was acknowledged before me by means of physical presence or online notarization, this 26th day of December, 2023, by Stephen Montgomery, as President, and Darla McLeod, as Secretary, of 700 OCEAN DRIVE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit. Stephen Montgomery and Darla McLeod are personally known to me or produced driver's licenses as identification.

[SEAL]



[Signature]
Notary Public - State of Florida
Printed Name: Joyce Moreau
My Commission Expires: 08/28/24

Exhibit "A"
**SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS OF 700 OCEAN DRIVE**

The following rules of construction shall apply to this Second Amendment to the Second Amended and Restated Declaration of Covenants and Restrictions of 700 Ocean Drive (the "Second Amended Declaration"):

- A. Words in text which are ~~stricken~~ indicate deletions from the existing text.
- B. Words in the text which are underlined (other than existing headings, which were already underlined in the text) indicate additions to the existing text.
- C. Capitalized terms set forth below if not defined below are defined in the Second Amended Declaration.

1. **Article VIII, Section 8.2, of the Second Amended Declaration is amended as follows:**

8.2 Architectural Review Restrictions. No additions, installations, changes, alterations, removals or change in exterior paint color may be made to or from any Dwelling, Lot or other improvement located on a Lot or any demolitions of existing Dwellings, Zero-Lot Line Walls or other structures, unless and until the plans, specifications and location of the same and the exterior paint color shall be evaluated by the ARB as to harmony of external design and location in relation to surrounding structures, the properly lines and topography. Notwithstanding the provisions set forth above, it is the intent of the Association that no Zero-Lot Line Wall shall ~~ever~~ be demolished by an Owner and that the provisions regarding approval by the ARB shall only be applicable upon either of the following events: (a) the damage or destruction of a Zero-Lot Line Wall as a result of a casualty event or act of war; or (b) the combination of two (2) adjacent Lots for the construction of one (1) residence on the conjoined Lots, in which event, the requirement of a Zero-Lot Line Wall is eliminated along the common property line of the conjoined Lots. The architectural review restrictions shall apply to all such additions, installations, changes or alterations, including, but not limited to the following: exterior paint color; signs; exterior lighting; mailboxes; awnings; storm shutters; gas tanks; gas cylinders; landscaping; plantings; exterior painting or staining; fences; walls; Zero-Lot Line Walls; swimming pools; Jacuzzis or hot tubs; tennis courts; barbecues; screen enclosures; beach cabanas; sewers; drains; disposal systems; and landscape devices or objects (collectively, "Modifications").

2. **Article VIII, Section 8.3, of the Second Amended Declaration is amended as follows:**

8.3 Architectural Review Restrictions Applicable to Zero-Lot Line Walls. No Zero-Lot Line Wall shall, ~~at any time,~~ be demolished or moved from its existing location, unless: (a) the Zero-Lot Line Wall is damaged or destroyed by a casualty event or act of war, in which event, the Zero-Lot Line Wall shall be reconstructed in the same configuration and location as the original Zero-Lot Line Wall; or (b) the Zero-Lot Line Wall located between two (2) adjacent Lots is demolished as a result of the combination of two (2) conjoined Lots for the construction of one (1) residence. Such demolition and reconstruction must first be approved and reviewed by the ARB. With regard to a Zero-Lot Line Wall damaged or destroyed by a casualty event or act of war, and the location of the reconstructed Zero-Lot Line Wall must be confirmed to be located in exactly the same location as the original Zero-Lot Line Wall by a boundary survey prepared by a surveyor licensed in the State of Florida, a copy of which boundary survey must be delivered to the ARB before final approval by the ARB of the reconstructed Zero-Lot Line Wall. In the event of the construction of one (1) residence on two (2) adjacent Lots, the Zero-Lot Line Wall along the common property line of the conjoined Lots may be permanently demolished without reconstruction. An Owner may not change the color of a Zero-Lot Line Wall without the prior written approval of the ARB. Any Owner wishing to change the color of a Zero-Lot Line Wall shall make a written request to the ARB and shall provide a sample of the suggested substitute color ("Color Sample") with such written request.

The ARB will provide the Color Sample with written notice of the Owner's request to change the color of the Zero-Lot Line Wall to the adjoining Owner. If the adjoining Owner objects to the change in color of the Zero-Lot Line Wall, the adjoining Owner shall, within ten (10) days after receipt of notice and the Color Sample from the ARB, provide the ARB with such adjoining Owner's objection to the change in color. The ARB shall then decide whether the proposed color is acceptable or whether the original color must remain.

3. **Article VIII, Section 8.7, of the Second Amended Declaration is amended as follows:**

8.7 Design and Development Standards.

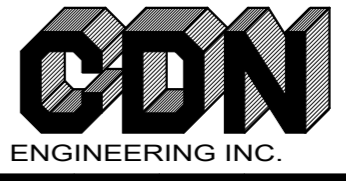
8.7.1 Establishment of Design and Development Standards by the ARB. The ARB is empowered to publish or modify from time to time design and development standards for Modifications, including but not limited to the following: (a) roof and roof design; (b) fences, walls and similar structures; (c) exterior building materials and colors; (d) exterior landscaping and ground or wall cover; (e) building setbacks, side setbacks, and related height, bulk and design criteria; and (f) walkways and sidewalks.

8.7.2 Specific Design and Development Standards. The following Design and Development Standards are promulgated by the ARB: (a) **Dwelling Footprint:** under no circumstance other than the construction of one (1) residence on two (2) adjoining Lots shall a Dwelling footprint be expanded in any direction or in any amount by an addition or by new construction from the footprint of the Dwelling first constructed on the Lot; (b) **Dwelling Height:** no Dwelling shall exceed the height of the lesser of the following: thirty-five (35) feet above ground level or two (2) stories; and **Completion Deadline for Construction:** all demolition and reconstruction ("**Demolition and Reconstruction**") or new construction ("**Construction**") approved by the ARB shall be completed within one (1) year from and after the date of issuance of the first permit applicable to the Demolition and Reconstruction or the Construction (the "**Construction Deadline**"). In the event that the Demolition and Reconstruction or the Construction cannot be completed prior to the Construction Deadline, the Owner shall make application to the ARB for an extension no less than thirty (30) days prior to the Construction Deadline, which extension shall be granted by the ARB for such period as the ARB deems appropriate upon evidence of diligent prosecution of Demolition and Reconstruction or Construction prior to the Construction Deadline and an estimate of the time to fully complete the Demolition and Reconstruction or the Construction, as applicable.



IVANOV RESIDENCE
JUNO BEACH, FL

DRAWING INDEX	
CV	COVER
A	FLOOR PLAN
B	SECOND FLOOR
C	ELEVATIONS
D	ELEVATIONS
E	SITE PLAN
F	PERSPECTIVES
G	CONTEXT RENDERS
H	RENDERS



CUSTOM RESIDENCE AT:
 714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV

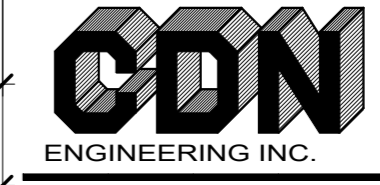
COVER

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: CV
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@aol.net - www.mccarroninc.com	of: A-H
date: 8/1324		



PROPOSED AREAS		
1ST FLOOR:		
LIVING AREA:	5,786 SQ. FT.	**TOTAL INTERIOR LIVING AREA: 11,981 SQ. FT.
714 GARAGE:	710 SQ. FT.	<i>**EXCLUDES GARAGES AND STORAGE</i>
716 GARAGE:	650 SQ. FT.	
STORAGE:	50 SQ. FT.	**TOTAL INTERIOR AREA: 13,391 SQ. FT.
COV. PATIO:	350 SQ. FT.	<i>**INCLUDES GARAGES AND STORAGE</i>
(SUMMER KITCHEN):		
COV. PATIO	676 SQ. FT.	**TOTAL BUILDING FOOTPRINT: 7,196 SQ. FT.
(2-STORY LIVING):		<i>**INCLUDES GARAGES, AND STORAGE ON GROUND FLOOR</i>
COV. ENTRY 716:	45 SQ. FT.	
COV. ENTRY 714:	20 SQ. FT.	
2ND FLOOR:		
LIVING AREA:	6,195 SQ. FT.	**TOTAL BUILDING FOOTPRINT & PATIOS: 8,287 SQ. FT.
BALCONIES:	500 SQ. FT.	<i>**INCLUDES GARAGES, STORAGE, AND COVERED AREAS ON GROUND FLOOR</i>
COVERED:	256 SQ. FT.	
UNCOVERED:	244 SQ. FT.	

FIRST FLOOR
3/16" = 1'-0"
5,786 SQ FT



CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL
For: MR. & MRS. IVANOV

FLOOR PLAN		
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431	sheet #: A
job #: 23H780	Office (561) 362-0237, www.cdneing.com P.E. #97108 CA #34513	of: A-H
date: 8/13/24	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 LOOBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com	



2ND FLOOR
 3/16" = 1'-0" 6,195 SQ FT

CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL		
For: MR. & MRS. IVANOV		
SECOND FLOOR		
plan #: 10000	CDN ENGINEERING, Inc. <small>3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431</small>	sheet #: B
job #: 23H780	<small>Office (561) 362-0237, www.cdneing.com P.E. #97108 CA #34513</small>	
date: 8/1324	McCARRON / ASSOC., Inc. <small>A.J.B.D. - F.R.D.A. 638 LOOBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@att.net - www.mccarroninc.com</small>	of: A-H



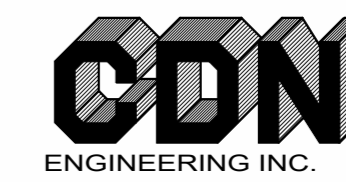
FRONT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

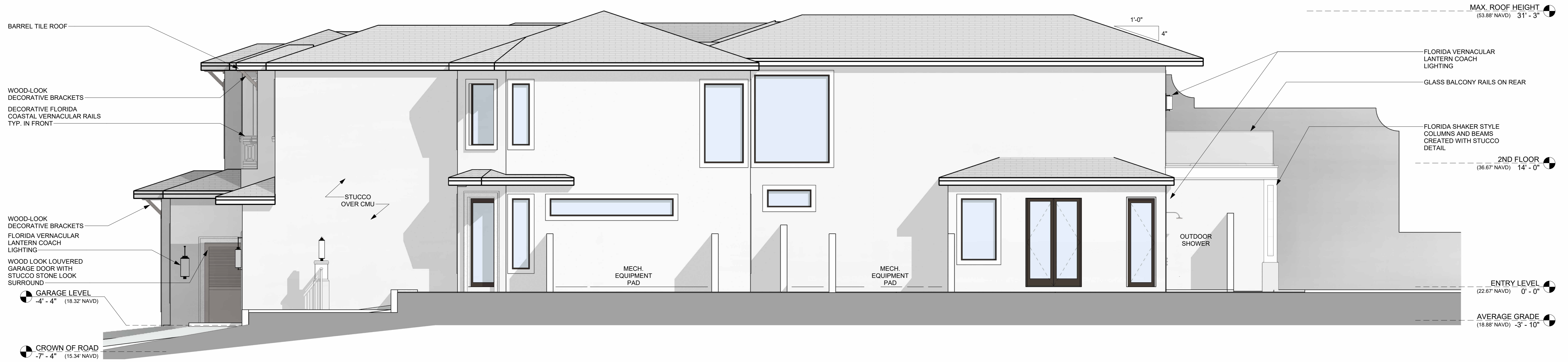
3/16" = 1'-0"



CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

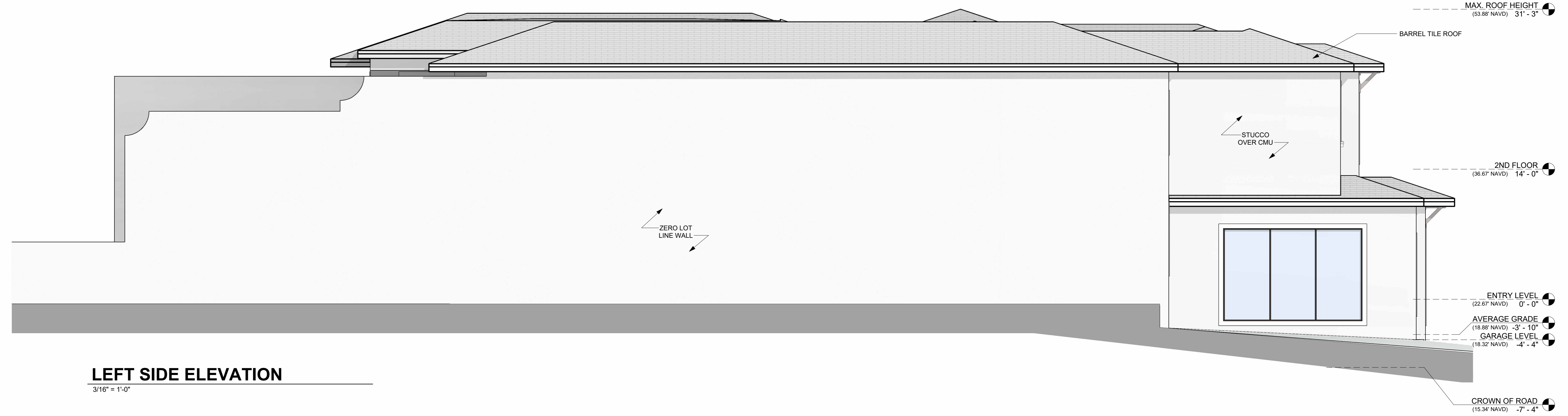
For: MR. & MRS. IVANOV
ELEVATIONS

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #97108 CA #34513	sheet #: C
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com	of: A-H
date: 8/13/24		



RIGHT SIDE ELEVATION

3/16" = 1'-0"



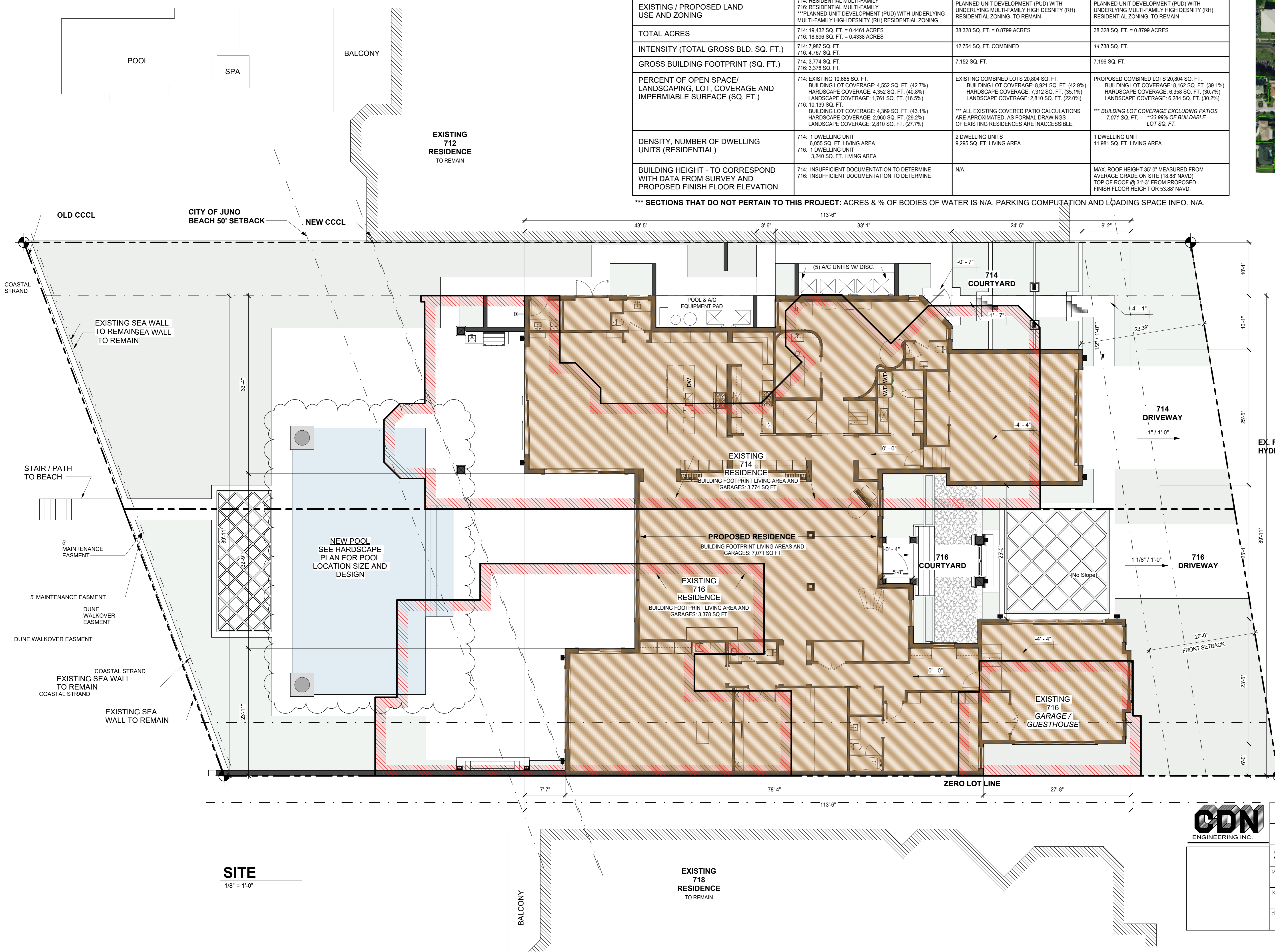
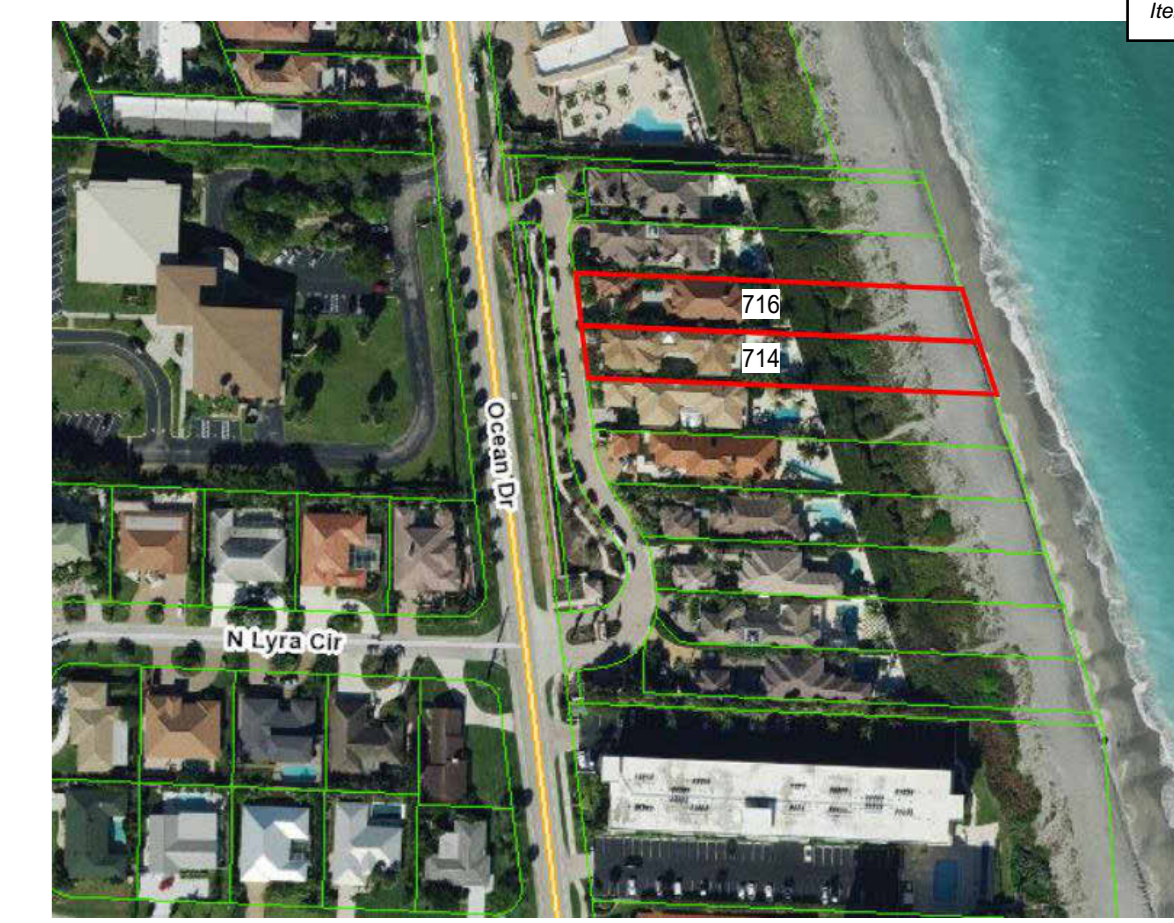
LEFT SIDE ELEVATION

3/16" = 1'-0"

CDN ENGINEERING INC.	CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL	
	For: MR. & MRS. IVANOV	
ELEVATIONS		
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: D
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. F.R.D.A. 638 LOBBY ST., BOCA RATON, FL 33487 561-997-0579 /- 561-350-4364 mccarronassoc@aol.net www.mccarroninc.com	of: A-H
date: 8/1324		

	EXISTING	EXISTING (COMBINING BOTH PROPERTIES)	PROPOSED (COMBINED PROPERTY)
EXISTING / PROPOSED LAND USE AND ZONING	714: RESIDENTIAL MULTI-FAMILY 716: RESIDENTIAL MULTI-FAMILY **PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN	PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN
TOTAL ACRES	714: 19.432 SQ. FT. = 0.4461 ACRES 716: 18,896 SQ. FT. = 0.4338 ACRES	38,328 SQ. FT. = 0.8799 ACRES	38,328 SQ. FT. = 0.8799 ACRES
INTENSITY (TOTAL GROSS BLD. SQ. FT.)	714: 7,987 SQ. FT. 716: 4,767 SQ. FT.	12,754 SQ. FT. COMBINED	14,738 SQ. FT.
GROSS BUILDING FOOTPRINT (SQ. FT.)	714: 3,774 SQ. FT. 716: 3,378 SQ. FT.	7,152 SQ. FT.	7,196 SQ. FT.
PERCENT OF OPEN SPACE/ LANDSCAPING, LOT, COVERAGE AND IMPERMIABLE SURFACE (SQ. FT.)	714: EXISTING 10,665 SQ. FT. BUILDING LOT COVERAGE: 4,552 SQ. FT. (42.7%) LANDSCAPE COVERAGE: 4,352 SQ. FT. (40.8%) 716: 10,139 SQ. FT. BUILDING LOT COVERAGE: 4,369 SQ. FT. (43.1%) LANDSCAPE COVERAGE: 2,960 SQ. FT. (29.2%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (27.7%)	EXISTING COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,921 SQ. FT. (42.9%) LANDSCAPE COVERAGE: 7,312 SQ. FT. (35.1%) LANDSCAPE COVERAGE: 2,810 SQ. FT. (22.0%)	PROPOSED COMBINED LOTS 20,804 SQ. FT. BUILDING LOT COVERAGE: 8,162 SQ. FT. (39.1%) LANDSCAPE COVERAGE: 6,358 SQ. FT. (30.7%) LANDSCAPE COVERAGE: 6,284 SQ. FT. (30.2%)
DENSITY, NUMBER OF DWELLING UNITS (RESIDENTIAL)	714: 1 DWELLING UNIT 6,065 SQ. FT. LIVING AREA 716: 1 DWELLING UNIT 3,240 SQ. FT. LIVING AREA	2 DWELLING UNITS 9,295 SQ. FT. LIVING AREA	1 DWELLING UNIT 11,981 SQ. FT. LIVING AREA
BUILDING HEIGHT - TO CORRESPOND WITH DATA FROM SURVEY AND PROPOSED FINISH FLOOR ELEVATION	714: INSUFFICIENT DOCUMENTATION TO DETERMINE 716: INSUFFICIENT DOCUMENTATION TO DETERMINE	N/A	MAX. ROOF HEIGHT 35'-0" MEASURED FROM AVERAGE GRADE ON SITE (18.88' NAVD) TOP OF ROOF @ 31'-3" FROM PROPOSED FINISH FLOOR HEIGHT OR 53.88' NAVD.

*** SECTIONS THAT DO NOT PERTAIN TO THIS PROJECT: ACRES & % OF BODIES OF WATER IS N/A. PARKING COMPUTATION AND LOADING SPACE INFO. N/A.



PROPOSED AREAS	
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714 GARAGE:	710 SQ. FT.
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COV. PATIO (2-STORY LIVING):	676 SQ. FT.
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COV. ENTRY 714:	20 SQ. FT.
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LIVING AREA:	6,195 SQ. FT.
BALCONIES:	500 SQ. FT.
COVERED:	256 SQ. FT.
UNCOVERED:	244 SQ. FT.
**TOTAL INTERIOR LIVING AREA:	11,981 SQ. FT.
**EXCLUDES GARAGES AND STORAGE	
**TOTAL INTERIOR AREA:	13,391 SQ. FT.
**INCLUDES GARAGES AND STORAGE	
**TOTAL BUILDING FOOTPRINT:	7,196 SQ. FT.
**INCLUDES GARAGES, AND STORAGE ON GROUND FLOOR	
**TOTAL BUILDING FOOTPRINT & PATIOS:	8,287 SQ. FT.
**INCLUDES GARAGES, STORAGE, AND COVERED AREAS ON GROUND FLOOR	

EXISTING PROPERTIES SQ. FT.

**LOT SQUAREFOOTAGE BASE OFF OF PALM BEACH COUNTY PROPERTY APPRAISER

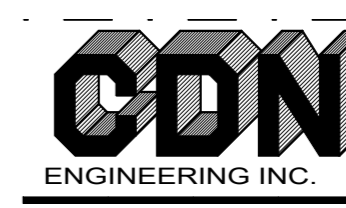
714 OCEAN DR.	
LOT SQ. FT.:	19,432 SQ. FT.
FOOTPRINT:	3,774 SQ. FT.
TOTAL SQ. FT.:	7,987 SQ. FT.
TOTAL UNDER AIR SQ. FT.:	6,055 SQ. FT.
716 OCEAN DR.	
LOT SQ. FT.:	18,896 SQ. FT.
FOOTPRINT:	3,378 SQ. FT.
TOTAL SQ. FT.:	4,767 SQ. FT.
TOTAL UNDER AIR SQ. FT.:	3,240 SQ. FT.

PROPOSED PROPERTY SQ. FT.

**LOT SQUAREFOOTAGE BASE OFF OF ATTACHED SURVEY

714 & 716 OCEAN DR.	
LOT SQ. FT.:	37,769 SQ. FT.
BUILDABLE LOT SQ. FT.:	20,804 SQ. FT.
FOOTPRINT:	7,196 SQ. FT.
**INCLUDES ALL COV PATIOS & BALC.	**34.58% OF BUILDABLE LOT SQ. FT.
TOTAL SQ. FT.:	14,738 SQ. FT.
TOTAL UNDER AIR SQ. FT.:	11,981 SQ. FT.

SITE
1/8" = 1'-0"



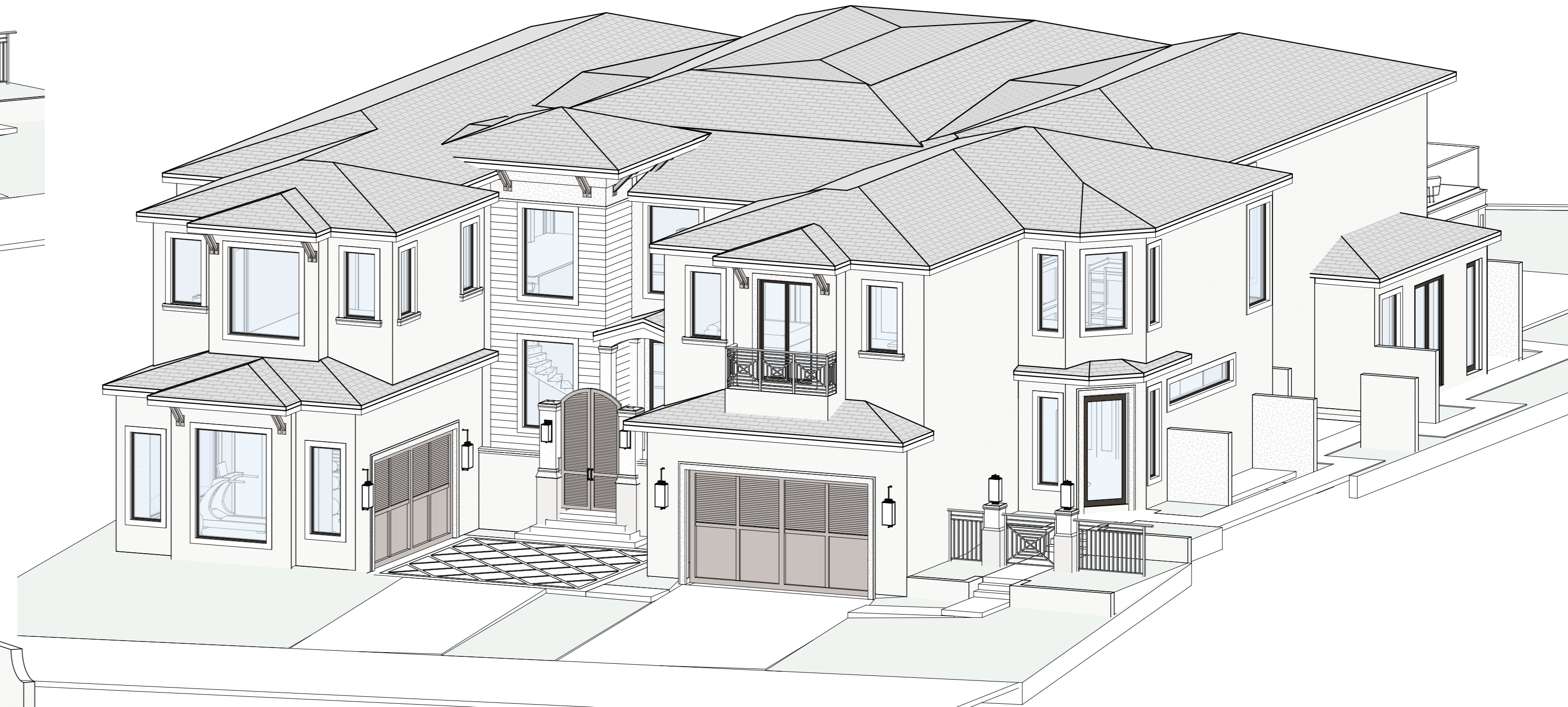
CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV
SITE PLAN

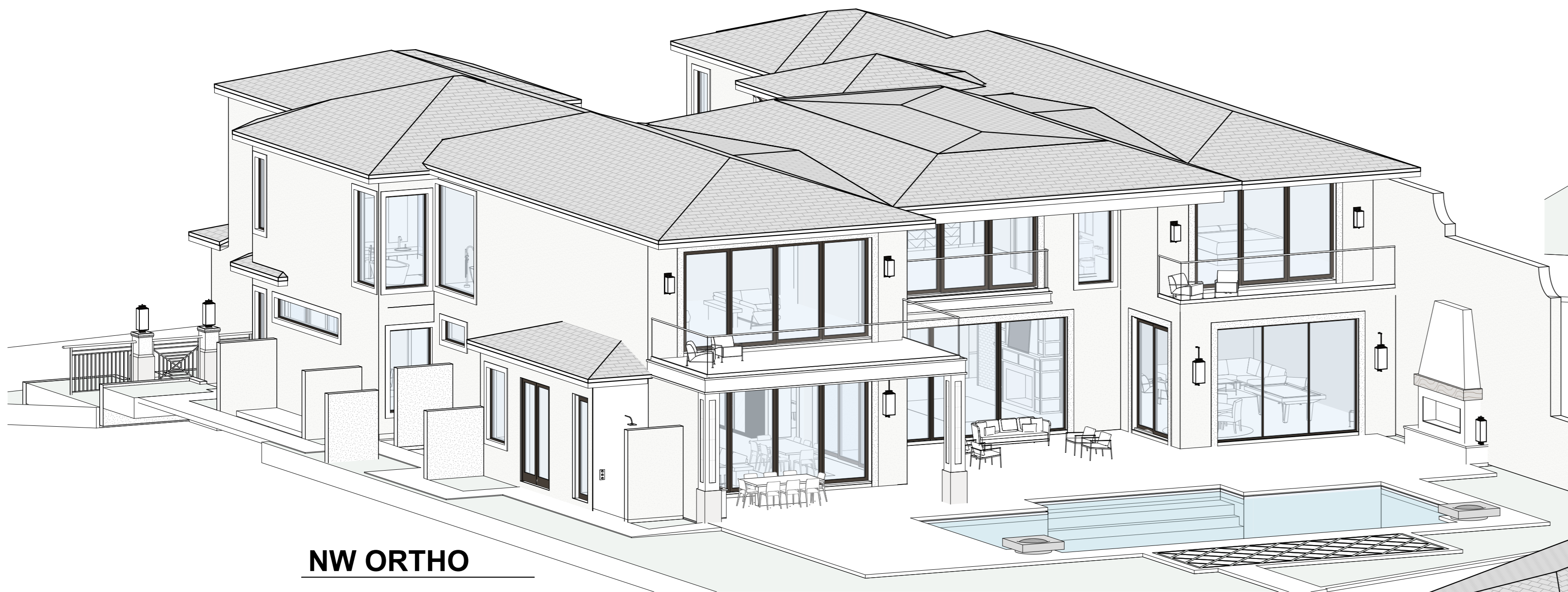
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: E
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EBBY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronassoc@aol.net - www.mccarroninc.com	of: A-H
date: 8/13/24		



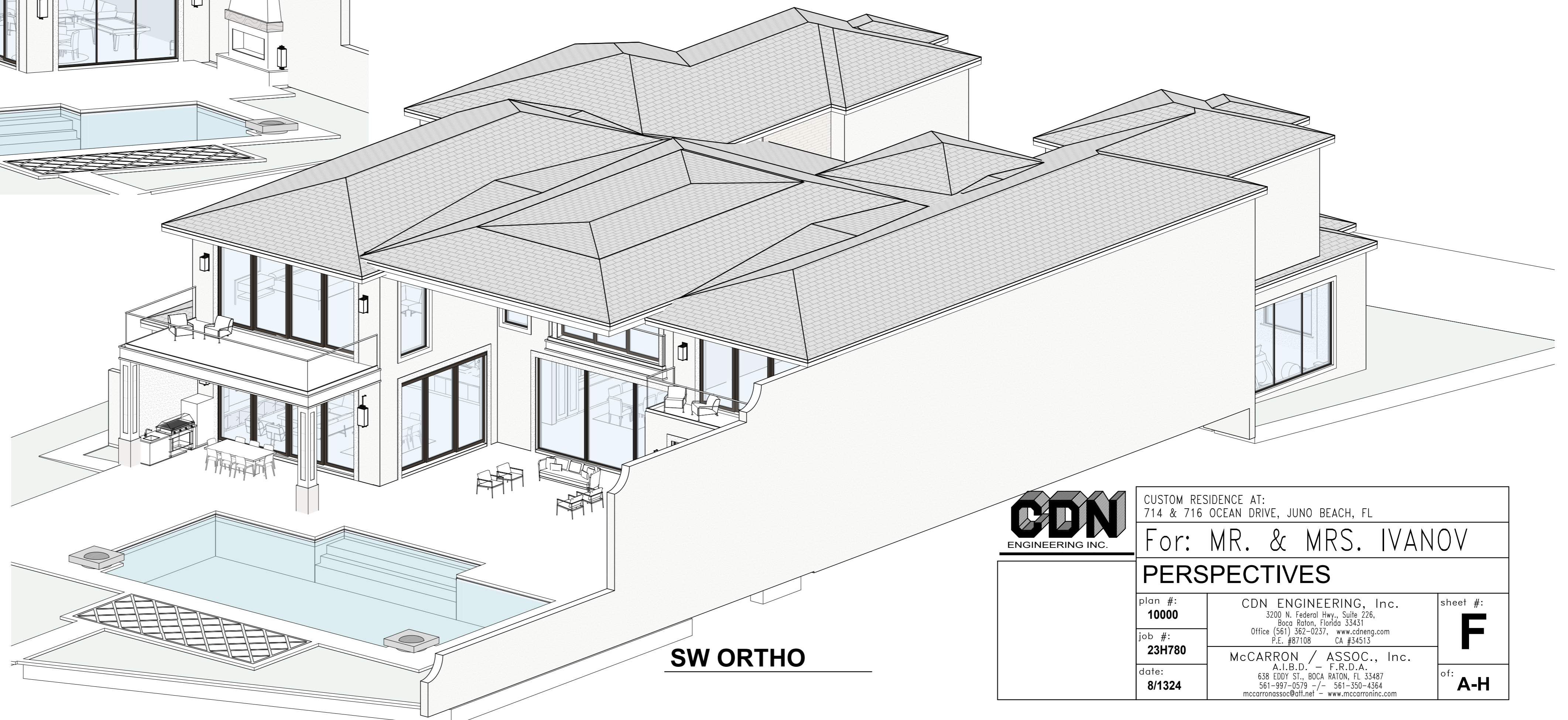
SE ORTHO



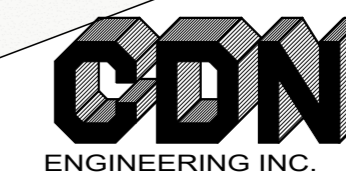
NE ORTHO



NW ORTHO



SW ORTHO



CUSTOM RESIDENCE AT:
714 & 716 OCEAN DRIVE, JUNO BEACH, FL

For: MR. & MRS. IVANOV
PERSPECTIVES

plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneinc.com P.E. #87108 CA #34513	sheet #: F
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. / F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 / 561-350-4364 mccarronasso@aol.net - www.mccarroninc.com	of: A-H
date: 8/13/24		



EXISTING FRONT



PROPOSED FRONT ***VIEW TAKEN FROM 40'-0" ABV. ROAD (A1A) HEIGHT



OVERHEAD CONTEXT



PROPOSED PEDESTRIAN VIEW FROM BEACH ***VIEW TAKEN FROM 5'-10" ABV. BEACH HEIGHT

CDN ENGINEERING INC.	CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL	
	For: MR. & MRS. IVANOV	
CONTEXT RENDERS		
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: G
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. - F.R.D.A. 638 EGGY ST., BOCA RATON, FL 33487 561-997-0579 /- 561-350-4364 mccarronassoc@att.net - www.mccarroninc.com	of: A-H
date: 8/1324		



PROPOSED 716 ENTRY



STREET ELEVATION



PROPOSED 714 ENTRY



REAR ELEVATION

CDN ENGINEERING INC.	CUSTOM RESIDENCE AT: 714 & 716 OCEAN DRIVE, JUNO BEACH, FL	
	For: MR. & MRS. IVANOV	
RENDERS		
plan #: 10000	CDN ENGINEERING, Inc. 3200 N. Federal Hwy., Suite 226, Boca Raton, Florida 33431 Office (561) 362-0237, www.cdneng.com P.E. #87108 CA #34513	sheet #: H
job #: 23H780	McCARRON / ASSOC., Inc. A.J.B.D. F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 /- 561-350-4364 mccarronasso@all.net www.mccarroninc.com	of: A-H
date: 8/13/24		

700 OCEAN DRIVE Master Site Plan

JUNO BEACH, FLORIDA

SITE DATA

TOTAL SITE AREA	5.59 ACRES
AREA EAST OF C.C.C.L.	2.16 ACRES
AREA WEST OF C.C.C.L.	3.43 ACRES
EXISTING APPROVED # UNITS	10
PROPOSED # UNITS	9

PROPOSED BUILDING DATA

50' WIDE PATIO HOME LOTS	
LOT S MAY BE SPLIT ONLY TO CREATE LARGER LOTS	
MAX. BUILDING LOT COVERAGE	50%
MIN. FLOOR AREA	2,500 S.F.

BUILDING SETBACKS

ZERO LOT SIDE	0'
OPPOSITE SIDE	10'
FRONT	20' TO EDGE OF STREET PAVEMENT
REAR (TOWN OF JUNO BEACH)	50' TO C.C.C.L. (LINE AS OF AUGUST 1988)
REAR (CURRENT)	0' TO C.C.C.L. (LINE AS OF AUGUST 1997)

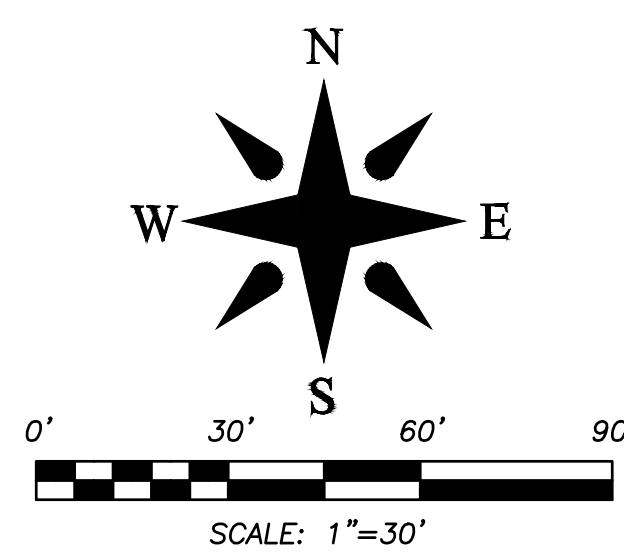
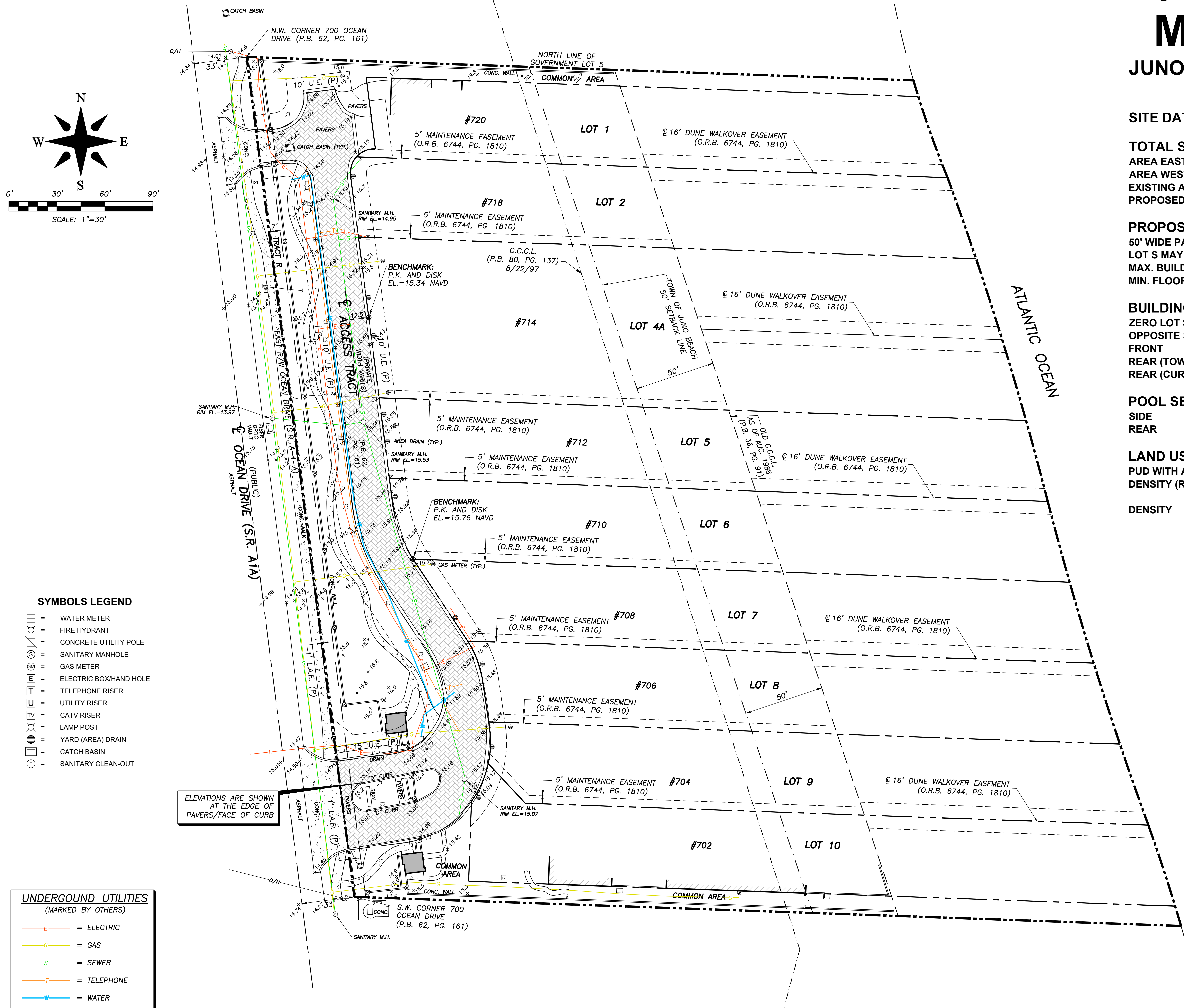
POOL SETBACKS

SIDE	5'
REAR	0' TO C.C.C.L. (LINE AS OF AUGUST 1988)

LAND USE AND ZONING

PUD WITH AN UNDERLYING ZONING DESIGNATION OF MULTI-FAMILY HIGH DENSITY (RH) RESIDENTIAL ZONING TO REMAIN.

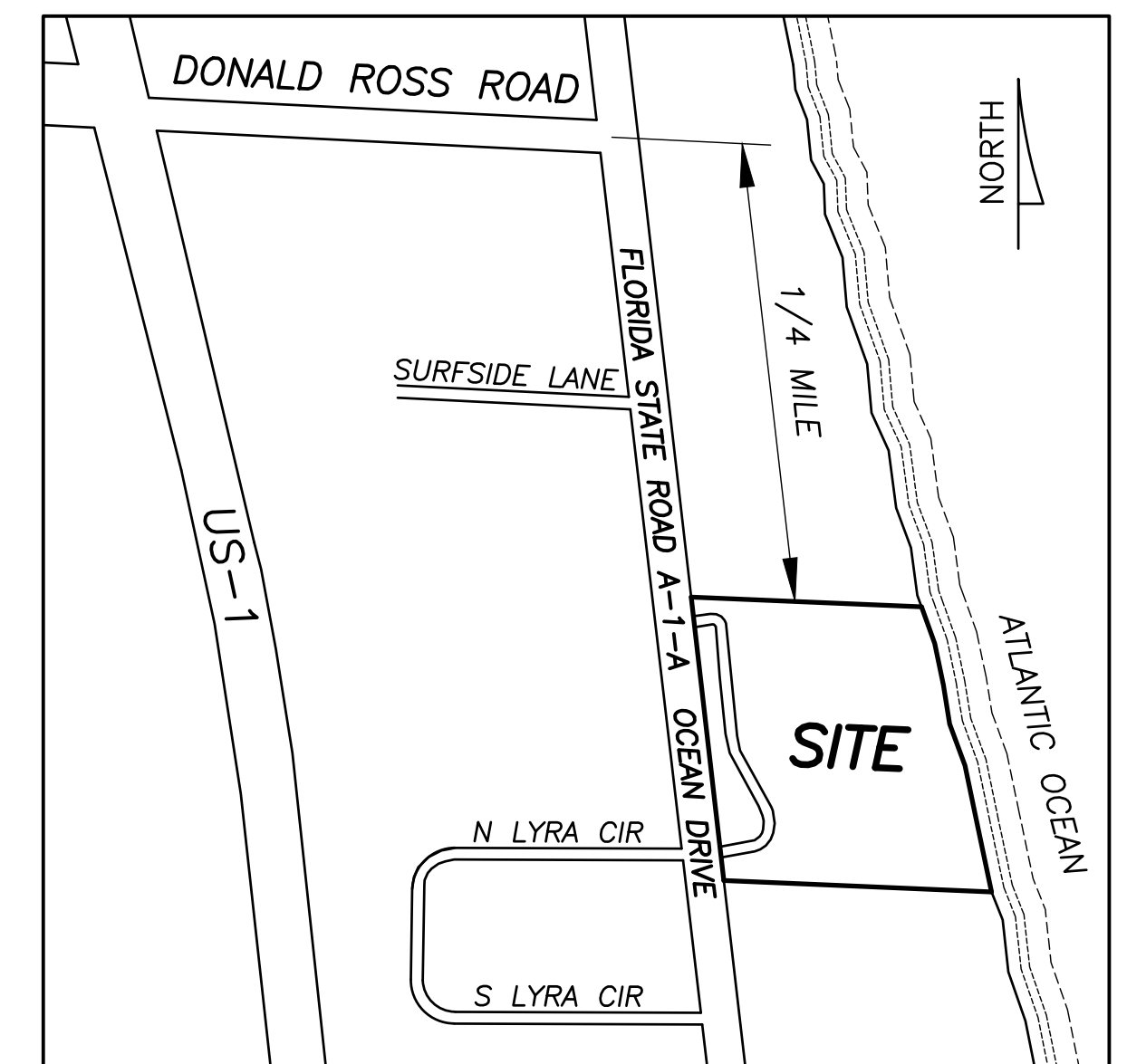
DENSITY	NUMBER OF DWELLING UNITS TO BE 9
---------	----------------------------------



- SYMBOLS LEGEND**
- [Symbol] = WATER METER
 - [Symbol] = FIRE HYDRANT
 - [Symbol] = CONCRETE UTILITY POLE
 - [Symbol] = SANITARY MANHOLE
 - [Symbol] = GAS METER
 - [Symbol] = ELECTRIC BOX/HAND HOLE
 - [Symbol] = TELEPHONE RISER
 - [Symbol] = UTILITY RISER
 - [Symbol] = CATV RISER
 - [Symbol] = LAMP POST
 - [Symbol] = YARD (AREA) DRAIN
 - [Symbol] = CATCH BASIN
 - [Symbol] = SANITARY CLEAN-OUT

- UNDERGROUND UTILITIES (MARKED BY OTHERS)**
- [Line] = ELECTRIC
 - [Line] = GAS
 - [Line] = SEWER
 - [Line] = TELEPHONE
 - [Line] = WATER

ELEVATIONS ARE SHOWN AT THE EDGE OF PAVERS/FACE OF CURB



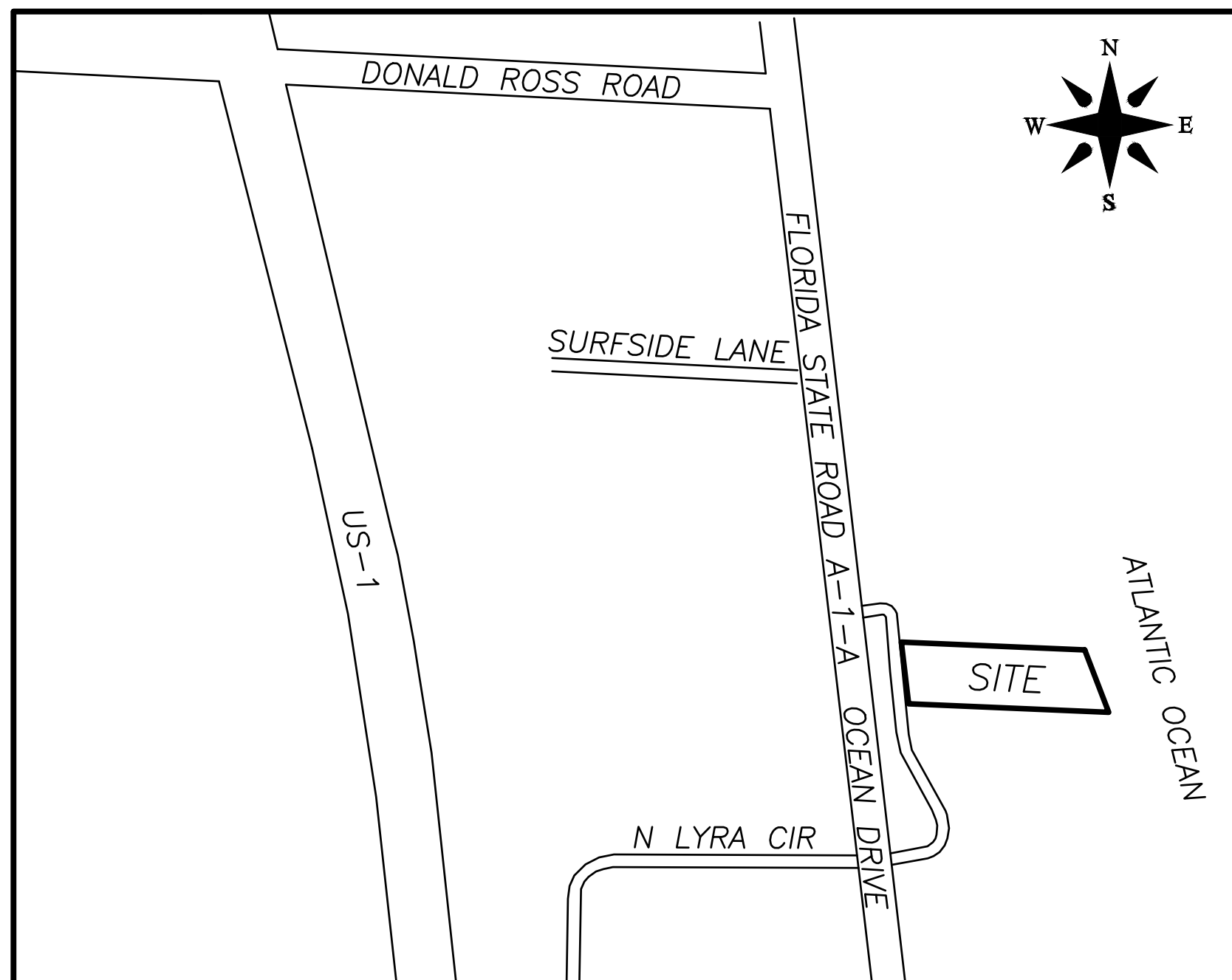
LOCATION MAP (NOT TO SCALE)

700 OCEAN DRIVE MASTER SITE PLAN

WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4566
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: L.E.	JOB No.: 90-1202.5	F.B. J98 PG. 53
OFFICE: R.C.	DATE: 08/21/21	DWG. No.: 90-1202-3
C'K'D.: R.C.	REF: 90-1202-1S.DWG	SHEET: 1 OF 1

NOTE: ELEVATIONS SHOWN HEREON ARE ON NAVD-88 DATUM.



VICINITY MAP
(NOT TO SCALE)

SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4

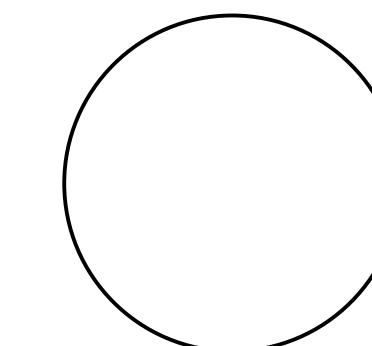
BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT
& COMPTROLLER

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4, BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 37,768 SQUARE FEET OR 0.867 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2024.

JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINTED NAME

BY: _____
NAME: NATASHA IVANOV
TITLE: MANAGER

WITNESS: _____
PRINTED NAME

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

DATED THIS _____ DAY OF _____, 2024.

ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION

TOWN OF JUNO BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUNO BEACH, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS _____ DAY OF _____, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR UNDER CONTRACT WITH THE TOWN OF JUNO BEACH, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: _____
PEGGY WHEELER, MAYOR

BY: _____
CAITLIN E. COPELAND-RODRIGUEZ, MMC

BY: _____
PAUL A. BURI, P.E., SIMMONS & WHITE, INC., TOWN CONSULTING ENGINEER

BY: _____
LEONARD G. RUBIN, ESQUIRE, TORCOVIA, DONLON, GODDEAU & RUBIN, P.A.
FLORIDA BAR NO. 861995, TOWN ATTORNEY

BY: _____
KENNETH J. BUCHANAN, PSM, LIDBERG LAND SURVEYING, INC.,
TOWN CONSULTING SURVEYOR AND MAPPER

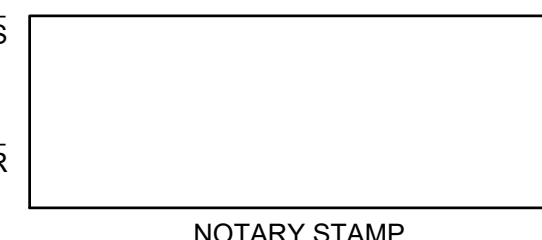
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS DAY OF _____, 2024, BY NATASHA IVANOV AS MANAGER OF JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____



SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JUNONEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2024.

ESQUIRE
FLORIDA BAR NO.: _____

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL
IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LLC SEAL	TOWN CONSULTING ENGINEER	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	TOWN OF JUNO BEACH

PLAT OF:

**SEVEN HUNDRED OCEAN DRIVE LT 3
AND SEVEN HUNDRED OCEAN DRIVE LT 4**



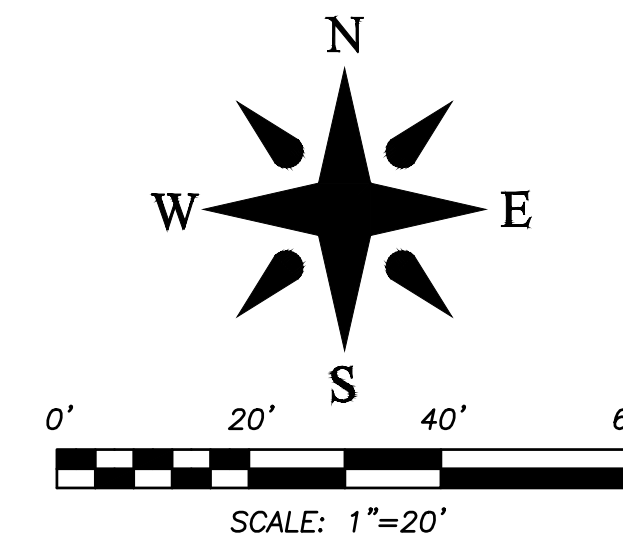
FIELD:	JOB No.: 199363	F.B.	PG.
OFFICE: S.W.	DATE: APRIL 2024	DWG. No.:	199363-5
C'K'D: R.C.	REF.: 199363.DWG	SHEET	1 OF 2

ABBREVIATIONS AND SYMBOLS

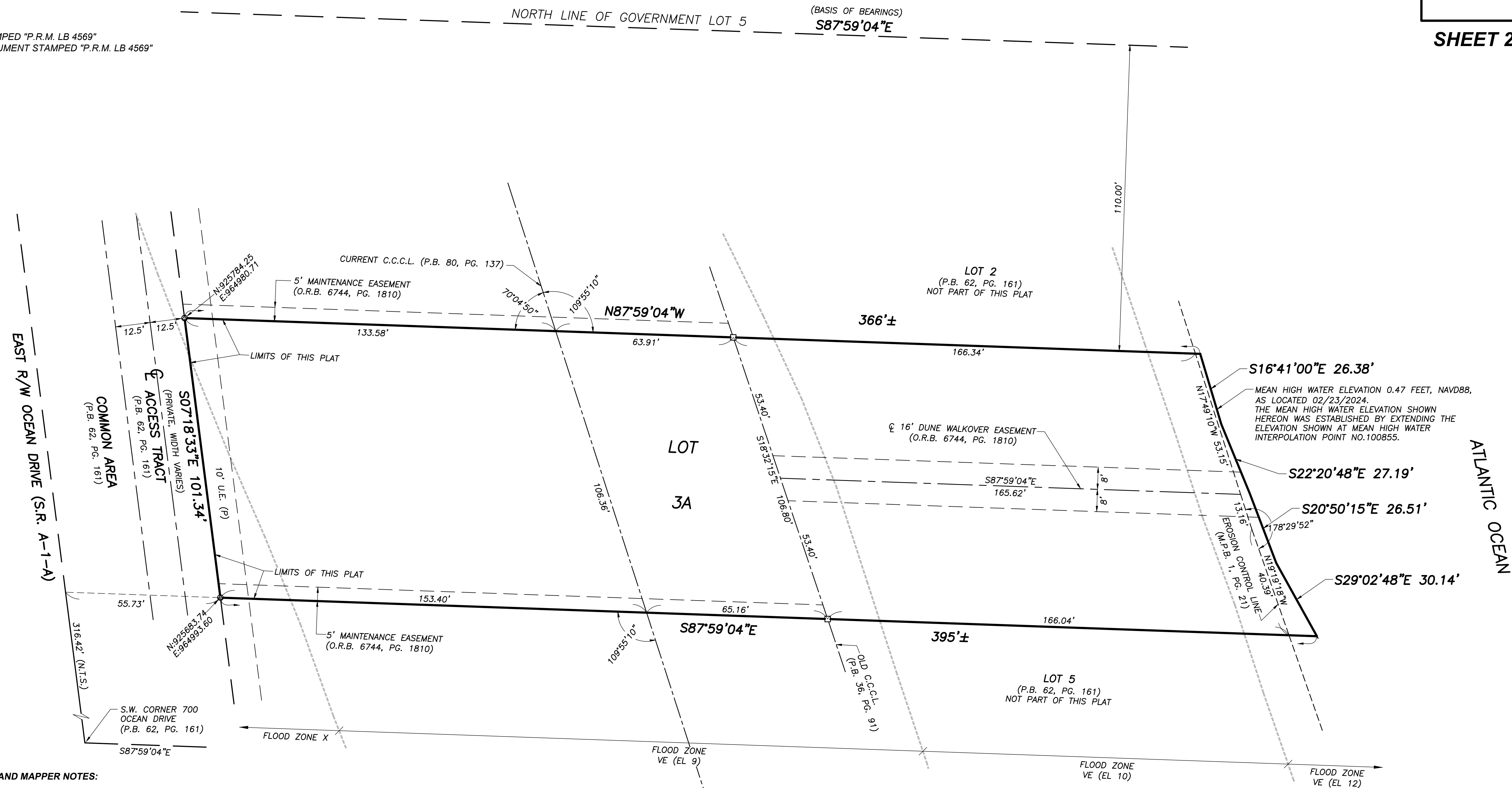
- A.K.A. = ALSO KNOWN AS
- CL = CENTERLINE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- (D) = DEED DESCRIPTION
- D.B. = DEED BOOK
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- F.K.A. = FORMERLY KNOWN AS
- FPL = FLORIDA POWER & LIGHT
- M.H.W.L. = MEAN HIGH WATER LINE
- M.P.B. = MISCELLANEOUS PLAT BOOK
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT BOOK 62, PAGE 161
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- R.P.B. = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- (S) = SURVEY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- ⊙ = SET MAG NAIL & DISK STAMPED "P.R.M. LB 4569"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4569"

SEVEN HUNDRED OCEAN DRIVE LT 3 AND SEVEN HUNDRED OCEAN DRIVE LT 4

BEING A REPLAT OF LOTS 3 AND 4, ACCORDING TO THE PLAT OF 700 OCEAN DRIVE AS RECORDED IN PLAT BOOK 62, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.



SHEET 2 OF 2



SURVEYOR AND MAPPER NOTES:

1. Bearings shown hereon are grid North (NAD 83, 1990 Adjustment) and are based on the North line of Government Lot 5 which bears South 87°59'04" East.
2. Distances shown hereon are ground. The scale factor from ground to grid is 1.00005067
3. Coordinates shown hereon are based upon Datum - NAD 83 1990 adjustment, Zone = Florida East, Linear unit = US foot, Transverse Mercator Projection.
4. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall subordinate to these with their priorities being determined by use rights granted.
5. No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable town approvals or permits as required for such encroachments.
6. Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
7. Flood Zone information based on Flood Zone Map 12099C0193F, effective date 10/5/2017.

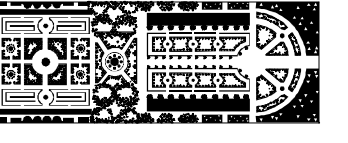
PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
 ROBERT J. CAJAL
 IN THE OFFICE OF
 WALLACE SURVEYING CORPORATION
 5553 VILLAGE BOULEVARD,
 WEST PALM BEACH, FLORIDA 33407

Notice:
 This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.



FIELD:	JOB No.: 199363	F.B.	PG.
OFFICE: S.W.	DATE: APRIL 2024	DWG. No.:	199363-5
C'K'D: R.C.	REF.: 199363.DWG	SHEET 2 OF 2	



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

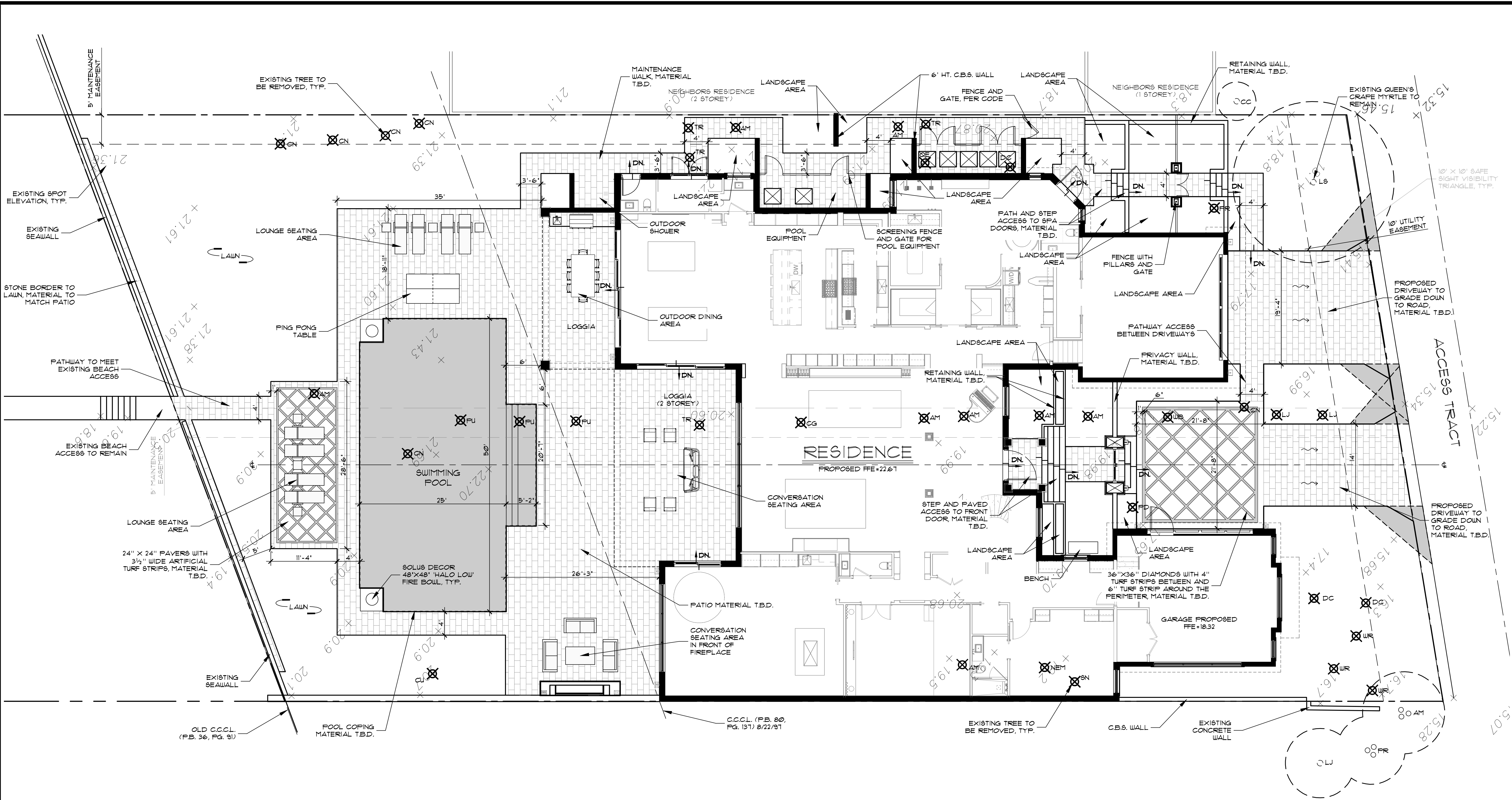
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347

IVANOV RESIDENCE
114 OCEAN DRIVE
JUNO BEACH, FLORIDA
HARDSCAPE PLAN

DATE: 2024.02.02
DRAWN BY: SJW/TB
JOB NO: 24-008
SCALE: 1/8" = 1'-0"
FILENAME: IVANOV 08

REVISIONS:
1.2024 HOA Submittal
8.2024 Town Council

SHEET:



Existing Plant Symbol Key

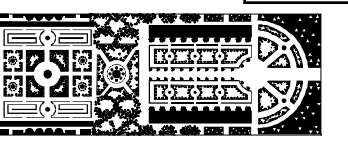
- Existing tree/palm to remain
- Existing vegetation to remain
- Existing tree/palm to be removed

Existing Plant Key

- AM = Adonia merrillii / Christmas Palm
- CC = Chamaedorea cataractarum / Cat Palm
- CG = Clusia guttifera / Small Leaf Clusia
- CN = Coccotheca nucifera / Coconut Palm
- CU = Coccoloba uvifera / Sea Grape
- DC = Dypsis cabadae / Cabada Palm
- FGI = Ficus 'Green Island' / Green Island Ficus
- LJ = Ligustrum japonicum / Glossy Privet Standard
- LS = Lagerstroemia speciosa / Queen's Craps Myrtle
- NE = Nephrolepis exaltata / Boston Fern
- NEM = Nephrolepis emarginata / Madagascar Olive
- OE = Ochrosia elliptica / Kopsia
- PD = Phoenix dactylifera 'Medjool' / Medjool Date Palm
- PM = Podocarpus macrophyllus / Yew
- FR = Phoenix roebelenii / Pygmy Date Palm
- FU = Pandanus utilis / Screw Pine
- SN = Strelitzia nicolai / White Bird of Paradise
- TR = Thrinax radiata / Florida Thatch Palm
- UNK = Unknown Plant
- UP = Uniola paniculata / Sea Oats
- WB = Wodyetia bifurcata / Foxtail Palm
- WR = Washingtonia robusta / Mexican Fan Palm
- ZM = Zamia maritima / Cardboard Plant

Lot Coverage Data

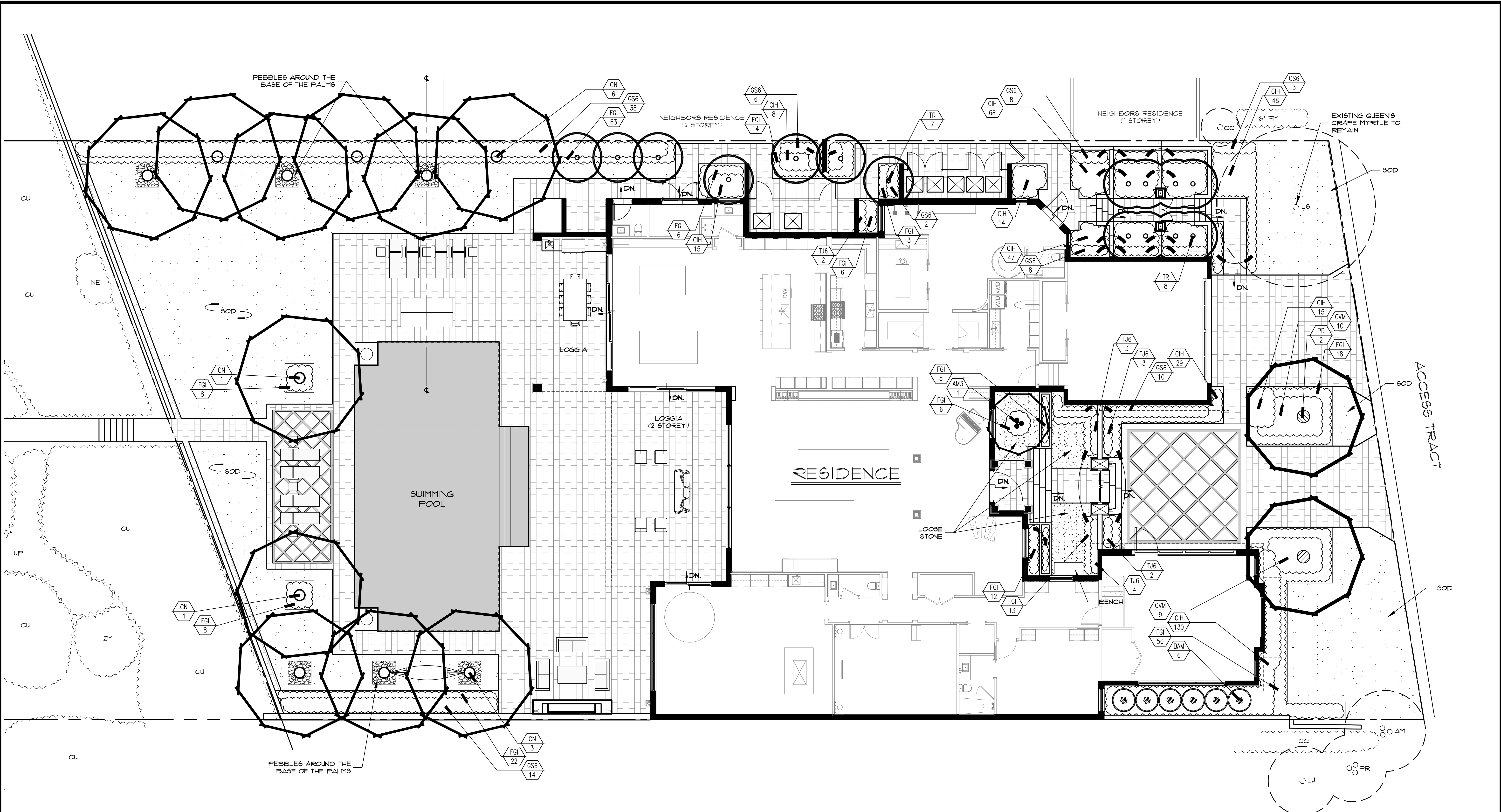
TOTAL LOT AREA: 20,804 SQ. FT.
TOTAL LANDSCAPE OPEN SPACE: 5,862 SQ. FT.
LANDSCAPE COVERAGE: 28.18% (20% MIN.)



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA0001347



Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing vegetation to remain

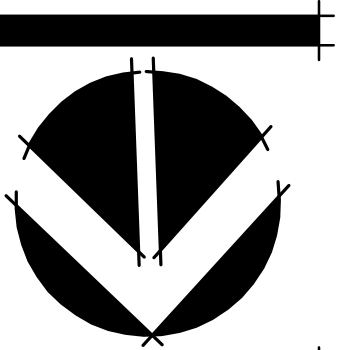
Existing Plant Key

- AM = *Adonidia merrillii* / Christmas Palm
- CC = *Chamaedorea cataractarum* / Cat Palm
- CG = *Clusia guttifera* / Small Leaf Clusia
- CU = *Coccoloba uvifera* / Sea Grape
- LJ = *Ligustrum japonicum* / Glossy Privet Standard
- LS = *Lagerstroemia speciosa* / Queen's Crape Myrtle
- NE = *Nephrolepis exaltata* / Boston Fern
- PD = *Phoenix dactyleifera* / Date Palm
- FM = *Fodocarpus macrophyllus* / Yew
- FR = *Phoenix roebelenii* / Fygm Date Palm
- UNK = Unknown Plant
- UP = *Uniola paniculata* / Sea Oats
- ZM = *Zamia maritima* / Cardboard Plant

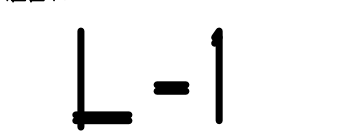
IVANOV RESIDENCE
114 OCEAN DRIVE
JUNO BEACH, FLORIDA
LANDSCAPE PLAN

DATE: 2024.02.02
DRAWN BY: SJW/TB
JOB NO.: 24-008
SCALE: 1/8" = 1'-0"
FILENAME: IVANOV 08

REVISIONS:
1. 2024 HOA Submittal
2. 2024 Town Council



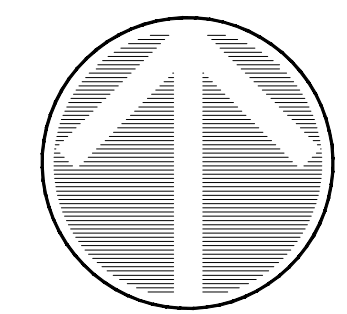
SHEET:



LEGEND

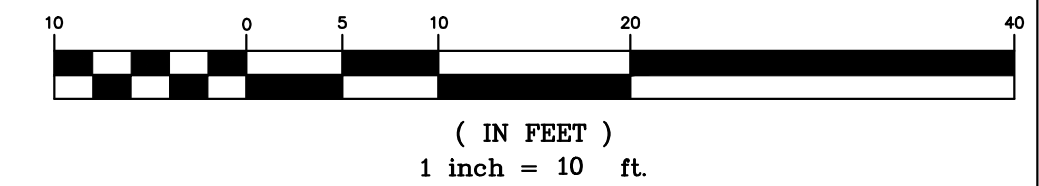
X 0.00	NAVD ELEVATION
0.00	PROPOSED ELEVATION NAVD
-0.00	PROPOSED CONTOUR NAVD

ALL EXTERIOR PROPOSED ELEVATIONS ARE TOP OF FINISH MATERIAL



North

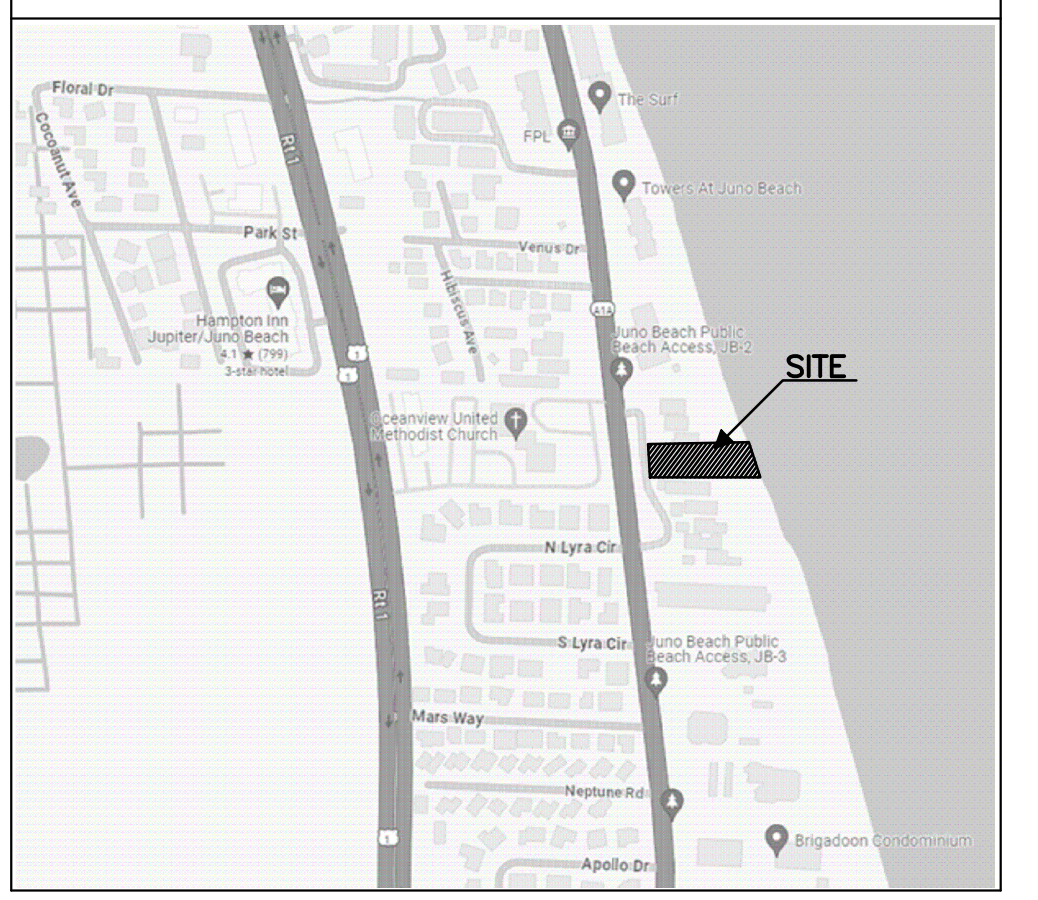
GRAPHIC SCALE



SITE DATA

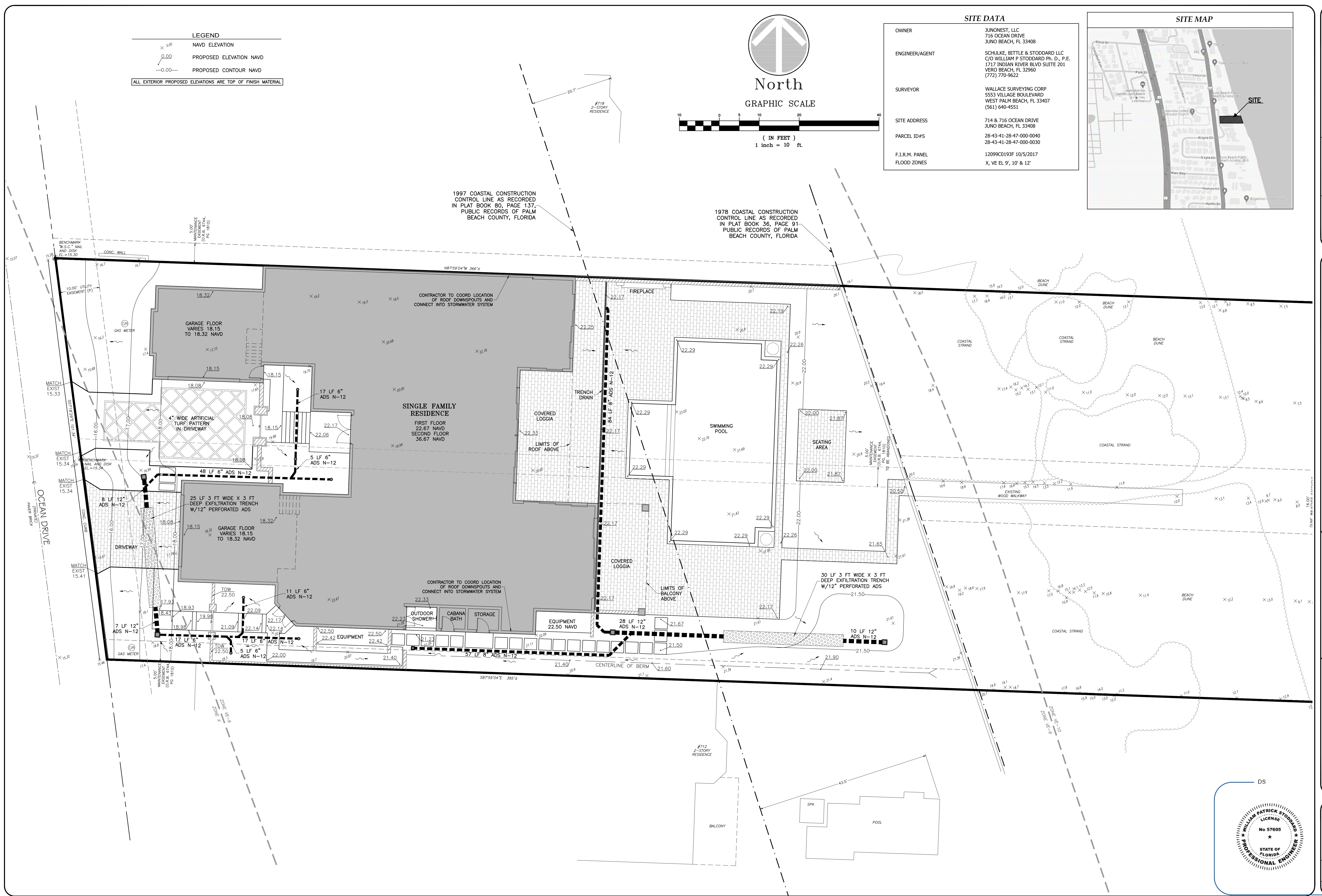
OWNER	JUNONEST, LLC 716 OCEAN DRIVE JUNO BEACH, FL 33408
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD LLC C/O WILLIAM P STODDARD Ph. D., P.E. 1717 INDIAN RIVER BLVD SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 (561) 640-4551
SITE ADDRESS	714 & 716 OCEAN DRIVE JUNO BEACH, FL 33408
PARCEL ID#S	28-43-41-28-47-000-0040 28-43-41-28-47-000-0030
F.I.R.M. PANEL	12099CD193F 10/5/2017
FLOOD ZONES	X, VE EL 9', 10' & 12'

SITE MAP



1997 COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 80, PAGE 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

1978 COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 36, PAGE 91 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

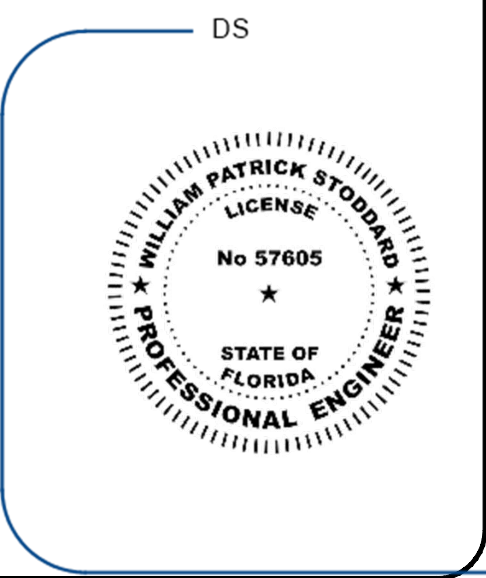


DATE	
REVISION	
MARK	
DESIGNED W.P.S.	
DRAWN K.M.B.	
CHECKED W.P.S.	
SCALE 1"=10'	
DATE 3/29/2024	

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

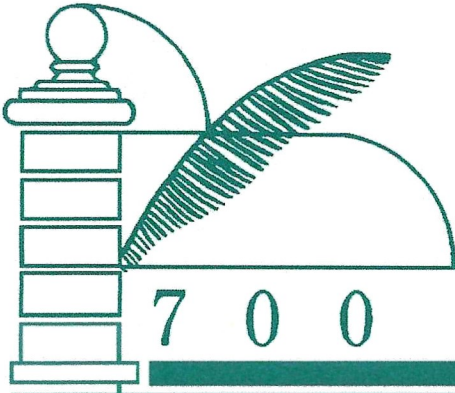
DRAINAGE PLAN

PROPOSED RESIDENCE FOR:
 JUNONEST, LLC
 714 & 716 OCEAN DRIVE
 JUNO BEACH, FL



ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL REG. NO. 47048
 JOSEPH B. BITTLE
 FL REG. NO. 57396
 WILLIAM P. STODDARD
 FL REG. NO. 57605

DATE: 3/29/2024
 SHEET C1
 PROJECT NO. 24-034



700 OCEAN DRIVE

October 7, 2024

Dear Juno Beach Town Council Members:

The Architectural Review Board held a Committee Meeting on August 19, 2024. The Committee reviewed and voted on the submitted new home plans for Mr. and Mrs. Boris Ivanov.

After reviewing the submitted new home plans the following items were discussed and voted on.

Roof Tile: After a discussion regarding the submitted roof tiles, a motion was made, seconded and unanimously agreed to deny the submitted roof tiles. A new tile selection will be made and resubmitted for approval.

Glass Balcony Railings: After a discussion regarding the glass balcony railings, a motion was made, seconded and the railings were unanimously approved.

Siding Detail in Front of Home: After a discussion regarding the siding detail in front of the house, a motion was made, seconded and it was unanimously agreed to deny the siding.

Turf Driveway Design: After a discussion regarding the turf driveway design, a motion was made, seconded and the design was unanimously approved.

Backyard Fire Pit: The back yard fire pit was removed from the submittal. There was no vote.

A motion was made and seconded to approve the new home submitted plans for Mr. and Mrs. Ivanov with the above denials and approvals unanimously.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darla McLeod', is written over the word 'Sincerely,'.

Darla McLeod
Property Manager, CAM



To: 700 Ocean Drive ARB Committee

Date: 1/2/2025

Re: 714 & 716 Ocean Drive – Ivanov New Proposed Residence- Revision based on comments from the ARB and changed to date

Please find below a very thorough list of items that has been revised since the original ARB submittal. This outlines each and every change on any and all of the submittal documents.

Items Revised:

1. Roof Tiles were not previously approved. The new proposed roof tile is to be Eagle Roofing – Style Capistrano— Maple Creek Blend (Same as recent roof approval, and similar to 704)
2. Siding Removed from the stairwell in the front courtyard. (The siding was previously denied by the ARB, and thus removed).
3. Soffits (overhangs) on the garage areas have been increased to give a little more breakup on those large walls.
4. Two new windows on the south garage facing north to break up that large wall.
5. Front Door elevation changed. The front door area was pushed in towards the home, with the right (south) window being pulled out. This gave a little more of a sense of dimension and created a better foyer inside. This also adjusted the height of the front entry roof, decreased the window size above the front entry and the increased front door system height and width.
6. Two windows removed from South side elevation and lower head height on the 2 door ways (storage and cabana bath)
7. Pool- The pool was squared off and the steps entering from the West was removed. Now the steps are to on the south side of the pool. Please also note that the updated plan has the firepit removed, as stated at the previous ARB meeting.

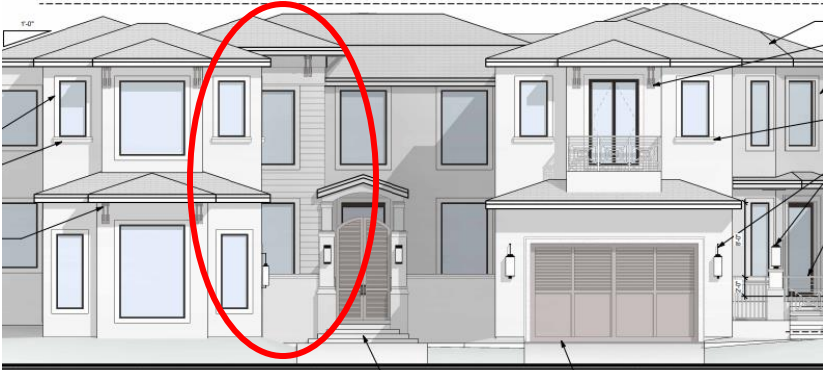
Please see below for picture representations of the above 6 changes:

1. Roof Tiles to be Eagle Roofing – Style Capistrano— Maple Creek Blend (Same as recent roof approval and similar to 704)

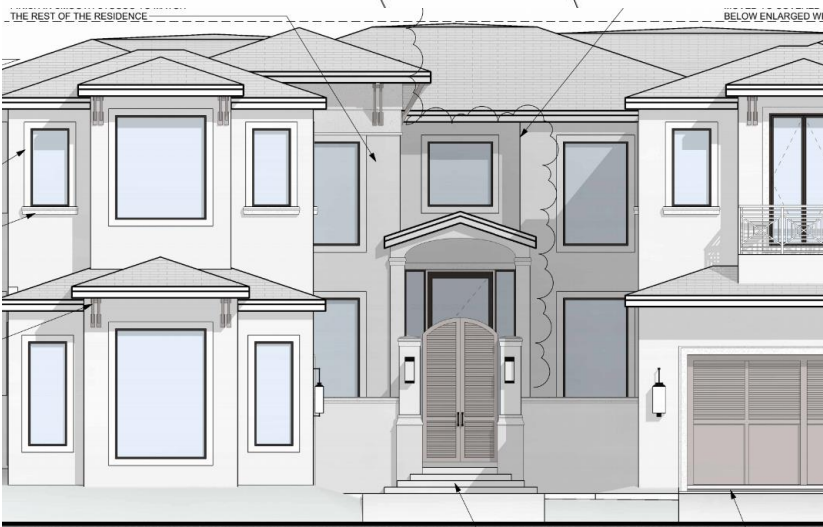




2. Siding Removed from the stairwell in the front courtyard.



Previously Submitted



New Proposed without siding detail



New Proposed without siding detail

ET THOMAS CONSTRUCTION

- 3. Soffits (overhangs): They were increased slightly to have more depth to breakup the huge walls. (It's hard to tell in the renderings)



Previously Submitted



New

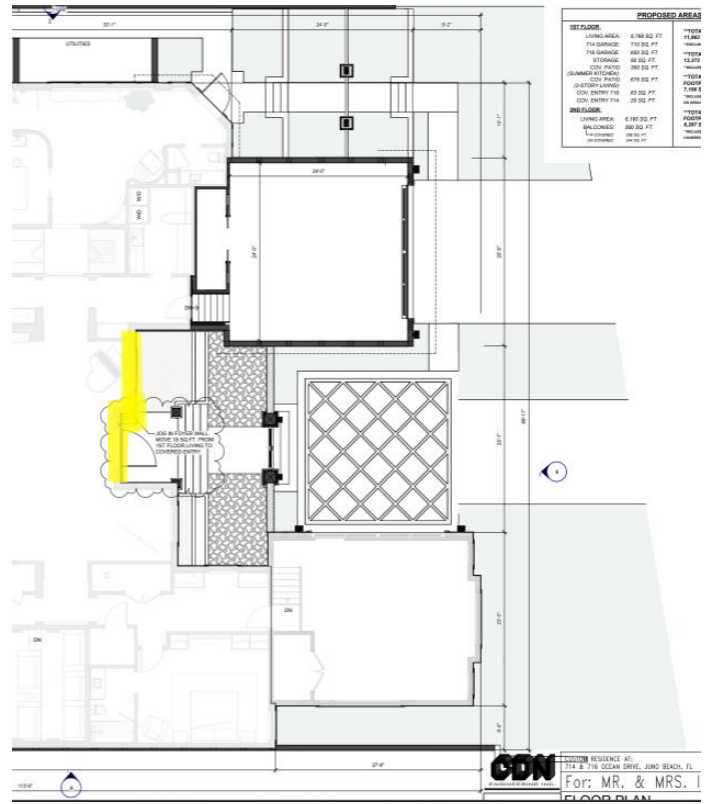
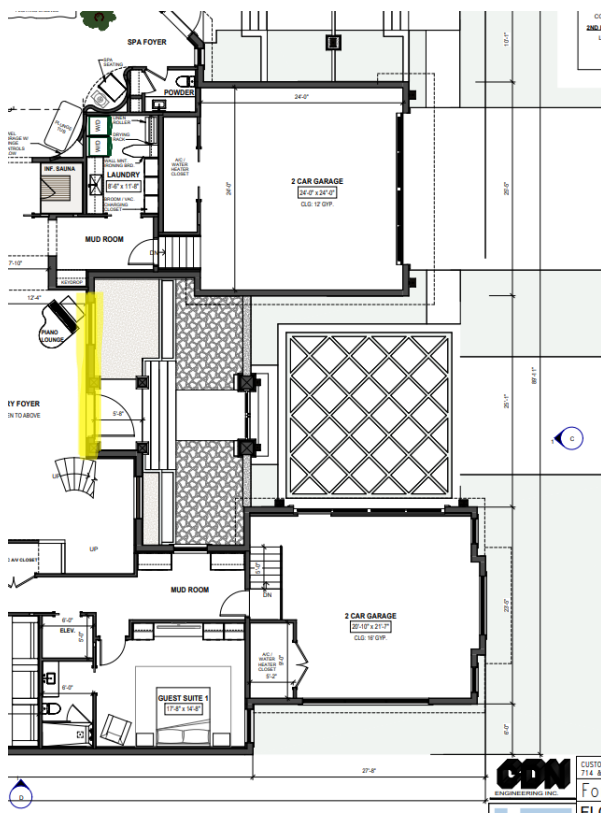
ET THOMAS CONSTRUCTION

4. Two new windows on the south garage facing north



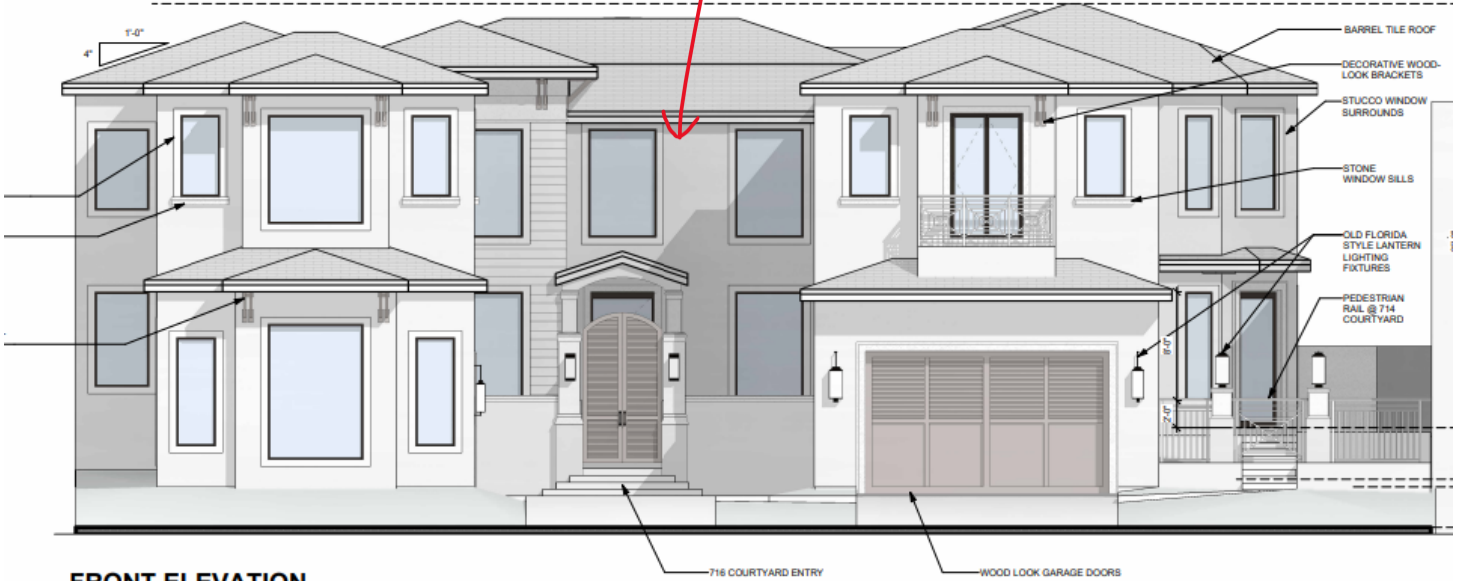


5. Front Door elevation changed. The front door area was pushed in towards the home, with the right (south) window being pulled out. This gave a little more of a sense of dimension and created a better foyer inside. This also adjusted the height of the front entry and the window above the front entry.
 * This did not change the overall square footage of the home, it simply shifted 18 sqft from inside to covered patio. (See table below)



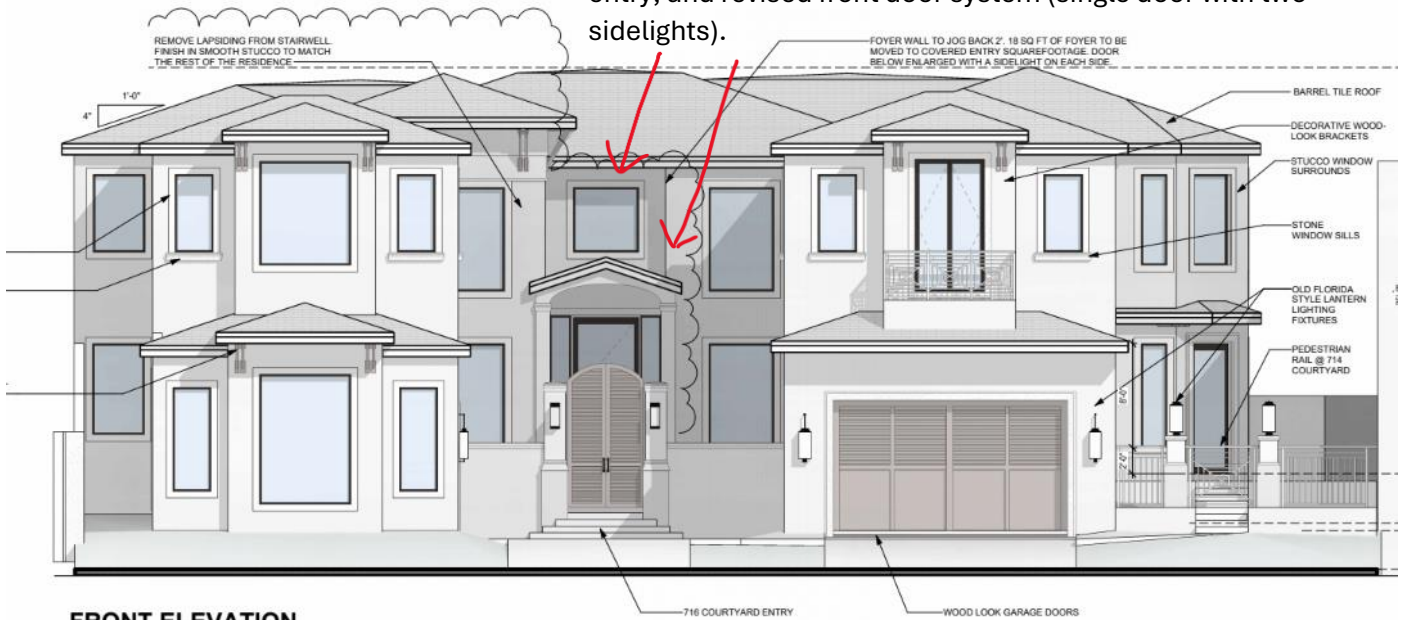


Note: Previous flat wall, small front entry roof.



FRONT ELEVATION
3/16" = 1'-0"

Note: New higher front entry (more similar to existing homes), dimension change/jog in wall, smaller window above front entry, and revised front door system (single door with two sidelights).



FRONT ELEVATION
3/16" = 1'-0"

ET THOMAS CONSTRUCTION

Previous Plan (Has the flat front wall and lower front door roofline, and bigger window above the front door roof)



New Proposed Plan

(Dimension change on front wall and higher front door roofline, smaller window above front door)

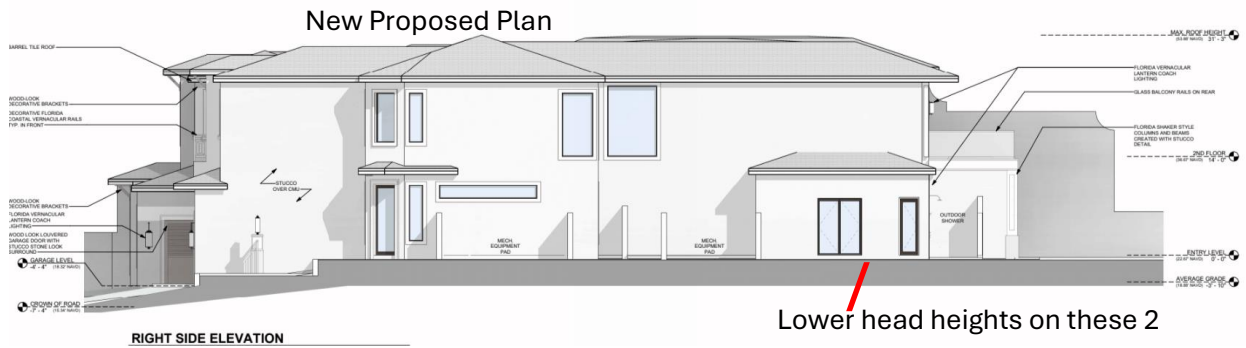
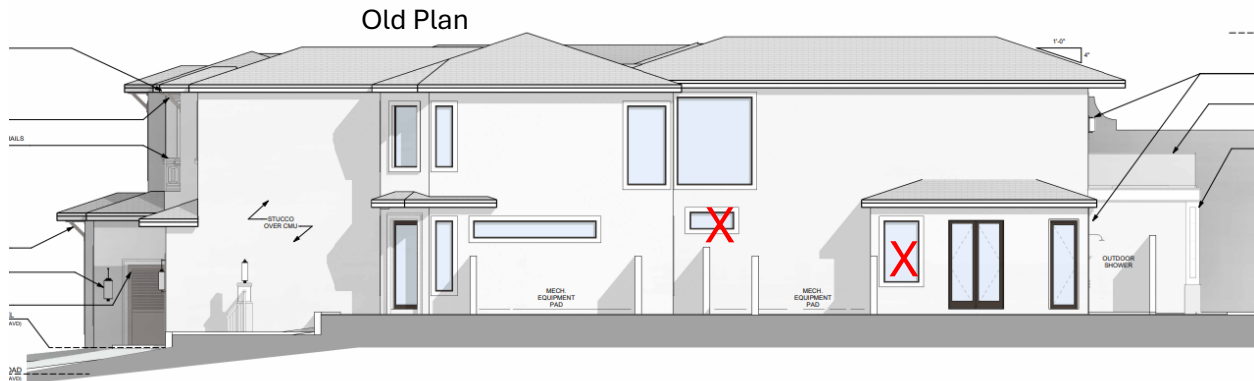




Data Table Changes

Address	Total Sq. Ft.	Under Air Sq. Ft.	Covered Front Entry Patio	Footprint sq.ft.	Lot Size Sq. Ft.
Proposed New Home (previously Submitted)	14,738 *Includes all areas int and ext under roof	11,981	45 sqft	7,196	38,328
Proposed New Home (New Changes 12-2-24)	14,738 *Includes all areas int and ext under roof (remains the same)	11,963 (decreased 18sqft)	63 sqft (Increased 18sq ft)	7,196 (remains the same)	38,328 (remains the same)

6. **Two Windows Removed** from South Side elevation, and lower head height on the 2 door ways (storage and cabana bath)



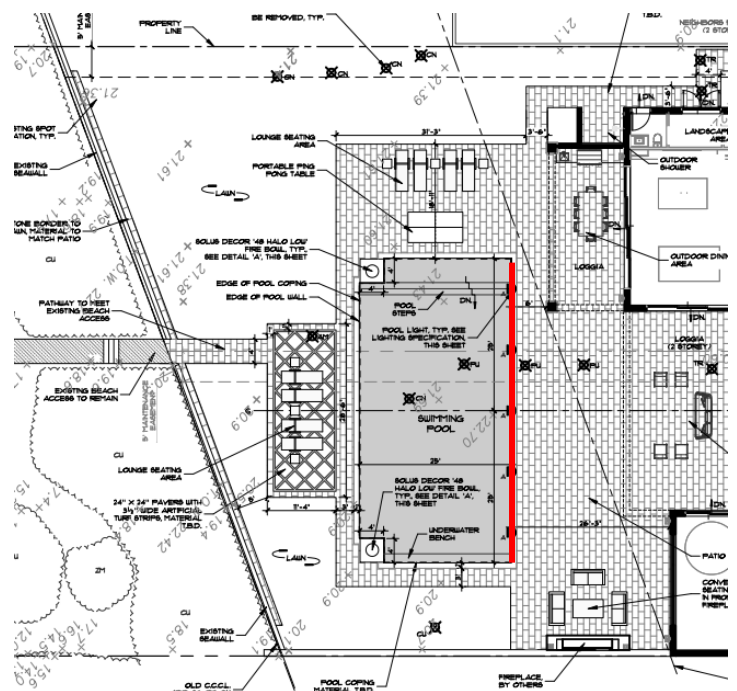
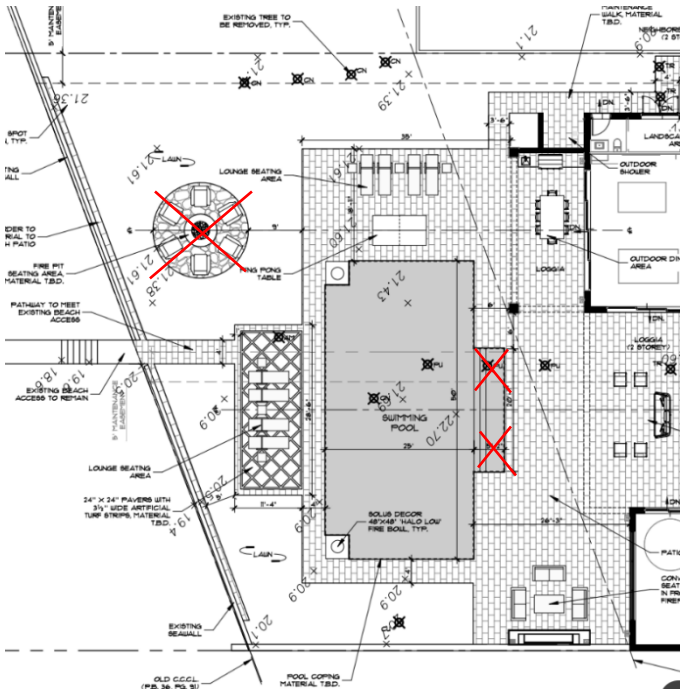
Lower head heights on these 2 doorways.

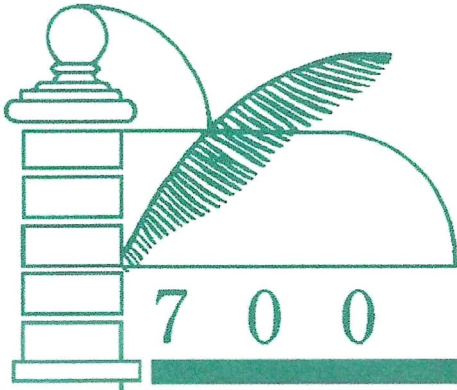


- 7. Pool- The pool was squared off and the steps entering from the West was removed. Now the steps are on the south side of the pool.

Previously Submitted

New Proposed – straightened and squared off





700 OCEAN DRIVE

January 9, 2025

Dear Juno Beach Town Council Members:

The 700 Ocean Drive HOA Architectural Review Board held a Committee Meeting on January 8, 2025. The Committee reviewed and voted on the submitted revisions to the new home plans for Mr. and Mrs. Boris Ivanov.

After reviewing the submitted attached revisions, the ARB Committee unanimously approved all changes submitted.

Sincerely,

Darla McLeod
Property Manager, CAM

RESOLUTION NO. 2025-02

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A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING A MODIFICATION OF THE DEVELOPMENT PLAN FOR THE 700’s AT OCEAN DRIVE PLANNED UNIT DEVELOPMENT TO REDUCE THE NUMBER OF HOMES FROM TEN TO NINE; APPROVING THE CONSTRUCTION OF A SWIMMING POOL TO BE LOCATED BETWEEN THE COASTAL CONSTRUCTION CONTROL LINE AND THE TOWN’S FIFTY-FOOT SETBACK WEST OF THE CCCL; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council has received and reviewed an application from the 700 Ocean Drive Homeowners’ Association, Inc. (“Applicant”) to modify the approved site plan for the 700’s at Ocean Drive Planned Unit Development (“PUD”) to demolish two existing single-family homes located at 714 and 716 Ocean Drive and replace them with one newly constructed single-family home; and

WHEREAS, in conjunction with the construction of the new dwelling, the Applicant is proposing to construct a new swimming pool between the Coastal Construction Control Line (“CCCL”) and the Town’s fifty-foot setback west of the CCCL; and

WHEREAS, the Planning and Zoning Board reviewed the application for modification of the existing site plan and the construction of the swimming pool and determined that the Application complies with the provisions of Sections 34-115 and 34-116 of the Town Code, governing site plan and appearance review, and Section 34-1125 of the Town Code, governing the erection of structures between the CCCL and the Town’s fifty-foot setback west of the CCL, and that the application is consistent with the Town’s Comprehensive Plan; and

WHEREAS, having considered the recommendation of the Planning and Zoning Board and the testimony and other evidence presented at the public hearing, the Town Council has determined that the application meets all applicable Code and Comprehensive Plan requirements and seeks to approve the requested modification to the PUD site plan and construction of the swimming pool; and

WHEREAS, the Town Council determines that the adoption of this Resolution in the best interests of the Town and its residents.

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 as true and correct and are incorporated herein.

1 **Section 2.** The Town Council hereby approves the modification of the approved
2 site plan for the 700's at Ocean Drive Planned Unit Development as described above and
3 as requested by the Applicant. Said modification shall be constructed in accordance with
4 the development plans submitted by the Applicant and on file with the Town as of the date
5 of adoption of this Resolution. The Town Council also approves the construction of a new
6 swimming pool located between the CCCL and the Town's fifty-foot setback west of the
7 CCCL.

8
9 **Section 3.** The Town Council's approval of the modification to the approved site
10 plan for the PUD and approval of the swimming pool are subject to the following
11 conditions:

- 12
13 A. The Applicant shall prepare and submit to the Town for review and approval
14 by the Town Attorney a Unity of Title combining the two lots located at 714
15 Ocean Drive and 716 Ocean Drive prior to applying for any building permits.
16
17 B. The Applicant shall obtain and submit to the Town a permit from the Florida
18 Department of Environmental Protection for the construction of the
19 swimming pool prior to applying for any building permits.
20
21 C. In granting this approval, the Town Council relied upon the oral and written
22 representations of the Applicant both on the record and as part of the
23 application process. Any deviations from such representations will be
24 addressed in accordance with Section 34-34 of the Town Code.
25

26 **Section 4.** Each of the conditions set forth in Section 3 above shall be binding
27 upon the Applicant and its successors in interest or assigns and shall be deemed
28 covenants running with the Property. Any violation of the conditions may result in the
29 revocation of this approval and shall be subject to the penalties and remedies set forth in
30 Sections 34-34 and 34-35 of the Town Code of Ordinances.

31
32 **Section 5.** If any section, paragraph, sentence, clause, phrase, or word of this
33 Resolution is for any reason held by a court of competent jurisdiction to be
34 unconstitutional, inoperative, or void, such holding shall not affect the remainder of this
35 Resolution.

36
37 **Section 6.** All resolutions or development permits or approvals relating to the
38 Property in conflict with the provisions of this Resolution are hereby repealed to the extent
39 of such conflict.

40
41 **Section 7.** This Resolution shall be effective immediately upon adoption.

1 RESOLVED AND ADOPTED this _____ day of _____, 2025.

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Peggy Wheeler, Mayor

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ATTEST:

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Caitlin Copeland-Rodriguez, MMC
Town Clerk

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APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

14

15

16

Leonard G. Rubin, Town Attorney

17

18



Meeting Name: Town Council
Meeting Date: January 22, 2025
Prepared By: Davila, F. CFM
Item Title: Ocean Trace Reimbursement Request

BACKGROUND:

At the November 13th Town Council meeting, Council gave unanimous consensus to have a discussion at the January meeting on the reimbursement request from Ocean Trace regarding the Universe Boulevard Drainage Project.

Attachment(s):

1. Request / backup material provided by Ocean Trace




UNO LAGO ENVIRONMENTAL ASSOCIATION

801 Uno Lago Drive
Juno Beach, FL 33408
(561) 625-4202

January 9, 2025

We, the undersigned members of Ocean Trace Community, are fully behind the efforts of our Uno Lago Environmental Board President, Lou San Lorenzo, Aldo Rovere of the Ocean Trace Board and any other residents of the community, that desire to speak out on the request for reimbursement of expenses paid for by the Uno Lago Environmental Association for the Universe Boulevard Drainage Project.


Uno Lago Environmental Association

LOU SANLORENZO
Printed

PRES ULEA
Title


Ocean Trace Condominium Association, Inc.

JOHN TROXEL
Printed

TREASURER
Title

David Dribin
Una Lago No. 6 Condominium Association, Inc.

DAVID D SILVER
Printed

SEC'Y
Title

SEE page 2
Una Lago #7 Condominium Association, Inc.

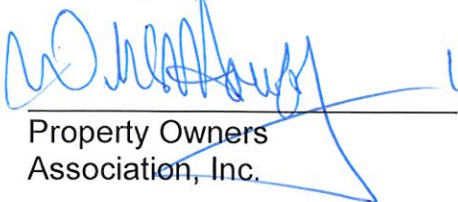
Printed

Title

SEE Page 2
Una Lago Master Association, Inc.

Printed

Title


Property Owners Association, Inc.

WILLIAM C HARVEY II
Printed

PRESIDENT
Title



UNO LAGO ENVIRONMENTAL ASSOCIATION

801 Uno Lago Drive
Juno Beach, FL 33408
(561) 625-4202

January 9, 2025

We, the undersigned members of Ocean Trace Community, are fully behind the efforts of our Uno Lago Environmental Board President, Lou San Lorenzo, Aldo Rovere of the Ocean Trace Board and any other residents of the community, that desire to speak out on the request for reimbursement of expenses paid for by the Uno Lago Environmental Association for the Universe Boulevard Drainage Project.

Uno Lago Environmental Association	Printed	Title
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Ocean Trace Condominium Association, Inc.	Printed	Title
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Una Lago No. 6 Condominium Association, Inc.	Printed	Title
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<i>William F. Campbell Jr</i>	<i>William F. Campbell Jr</i>	<i>Vice Pres.</i>
Una Lago #7 Condominium Association, Inc.	Printed	Title

<i>William F. Campbell Jr</i>	<i>William F. Campbell</i>	<i>Treas.</i>
Una Lago Master Association, Inc.	Printed	Title

Good evening, Councilors, Town Staff, Residents, and Citizens:

Just over a year ago, in 2023, the Universe Boulevard Stormwater Project—the largest public works project in both scope and cost in the history of Juno Beach—was rightfully recognized by the Town Council as a public infrastructure project. Accordingly, the Council determined that financing this project should be a Town responsibility and entered into an agreement to replace the stormwater drainage system with CK Contractors & Development. The residents of Ocean Trace, while grateful for this decision, which relieved our community of the financial burden previously assigned to us, are requesting reimbursement for expenses incurred from 2013 to the present. These expenses were related to repairs needed to keep Universe Boulevard viable and to restore our damaged property.

In Florida, there are statutes on refund procedures for processing claims where fees, unfairly assessed, can be refunded. Municipalities have their own mechanisms and can determine whether individual claims are necessary. We submit that individual claims permit the Council to decide whether stakeholders seeking reimbursement can validate their claim without unduly influencing the process.

At the pivotal meeting in 2023, many residents from our community urged that these expenses be included in the overall project costs and that our residential community be repaid for expenses. The Council, understandably prioritizing the multi-million-dollar funding needed to complete the Universe Boulevard Project, deferred discussion on reimbursement. Now, with this historic project completed and \$300,000 under budget, we respectfully request the reimbursement of our expenses for what was ultimately deemed a public works infrastructure project.

Submitted Documentation

On November 4, 2024, we submitted invoices to the Town Staff detailing the expenses Ocean Trace incurred expenses, totaling \$43,244.55, to confirm our expenditures. The municipality has a responsibility to return these funds given that the project was recognized as a public works undertaking. The following are why reimbursement is warranted:

1. **Public Works Obligation:** Once the project was deemed a public works responsibility, all associated costs shifted to the municipality, as they are no longer the responsibility of the Ocean Trace community and the Uno Lago Environmental Association.
2. **Equity and Reimbursement:** Failing to reimburse funds collected from residents for a public works project could result in inequitable treatment, placing an undue financial burden on specific individuals or groups for expenses that fall under municipal jurisdiction.
3. **Fiduciary Responsibility:** Condo or homeowners' association boards have a fiduciary duty to ensure funds are spent appropriately. If the board paid fees for what became a municipal project, reimbursement is necessary to fulfill this fiduciary obligation.
4. **Consistency with Municipal Practices:** Past stormwater projects funded by the Town, such as Celestial Way and the County's Ocean Drive enhancements were, or are, being completed at no cost to abutting property owners. Similarly, the Universe Boulevard project's funding structure should align with these precedents.

The plan for the stormwater drainage project was the root cause of what ended up a journey, of over a decade of grant funding requests, ignoring once-in-a-lifetime grants like the American Rescue Plan Act (ARPA) and distributing those monies to other projects. If anything, the premature celebration in our chamber by Senate and House leaders in 2023 of funding for the project shows how easily monies can evaporate. Stormwater projects are critical but not attractive. State funding was the last gasp. The project simply couldn't wait any longer. Revisiting the stakeholder initiative became necessary.

Precedents and Comparison

Other stormwater drainage projects in Juno Beach, such as Celestial Way, were funded without cost to abutting property owners, thanks to a combination of grant money and Town funds totaling \$324,000. Similarly, the County's future project to improve Ocean Drive with enhanced swales, new catch basins, and drainage pipes with no costs to adjacent properties. These examples successful application of municipal funding principles with fall back being the Town of Juno Beach.

Addressing Potential Concerns

Some might argue that reimbursing Ocean Trace could set a precedent for others to seek similar reimbursements. However, the unique circumstances of this case—where residents were unknowingly assigned stakeholder status and bore costs that were later determined to fall under municipal jurisdiction—distinguish it from any other situations.

Failing to reimburse these funds risks undermining public trust and could lead to legal or reputational challenges for the Town. By addressing this issue fairly and transparently, the Council can reinforce its commitment to equitable governance.

Conclusion

The Ocean Trace community respectfully request the Council approve the reimbursement of \$43,244.55 to the Uno Lago Environmental Association, ensuring alignment with the Town's principals of fairness and equitable governance.

Ocean Trace Environmental Association

801 Uno Lago Drive
Juno Beach, FL 33408

We look forward to presenting our case and seeking a fair resolution that reflects the Town's standards. Thank you for your attention and consideration.

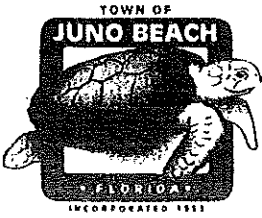
Our community plans to be at the meeting to show our support. We will welcome comments from outside our community as well. We hope to have the opportunity to address any concerns of those who have reservations about the validity of our request.

Exhibits for Consideration

Universe Storm Drain Assessments/ Repair Costs

<u>Maintenance Dates</u>	<u>Payment Date</u>	<u>Amount \$</u>
Nov-13	Jan-14	\$ 3,245.00
	Jan-15	\$ 3,243.00
	Jan-16	\$ 3,243.00
Aug-14	Jan-15	\$ 2,730.94
	Jan-16	\$ 2,730.93
Jul 16 & Jun 17	Jan-18	\$ 5,478.75
	Jan-19	\$ 5,478.74
	Jan-20	\$ 5,478.74
Mar-20	Jul-20	\$ 3,138.19
Feb-21	Jan-22	\$ 2,464.26
Sub Total payments		\$ 37,231.55
Concrete Repair @ Storm Drain Contract		\$ 5,993.00
Total Costs		\$ 43,224.55

Item #10.



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
 Email: junobeach@juno-beach.fl.us

INVOICE

Customer

Name Uno Lago Environmental Association
 Address 801 Uno Lago Drive
 City Juno Beach State FL ZIP 33408
 Attn: Lisa Hamlin Fax: 561-625-4309

Misc

Date 12/4/2014
 Due Date Upon Receipt

Qty	Description	Unit Price	TOTAL
1	Universe Boulevard -Stormwater Drainage System-2nd Installment Inspection, evaluation and repair-November 2013 (Amount as outlined in Repayment Agreement dated June 16, 2014)	\$ 3,243.00	\$ 3,243.00
Total Payment Due is \$9,731 (3 payments will be accepted as follows:			
January 1, 2014 \$3,245 Received January 23, 2014			
January 1, 2015 \$3,243			
January 1, 2016 \$3,243			
1	Universe Boulevard -Stormwater Drainage System-August 2014 Repair (Amount based on October 2, 2014 letter and subsequent conversations.)	\$ 2,730.94	\$ 2,730.94
Total Payment Due is \$5,461.87(2 payments will be accepted as follows:			
January 1, 2015 \$2,730.94			
January 1, 2016 \$2,730.93			

SubTotal	\$ 5,973.94
Shipping	
TOTAL	\$ 5,973.94

Payment

Comments _____
 Name _____

Office Use Only

Please direct any questions to Matthew Pazanski at 561-656-0320 - Thank you
 DATE: _____

CHECK #: _____
 AMOUNT: _____
 ACCOUNT #: _____
 APPROVED BY: _____



TOWN OF JUNO BEACH
 348 OCEAN DRIVE
 JUNO BEACH, FL 33408
 PHONE 561-625-3322 FAX 561-775-0417
 Website: www.juno-beach.fl.us
 Email: junobeach@juno-beach.fl.us

Invoice No. 8221701

DUE DATE: 1/1/2018

INVOICE

Customer

Name Uno Lago Environmental Association
 Address 801 Uno Lago Drive
 City Juno Beach State FL ZIP 33408
 Attn: Lisa Hamlin Fax: 561-625-4309

Misc

Date 8/22/2017
 Due Date Upon Receipt

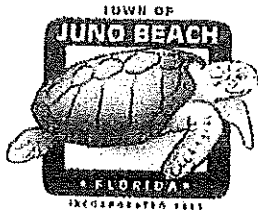
Qty	Description	Unit Price	TOTAL
1	Universe Boulevard -Stormwater Drainage System July 2016 and June 2017 Repair - <u>Payment Due 1/1/2018</u> (Amount as outlined in Repayment Agreement dated August 2017)	\$ 5,478.75	\$ 5,478.75
Total Payment Due is \$16,436.23 (3 payments will be accepted as follows:)			
January 1, 2018		\$5,478.75	
January 1, 2019		\$5,478.74	
January 1, 2020		\$5,478.74	
		SubTotal	\$ 5,478.75
		Shipping	
		TOTAL	\$ 5,478.75

Payment

Comments
 Name

Office Use Only

Please direct any questions to Matthew Pazanski at 561-656-0320 - Thank you



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
 Email: junobeach@juno-beach.fl.us

Invoice No. 1101 Item #10.

DUE DATE: 1/1/2019

INVOICE

Customer

Name Uno Lago Environmental Association
 Address 801 Uno Lago Drive
 City Juno Beach State FL ZIP 33408
 Attn: Lisa Hamlin Fax: 561-625-4309

Misc

Date 11/1/2018
 Due Date Upon Receipt

Qty	Description	Unit Price	TOTAL
1	Universe Boulevard -Stormwater Drainage System July 2016 and June 2017 Repair - <u>Payment Due 1/1/2019</u> (Amount as outlined in Repayment Agreement dated September 6, 2017)	\$ 5,478.74	\$ 5,478.74
<u>Total Payment Due is \$16,436.23 (3 payments will be accepted as follows:)</u> January 1, 2018 --\$6,478.75 Paid March 2018 January 1, 2019 \$5,478.74 January 1, 2020 \$5,478.74			
		SubTotal	\$ 5,478.74
		Shipping	
		TOTAL	\$ 5,478.74

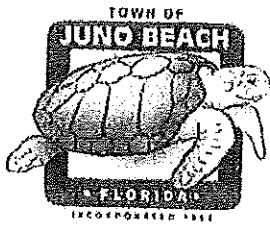
RECEIVED
 NOV 01 2018

Payment

Comments _____
 Name _____

Office Use Only

Please direct any questions to Matthew Pazanski at 561-656-0320 - Thank you



TOWN #1
8450

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
 Email: junobeach@juno-beach.fl.us

Invoice No. 11061901

Item #10.

DUE DATE: 1/1/2020

INVOICE

Customer
 Name Uno Lago Environmental Association **ULE**
 Address 801 Uno Lago Drive
 City Juno Beach State FL ZIP 33408
 Attn: Larissa Brennan Fax: 561-625-4309

Misc
 Date 11/6/2019
 Due Date Upon Receipt

Qty	Description	Unit Price	TOTAL
1	Universe Boulevard -Stormwater Drainage System July 2016 and June 2017 Repair - <u>Payment Due 1/1/2020</u> (Amount as outlined in Repayment Agreement dated September 6, 2017)	\$ 5,478.74	\$ 5,478.74
Total Payment Due is \$16,436.23 (3 payments will be accepted as follows:)			
January 1, 2018 - \$5,478.76 Paid March 2018			
January 1, 2019 - \$6,478.74 Paid January 2019			
January 1, 2020 \$5,478.74			

SubTotal	\$ 5,478.74
Shipping	
TOTAL	\$ 5,478.74

Payment
 Comments
 Name

Office Use Only

Please direct any questions to Matthew Pazanski at 561-656-0320 - Thank you



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
 Email: junobeach@juno-beach.fl.us

Item #10.

July 23, 2020

Larissa Brennan
 Uno Lago Environmental Association
 801 Uno Lago Drive
 Juno Beach, FL 33408

Re: Universe Boulevard-Storm Water Drainage System Repair INVOICE – March 2020

Dear Ms. Brennan,

As you know, the Town of Juno Beach has continued to provide needed maintenance and repairs to the Universe Boulevard storm water drainage system. In 2013 and 2014 we completed maintenance, an evaluation of the drainage system and two pipe repairs were performed; in 2015 and 2016 we completed additional repairs. As we have noted during this time, the storm water drainage system servicing the properties along Universe Boulevard consists of a series of inlets and underground pipes beneath that roadway. The storm water collected in the system flows through 35+ year old corrugated metal pipe which varies in size from 18" to 60" in diameter. The flow is conveyed along Ellison Wilson Road and discharges to the Intracoastal Waterway. There are approximately 5,000 feet of pipe this system.

In March 2020, Universe Boulevard stormdrain experienced a pipe failure. An ensuing emergency repair was performed by a local contractor, Deevan Incorporated of Lake Park. This repair replaced a portion of a 36" corrugated pipe at an intake structure and replaced a portion of sidewalk that was compromised, the total cost was \$16,093.29.

As you know from the prior repair, the Juno Beach Town Council agreed that Universe Boulevard abutters (stakeholders) should share the costs for improvements to that drainage system. As with the prior repair we again used our predetermined "Cost Share" based on the Palm Beach County Property Appraiser Office to identify the size of each stakeholder's land parcel and based on the parcels size, determined each stakeholder's proportionate cost for the improvements.

Stakeholders	Acreage	% of Total	Share of Cost
FPL	58.48	60.0%	\$9,655.98
Uno Lago Env.	18.93	19.5%	\$3,138.19
Waterford	13.93	14.3%	\$2,301.34
DSS Jupiter	0.98	1.0%	\$160.93
Juno Beach	5.03	5.2%	\$836.85

This letter shall serve as an Invoice for your share of the March 2020 pipe repair. Based on the criteria stated above, your cost is \$3,138.19 and is now due and payable. Payment shall be made payable to the Town of Juno Beach and forwarded to the address above. A report detailing the condition of the system and improvements are available for your review. Should you have any questions or comments, please do not hesitate to contact Anthony Meriano, Director of Public Works at 561-656-0310 or me at 561-656-0320.

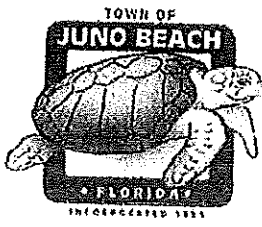
Sincerely,

Matthew Pazanski
 Finance Director

TOWN-01

Invoice No. 1252022

Item #10.



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
Email: junobeach@juno-beach.fl.us

JAN 25 2022

INVOICE

Customer

WLE

Name Uno Lago Environmental Association
Address 801 Uno Lago Drive
City Juno Beach State FL ZIP 33408
Attn: Larrisa Brennan 561-625-4202

Misc

Date 1/25/2022
Due Date Upon Receipt

Qty	Description	Unit Price	TOTAL
1	Universe Boulevard -Stormwater Drainage System Repair-February 2021 (Amount as outlined in Repayment Agreement dated April 28, 2021)	\$ 2,464.26	\$ 2,464.26

Payment

Comments
Name

SubTotal \$ 2,464.26
Shipping
TOTAL \$ 2,464.26

Office Use Only

Please direct any questions to Matthew Pazanski at 561-656-0320 - Thank you

INVOICE

3-D Paving & Sealcoating
2801 N University Dr Ste 302
Coral Springs, FL 33065

Laurie@3-DPaving.com
(954) 933-2053
3-dpaving.com

3-D PAVING

Item #10.

Seacrest Services:24-01-00003 Ocean Trace Concrete Repairs

Bill to

Uno Lago Environmental
Attn.: Casey Davis
2400 Centrepark W Dr. STE 175
West Palm Beach, FL 33409

Ship to

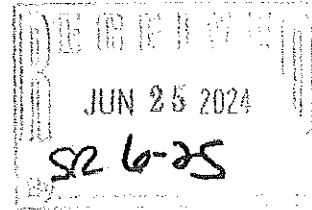
24-01-00003 Ocean Trace Concrete Repairs
801 Uno Lago Drice
Juno Beach, FL 33408

2

Invoice details

Invoice no.: 7734
Terms: Due on receipt
Invoice date: 05/28/2024
Due date: 05/28/2024

P.O. Number: 24-01-00003
Sales Rep: Steven DeVito



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Services	Concrete Slab (Up to 225 SF @ 1 location)	1	\$5,993.00	\$5,993.00
2.		Deposit	Less Previously Received Deposit Invoice - 7519 Check # - 101092	1	-\$2,397.20	-\$2,397.20
3.			CHANGE ORDER			
4.		Concrete Services	Concrete Apron (Up to 25 SF @ 1 Location) Concrete Curb - Type Mod D (Up to 6 LF) Concrete Stamp and Clear Bonding Agent	1	\$1,190.00	\$1,190.00

Total \$4,785.80

Note to customer

Thanks so much for your business, we appreciate your prompt payment!

Overdue 05/28/2024

Outstanding Check List
ULER1 Valley Natl Reserve
Checks Dated 06/30/2024

Item #10.

Check	Date	Vendor	Type	Amount
100035	06/28/2024	3DPA01	3-D Paving & Sealcoating	4,785.80
			Report Total	4,785.80

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORFUL BACKGROUND AND MICROPRINTING THROUGHOUT.

Uno Lago Environmental
 Uno Lago Environmental Association, Inc.
 801 Uno Lago Drive
 Juno Beach, FL 33408

Valley National Bank
 11811 US Highway One
 North Palm Beach, FL 33408

100035
 DATE: 06/28/2024

PAY TO 3-D Paving & Sealcoating
 THE ORDER OF Four Thousand Seven Hundred Eighty-Five Dollars and Eighty Cents

\$ 4,785.00 DOLLARS

memo: Inv: 7734

*followed
 y. e.*

24.01.60003 INV 7734

v.12

Security Features Included. Details on back.

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8540648 000600143

8540648 000600143 < 07/15/2024 017620230

8540648 000600143

EQUIP CHECK HOSK
 PAY TO THE ORDER OF
 CORAL SPRINGS, FL 33067
 FOR DEPOSIT ONLY
 ALL PAVING & SEALCOATING
 DEPOSITORY BANK ENDORSEMENT
 DO NOT WRITE OR SIGN BELOW THIS LINE

Security Features
 - Microprinting
 - Watermark
 - Color Band
 - Void Protection

*Listed below are the security features included on this document which meet or exceed industry guidelines.
 *Detailed information on security features and analysis can be obtained by contacting your bank.
 *For more information, please call 1-800-453-3778.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE USADLR

Uno Lago Environmental
Uno Lago Environmental Association, Inc.
801 Uno Lago Drive
Juno Beach, FL 33408

Valley National Bank
11811 US Highway One
North Palm Beach, FL 33408

100035
DATE: 06/28/2024

PAY TO 3-D Paving & Sealcoating \$ 4,785.80
 THE ORDER OF Four Thousand Seven Hundred Eighty-Five Dollars and Eighty Cents DOLLARS

memo: Inv: 7734

for the
J. Q.

24.01.00003 INV 7734 0
 Security Features Included. Details on back. 0
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Item #10.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICRO PRINTING IN THE BORDER

Uno Lago Environmental Uno Lago Environmental Association, Inc. 801 Uno Lago Drive Juno Beach, FL 33408	Valley National Bank 11811 US Highway One North Palm Beach, FL 33408	100035 DATE: 06/28/2024
PAY TO <u>3-D Paving & Sealcoating</u> \$ 4,785.80 THE ORDER OF <u>Four Thousand Seven Hundred Eighty-Five Dollars and Eighty Cents</u> DOLLARS memo: Inv: 7734		
<i>folke...</i> <i>J. L. S.</i>		
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Security Features Included. Details on back.		

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PAY TO THE ORDER OF CORAL SPRINGS FL 33067 FOR DEPOSIT ONLY ALL PAVING & SEAL COATING DEPOSITORY BANK ENDORSEMENT	X EXP-SEC CHECK HDQR DO NOT WRITE OR SIGN BELOW THIS LINE		

MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING

June 28, 2023
Council Chambers/YouTube
340 Ocean Drive

PRESENT: ALEXANDER COOKE, MAYOR
PEGGY WHEELER, VICE MAYOR
MARIANNE HOSTA, VICE MAYOR PRO TEM
ELAINE K. COTRONAKIS, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: DAVID DYESS, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
MICHAEL A. VENTURA, FINANCE DIRECTOR
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
YASMIN HAMEL, ADMINISTRATIVE SECRETARY

ABSENT:

Audience: 40

CALL TO ORDER – 5:30pm

PLEDGE OF ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Cooke, Vice Mayor Wheeler, Councilmember Cotronakis, and Councilmember Halpern gave consensus to move Item #10 up to Item #9.

PRESENTATIONS (Time: 8:49 – 22:44)

1. Swearing in New Police Officer Robert Espinosa
2. Council-Manager Milestone Recognition – 35 Years
3. Palm Beach County Commission on Ethics Annual Update

COMMENTS FROM COUNCIL (Time: 22:45 – 51:59)

Council gave unanimous consensus to have staff look into options on renaming or renumbering beach access #16; have a review on additional crosswalks placed on an upcoming agenda; send a letter to FPL inquiring about being moved up on the undergrounding utilities program list and have all of Council sign; have staff prepare a proclamation in honor of Veterans Day; and place Comments from Staff and Town Attorney at the beginning of the Agenda and Comments from Council at the end.

COMMENTS FROM THE PUBLIC (Time: 52:00 – 1:09:21)

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. Comments needing a reply

will be referred to Staff for research; a report will be forwarded to the Town Council; and citizens will be contacted.

Public Comments Opened at 6:14 pm.

Town Clerk Copeland-Rodriguez read comments into the record (*see attached*).

Nancy Wolf, 1613 E Hemingway Dr, commented on Kagan Park.

Charles Hollings, 1679 Pleasant Dr, expressed his concern with The Waterford.

Nancy Lodise, 1865 Pleasant Dr, expressed her concern with The Waterford.

Cynthia Frasher, Floral Dr, expressed her concerns on the proposal for the Christmas tree lot.

Red Dunn, 440 Sunset Way, expressed his support for a citizen group for Kagan Park.

Bianca Cooke, 400 Seaside Lane, commented on the resident meeting for Kagan Park.

Public Comments Closed at 6:31pm.

CONSENT AGENDA (*Time: 1:09:22 – 1:10:14*)

4. Consider approving the May 24, 2023, Kagan Park Workshop Minutes (*Amended*)
5. Consider approving the May 24, 2023, Town Council Meeting Minutes
6. Consider approving the May 31, 2023, Goal Planning Workshop Report
7. Consider approving the May 31, 2023, Special Town Council Meeting Minutes
8. Resolution No. 2023-10 – CivicPlus Agenda & Meeting Software Program Services Agreement (*Amended – taking funding from impact fees instead of contingency.*)

MOTION: *Cotronakis/Halpern made a motion to approve the consent agenda as amended.*

ACTION: *The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS (*Time: 1:10:15 – 4:33:54*)

9. Request for Proposal – Universe Blvd Drainage Improvement Project

MOTION: *Wheeler/Halpern made a motion to have the stakeholders not be assessed for the Universe Boulevard Drainage Project.*

ACTION: *The motion passed unanimously.*

MOTION: *Halpern/Hosta made a motion to enter into an agreement with CK Contractors & Development, Inc. to complete the Universe Boulevard Drainage Project at a cost not to exceed \$3,043,504.50; with funding from the Resilient Florida grant in the amount of \$1,050,000 and the balance from reserves.*

ACTION: *The motion passed unanimously.*

10. FY 2023-2024 Budget Planning Session

This item was just an update for Council, no action needed at this time.

11. Funding Request for Removal of FPL Poles along Universe Blvd

MOTION: *Cotronakis/Wheeler made a motion to approve payment to Florida Power and Light in the amount of \$23,586.72 to remove the streetlights on Universe Boulevard for the drainage improvement project utilizing funds from contingency until final project disbursement has been determined by Council.*

ACTION: *The motion passed unanimously.*

12. Public Hearing & First Reading on Ordinance No. 765 – Site Area Development Modification Option – Residential Use

MOTION: *Wheeler/Cotronakis made a motion to obtain professional input/analysis on this matter.*

ACTION: *The motion failed 2-3 with Mayor Cooke, Vice Mayor Pro Tem Hosta, and Councilmember Halpern opposed.*

MOTION: *Halpern/Hosta made a motion to approve Ordinance No. 725 on first reading.*

ACTION: *The motion passed 3-2 with Vice Mayor Wheeler and Councilmember Cotronakis opposed.*

13. Public Hearing & First Reading on Ordinance No. 767 – 2024 Municipal Election – Date Change

MOTION: *Cotronakis/Wheeler made a motion to approve Ordinance No. 767 on first reading.*

ACTION: *The motion passed unanimously.*

14. Auditor Selection Committee

Council gave unanimous consensus to have Mayor Cooke serve on the Auditor Selection Committee as Chair.

Mayor Cooke, Vice Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Cotronakis gave consensus to consider resident John Troxel for the Auditor Selection Committee.

MOTION: *Cotronakis/Halpern made a motion to initiate an Auditor Selection Committee that includes the Finance Director for Seacoast Utility Authority, Mayor Cooke, Ellen Andel, Michael Moll, James Papadukos, and Leonard Tylka, with Finance Director Ventura as an advisor.*

ACTION: *The motion passed unanimously.*

15. FY 2023-2024 Town Events

Mayor Cooke, Vice Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Cotronakis gave consensus to replace the proposed Holiday Parade on December 1st to a combined Christmas by the Lake and Hanukkah Celebration called Holiday Party by the Lake.

Council gave unanimous consensus to remove the proposed August End of Summer Bashes from the list and proceed with the remaining events for Fiscal Year 2023-2024.

16. Retirement Party Options for Former Town Manager Lo Bello & Finance Director Pazanski

MOTION: *Halpern/Hosta made a motion to have a public party at a cost not to exceed \$4,000.*

ACTION: *The motion passed unanimously.*

17. Discussion on Kagan Park Playground Equipment

Mayor Cooke, Vice Mayor Wheeler, and Councilmember Halpern gave consensus to have staff obtain options for the Kagan Park Playground Equipment from Kompan and an additional vendor; and conduct a Workshop with the Public on August 24, 2023, at 3pm.

18. Sea Turtle-Friendly Streetlights

MOTION: *Halpern/Wheeler made a motion to move this item to the July meeting.*

ACTION: *The motion passed unanimously.*

COMMENTS FROM TOWN MANAGER (Time: 4:33:55 – 4:34:56)

Mayor Cooke, Vice Mayor Wheeler, Councilmember Cotronakis, and Councilmember Halpern gave consensus to separate from the Juno Beach Historical Society as they are becoming their own Florida Non-Profit Corporation (Federal 501(c)(3) Status).

COMMENTS FROM TOWN ATTORNEY (Time: 4:34:57 – 4:35:14)

Town Attorney Rubin provided an update on legislative Senate Bill 250.

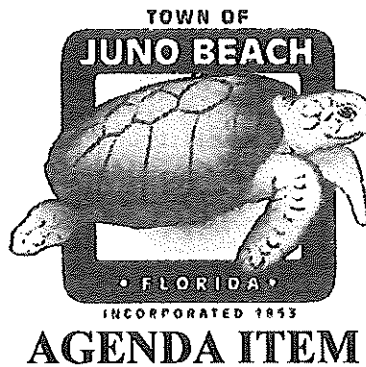
COMMENTS FROM STAFF (Time: 4:35:15 - 4:35:39) - None

Mayor Cooke introduced the new Finance Director Michael A. Ventura.

ADJOURNMENT (Time: 4:35:40 – 4:35:45)

Mayor Cooke adjourned the meeting at 9:58 pm.

Minutes Approved on July 26, 2023.



Meeting Name: Town Council Meeting
Meeting Date: May 22, 2024
Prepared By: Andrea Dobbins, Project Coordinator/Risk Manager
Item Title: Easement Agreements for Celestial Way Drainage Project

DISCUSSION:

The Celestial Way Drainage Project has three (3) locations where a portion of the drainage project encroaches into private property. Staff has reached out to these separate property owners and has received approval to do all work necessary to improve the drainage on this roadway as indicated on the engineered drawings. There is one (1) location that the proposed swales will encroach slightly on private property, on the north and south sides of Alicante Drive. The homeowner's associations has given their approval and permission for the Town to create swales for better stormwater management.

The other two locations, 350 & 380 Celestial Way, will have pervious pavers installed in front of their properties and for aesthetics and functionality the pavers will extend to existing curb lines which are on their private property. Each property owner was agreeable to this part of the project. The pervious pavers will assist with stormwater management and will increase the aesthetics of the location and subsequently their properties. The Town will assume all responsibility for the maintenance of these pavers.

RECOMMENDATION:

Staff recommends the Council consider a motion to enter into an agreement with each of the property owners as indicated on the two separate "Easement Agreements".

ATTACHMENTS:

Easement Agreements

Prepared by and return to:

Leonard G. Rubin, Esquire
 Torcivia, Donlon, Goddeau and Rubin, P.A.
 701 Northpoint Parkway, Suite 209
 West Palm Beach, FL 33407

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made by and between the **Mercury Beach, LLC**, a Florida limited liability company, 300 Mercury Road, Apartment 1, Juno Beach, FL 33408 ("Grantor"), and the **Town of Juno Beach**, a Florida municipal corporation, 340 Ocean Drive, Juno Beach, FL 33408 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of a parcel of real property located at 350 Celestial Way within the Town of Juno Beach, legally described as Lot 1, Juno Beach Shopping Center, according to the Plat thereof recorded in Plat Book 24, Page 83 of the public records of Palm Beach County, Florida ("Property"); and

WHEREAS, Grantee is constructing a drainage improvement project on Celestial Way ("Project") to address long-standing drainage issues, and the Project includes the installation of permeable paver bricks at the intersection of Celestial Way and Mercury Road ("Paver Area"); and

WHEREAS, a portion of the Paver Area is located on the Property, and Grantee has requested an easement over this portion of the Property for the installation and maintenance of the permeable paver bricks; and

WHEREAS, Grantee is willing to grant such an easement subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the payment of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties, Grantor and Grantee agree as follows:

1. Grantor grants and conveys to Grantee, its agents, employees and contractors, a perpetual, non-exclusive easement for the installation and maintenance of permeable paver bricks over the portion of the Property depicted on page six of the Site Development Plans for the Project, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference ("Easement Area"). Grantee shall have full access rights to the Easement Area for the purpose of performing such installation and maintenance activities.

2. Absent emergency circumstances, Grantee shall not perform any maintenance, repair and/or reconstruction activities within the Easement Area without first obtaining the consent of Grantor, such consent not to be unreasonably withheld. After any such maintenance, repair and/or reconstruction activity, Grantee shall restore the Easement Area and surrounding property to an equal or better condition.

3. Grantor shall not have any responsibility for maintenance activities within the Easement Area. All such maintenance shall be performed at Grantee's sole cost and expense.

4. Except to the extent caused by the negligent or intentional acts or omissions of Grantor or any person retained by or acting on behalf of Grantor, Grantee agrees to indemnify, defend and hold Grantor, its officers, directors, managers, members, agents and assigns, harmless from and against any and all claims, damages, causes of action, losses or liabilities, including reasonable attorney's fees and costs, arising out of or relating to Grantee's installation and maintenance of the paver bricks in the Easement Area. Nothing set forth herein shall constitute a waiver of Grantee'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.

5. Grantee shall ensure that any contractor performing work in the Easement Area carries both statutorily required worker's compensation insurance and appropriate liability insurance and that Grantor is added to the contractor's liability policy as a named insured prior to the contractor commencing such activities.

6. Grantor and Grantee affirm that the persons executing this Agreement have the lawful authority to execute this Agreement and bind Grantor and Grantee.

7. This Agreement shall be governed by the laws of the State of Florida, with venue lying exclusively in the state and federal courts of Palm Beach County, Florida.

8. If litigation is instituted by either party to this Agreement for purposes of seeking interpretation or enforcement of any provision of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees, at the trial and appellate levels.

9. This Agreement may not be amended, modified, or terminated except by way of written agreement signed by Grantor and Grantee and recorded in the public records of Palm Beach County, Florida. No breach of any provision of this Agreement shall entitle any current or future property owner to cancel, rescind, or otherwise terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies available to any party on account of such breach.

[Remainder of page blank – signatures on next page]

GRANTOR:

Witnessed by:

MERCURY BEACH, LLC

Print Name:

By: _____

Address:

Name: _____

Title: _____

Date: _____

Print Name:

Address:

State of Florida)
County of Palm Beach)ss:

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by _____ as _____ of Mercury Beach, LLC who is personally known to me or produced _____ as identification.

My commission expires:

Notary Public
Print Name:

[Seal]

GRANTEE:

TOWN OF JUNO BEACH, FLORIDA

Attest:

By: _____
Peggy Wheeler, Mayor

Town Clerk

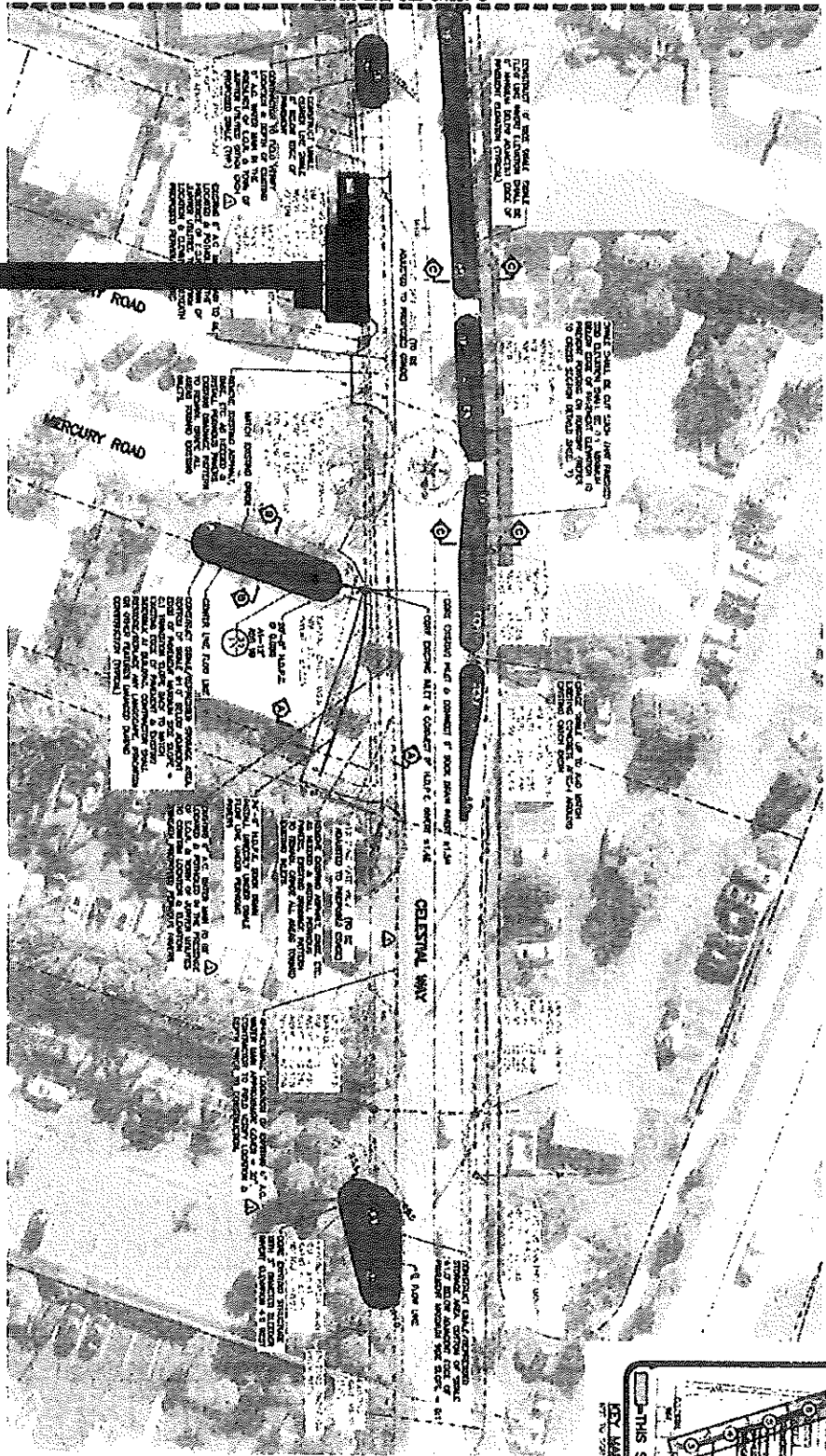
State of Florida)
County of Palm Beach)ss:

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by Peggy Wheeler as Mayor of the Town of Juno Beach who is personally known to me or produced _____ as identification.

My commission expires:

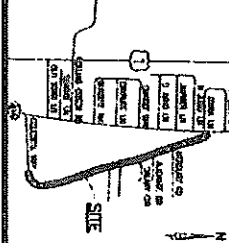
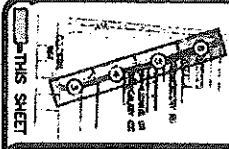
Notary Public
Print Name:

MATCH LINE SEE SHEET 5



48 HOURS BEFORE PROCEEDING TO THE NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988 BASED ON A SURVEY PREPARED BY LINBERG LAND SURVEYING, INC. (987) 748-8484.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988 BASED ON A SURVEY PREPARED BY LINBERG LAND SURVEYING, INC. (987) 748-8484.



NOTES:

- 1) THE CONTRACTOR SHALL VERIFY THE LOCATION AND CENTER OF ALL EXISTING BUILDINGS AND UTILITIES AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED HEREON. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED HEREON.
- 3) THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED HEREON.
- 4) THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED HEREON.
- 5) THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED HEREON.

48 HOURS BEFORE PROCEEDING TO THE NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988 BASED ON A SURVEY PREPARED BY LINBERG LAND SURVEYING, INC. (987) 748-8484.

SIMMONS & WHITE

ARCHITECTS

1500 N. JENNIFER RD. SUITE 100

MIAMI, FL 33136

TEL: (305) 556-1111

FAX: (305) 556-1112

CELESTIAL WAY
SECTION 28, TOWNSHIP 41S, RANGE 43E
THE TOWN OF JAND BEACH, FLORIDA
SITE DEVELOPMENT PLAN

- LEGEND:**
- 1/2" = 1'-0"
 - 1/4" = 1'-0"
 - 1/8" = 1'-0"
 - 1/16" = 1'-0"
 - 1/32" = 1'-0"
 - 1/64" = 1'-0"
- ABBREVIATIONS:**
- EXIST'G - EXISTING
 - PROV'G - PROPOSED
 - CONC - CONCRETE
 - ASPH - ASPHALT
 - GRASS - GRASS
 - TREE - TREE
 - UTIL - UTILITY
- 48 HOURS BEFORE PROCEEDING TO THE NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988 BASED ON A SURVEY PREPARED BY LINBERG LAND SURVEYING, INC. (987) 748-8484.

Prepared by and return to:

Leonard G. Rubin, Esquire
 Torcivia, Donlon, Goddeau and Rubin, P.A.
 701 Northpoint Parkway, Suite 209
 West Palm Beach, FL 33407

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made by and between the **L.G. Celestial LLC**, a Florida limited liability company, 380 Celestial Way, Juno Beach, FL 33408 ("Grantor"), and the **Town of Juno Beach**, a Florida municipal corporation, 340 Ocean Drive, Juno Beach, FL 33408 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of a parcel of real property located at 380 Celestial Way within the Town of Juno Beach, legally described as Units 1 through 4 of The Venta Condominium, according to the Declaration of Condominium recorded in Official Record Book 4412, Page 888, and all exhibits and amendments thereof, of the public records of Palm Beach County, Florida ("Property"); and

WHEREAS, Grantee is constructing a drainage improvement project on Celestial Way ("Project") to address long-standing drainage issues, and the Project includes the installation of permeable paver bricks at the intersection of Celestial Way and Mercury Road ("Paver Area"); and

WHEREAS, a portion of the Paver Area is located on the Property, and Grantee has requested an easement over this portion of the Property for the installation and maintenance of the permeable paver bricks; and

WHEREAS, Grantee is willing to grant such an easement subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the payment of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties, Grantor and Grantee agree as follows:

1. Grantor grants and conveys to Grantee, its agents, employees and contractors, a perpetual, non-exclusive easement for the installation and maintenance of permeable paver bricks over the portion of the Property depicted on page six of the Site Development Plans for the Project, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference ("Easement Area"). Grantee shall have full access

rights to the Easement Area for the purpose of performing such installation and maintenance activities.

2. Absent emergency circumstances, Grantee shall not perform any maintenance, repair and/or reconstruction activities within the Easement Area without first obtaining the consent of Grantor, such consent not to be unreasonably withheld. After any such maintenance, repair and/or reconstruction activity, Grantee shall restore the Easement Area and surrounding property to an equal or better condition.

3. Grantor shall not have any responsibility for maintenance activities within the Easement Area. All such maintenance shall be performed at Grantee's sole cost and expense.

4. Except to the extent caused by the negligent or intentional acts or omissions of Grantor or any person retained by or acting on behalf of Grantor, Grantee agrees to indemnify, defend and hold Grantor, its officers, directors, managers, members, agents and assigns, harmless from and against any and all claims, damages, causes of action, losses or liabilities, including reasonable attorney's fees and costs, arising out of or relating to Grantee's installation and maintenance of the paver bricks in the Easement Area. Nothing set forth herein shall constitute a waiver of Grantee'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.

5. Grantee shall ensure that any contractor performing work in the Easement Area carries both statutorily required worker's compensation insurance and appropriate liability insurance and that Grantor is added to the contractor's liability policy as a named insured prior to the contractor commencing such activities.

6. Grantor and Grantee affirm that the persons executing this Agreement have the lawful authority to execute this Agreement and bind Grantor and Grantee.

7. This Agreement shall be governed by the laws of the State of Florida, with venue lying exclusively in the state and federal courts of Palm Beach County, Florida.

8. If litigation is instituted by either party to this Agreement for purposes of seeking interpretation or enforcement of any provision of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees, at the trial and appellate levels.

9. This Agreement may not be amended, modified, or terminated except by way of written agreement signed by Grantor and Grantee and recorded in the public records of Palm Beach County, Florida. No breach of any provision of this Agreement shall entitle any current or future property owner to cancel, rescind, or otherwise terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies available to any party on account of such breach.

[Remainder of page blank – signatures on next page]

GRANTOR:

Witnessed by:

L.G. CELESTIAL, LLC

Print Name:

Address:

By:

Name:

Title:

Date:

Print Name:

Address:

State of Florida)

County of Palm Beach)ss:

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by _____ as _____ of L.G. CELESTIAL, LLC who is personally known to me or produced _____ as identification.

My commission expires:

Notary Public

Print Name:

[Seal]

GRANTEE:

TOWN OF JUNO BEACH, FLORIDA

Attest:

By:

Peggy Wheeler, Mayor

Town Clerk

State of Florida)

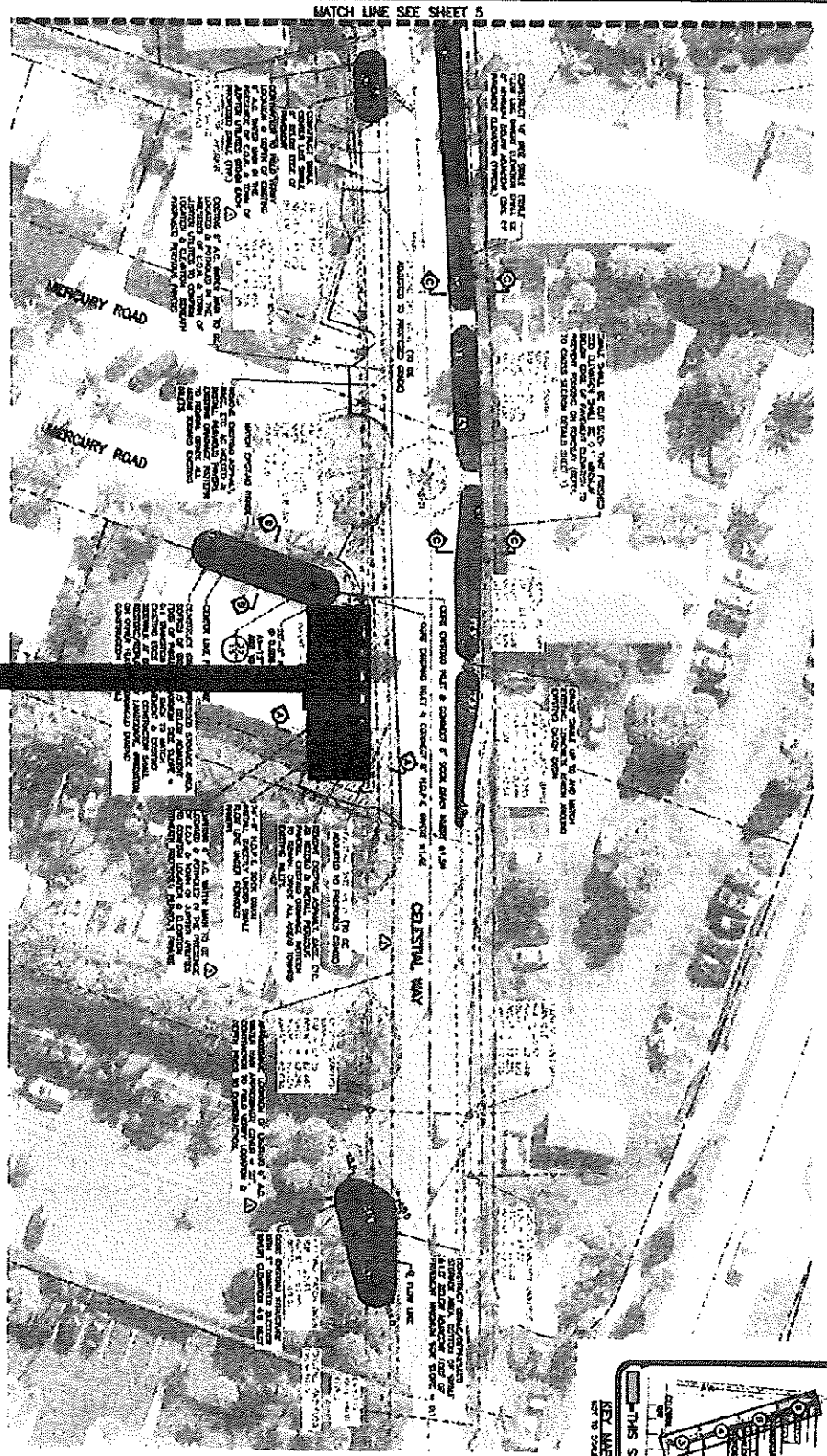
County of Palm Beach)ss:

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by Peggy Wheeler as Mayor of the Town of Juno Beach who is personally known to me or produced _____ as identification.

My commission expires:

Notary Public

Print Name:



NO PART OF THIS PLAN SHALL BE USED FOR THE PURPOSE OF CONVEYING TITLE OR INTEREST IN REAL ESTATE UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SURVEY MAP AND A LICENSED SURVEYOR'S CERTIFICATE TO THE EFFECT THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 BASED ON A SLAVEY REPERM BY LICENSED LAND SURVEYOR, INC. (981) 748-9454.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.

SIMMONS & WHITE

Professional Surveyors

2500 W. 15th Street
Fargo, ND 58103
(701) 785-1111

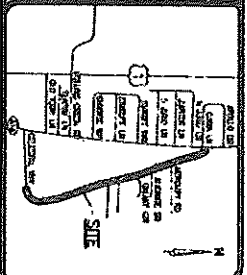
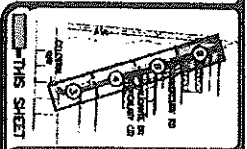
CELESTIAL WAY
SECTION 28, TOWNSHIP 41S, RANGE 41E
THE TOWN OF JUNG BEACH, NORTH DAKOTA
SITE DEVELOPMENT PLAN

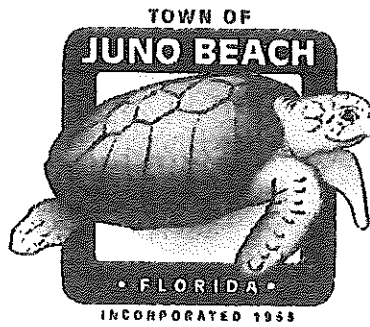
ISSUED FOR CONSTRUCTION

NOTES:

- 1) CONTRACTOR TO FIELD VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2) ALL DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.
- 3) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
- 4) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY REPAIRS AND REPLACEMENTS NECESSARY AS A RESULT OF CONSTRUCTION.
- 5) ALL DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.

- LEGEND**
- (1) EXISTING UTILITY
 - (2) PROPOSED UTILITY
 - (3) EXISTING EASEMENT
 - (4) PROPOSED EASEMENT
 - (5) EXISTING CURB
 - (6) PROPOSED CURB
 - (7) EXISTING DRIVE
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 - (18) PROPOSED DRIVEWAY
 - (19) EXISTING DRIVEWAY
 - (20) PROPOSED DRIVEWAY





**MANDATORY PRE-BID MEETING - REQUEST FOR
PROPOSAL - CELESTIAL WAY DRAINAGE
IMPROVEMENTS PROJECT AGENDA**

**March 22, 2024 at 10:00 AM
Council Chambers – 340 Ocean Drive and YouTube**

NOTICE: 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.

CALL TO ORDER

PROPOSED PROJECT OVERVIEW AND SITE VISIT

ADJOURNMENT



Meeting Name: Town Council Meeting
Meeting Date: April 24, 2024
Prepared By: Andrea Dobbins, Project Coordinator/Risk Manager
Item Title: Request for Proposal- Celestial Way Drainage Project

DISCUSSION:

The Town was awarded the Resilient Florida grant for the drainage improvements to Celestial Way. This grant is a 50/50 match with up to \$162,000 coming from the grant funding and \$162,000 from the Town’s general fund and the Once Cent Surtax for a total project cost of \$324,000.

This project was advertised for the competitive sealed bid process and there were three (3) contractors that submitted proposals for this drainage project. Each proposal submitted was reviewed by the evaluation committee at a public meeting on April 17, 2024. Each proposer was awarded points according to the evaluation criteria that was in the proposal package. The contractors were asked to provide their qualifications, background and experience of the firm; references and proof of similar completed projects; the ability to meet the construction schedule; and the price for all labor and materials to successfully complete this project. The proposer that was awarded the most points based on their submittal was CK Contractors & Development. The proposers and their pricing are listed below.

CONTRACTOR	BID PRICE
BDI Marine & Site Contractors	\$299,629
CK Contractors & Development	\$252,399
Close Construction Services, LLC	\$349,650

RECOMMENDATION:

Staff recommends the Council consider a motion to enter into an agreement with CK Contractors & Development to complete the Celestial Way Drainage Project not to exceed \$278,000; (project cost includes bid proposal plus 10% contingency) with funding from the Resilient Florida grant not to exceed \$139,000 and not to exceed \$139,000 from the Town’s general fund and the One Cent Surtax.

ATTACHMENTS:

Bid proposals



Meeting Name: Town Council
Meeting Date: January 22, 2024
Prepared By: Davila, F. CFM.
Item Title: Chen Moore and Associates’ detailed proposal

COUNCIL GOAL #2 (2024-2025)

BACKGROUND:

On December 17, 2024, at the Town Council meeting, staff recommended Chen Moore and Associates’ (CMA) to work with the Town to rewrite the Town’s code (see table #1) and serve as our consultant.

Table #1

Rank	Subject	Summary
1	Techniques for sound and slow growth	Council requested for staff to research planning techniques to promote slow growth and sound development in Juno Beach. Staff’s recommendations include parking, landscaping, setback/lot coverage, incentives for certain uses, elimination of <i>combination</i> of Architectural styles in our current code.
2	Landscape Requirements	Council requested for staff to benchmark the entirety of the Town’s landscape requirements with Palm Beach Gardens, and other communities. (discussed at Oct. P&Z Board meeting).
3	Floor Area Ratio / Volume and Massing of Single-Family dwellings.	Council requested for staff to have a consultant review and benchmark other communities for mass, size, scale, height, building area regulations, wall treatment, 2 nd floor area, floor area ration, cubic ratio, off-street parking for single family homes, and to specifically benchmark the city of Lake Worth Beach, North Palm Beach and Palm Beach.
4	Sign Regulations	Staff initiated – The Town’s sign code was last amended in 2006, with the changes in state legislature, some of our codes cannot be enforced

		effectively. Any amendments will require a legal review of the proposed language, this was planned to be addressed with a consultant.
5	Topographical Features	Council requested for staff to work with a consultant to review the Town’s Code regarding current topographical features, the installation of fill and excavations.
6	Wall and Fence	Council requested for staff to have a consultant review this section of the code. Most recently, council directed staff to discuss this item again without the need of a Geotechnical Engineer.
7	Exterior Lighting Spillover	Discussion – as part of the Planning and Zoning Board’s 2024 Topics, they wish to discuss limiting intrusive, spillover lighting from family residences. Previously, in January 2024, Town Council directed staff to proceed with the addition of a code section to address exterior lighting on residential housing and to not include a reference chart with foot candle criteria. At the March 2024 P&Z meeting, the Board requested for staff to work with an Engineer on creating lighting criteria, this was planned to be addressed with a consultant.

At the same meeting, Council approved to select CMA as the Code Rewrite consultant and have them provide an itemized cost sheet for each task for future consideration by the Council.

For the Council’s review, CMA provided an updated copy of their proposal which includes a breakdown of their cost by each task (attachment #1, page 2), please note that this cost (\$62,950) includes coordination with Town Staff, due diligence and research, and writing text to amend the zoning code. The breakdown of the cost, individually or as a total, **does not include** preparation and attendance at public workshops and hearings, these costs are separate.

Staff met with Mrs. Nilsa Zacarias, Director of Planning for CMA, and discussed the proposed cost for their attendance at two (2) public workshops and three (3) hearings, the anticipated total cost will not exceed the cost of \$74,550.00. All preparation and attendance to public workshops and hearings are to be billed on an hourly basis and may be expanded if necessary at an additional cost to the Town.

RECOMMENDATION:

Staff recommends that the Town Council direct the Town Manager or designee to execute a contract with CMA per the Town’s purchasing policy.

Attachment:

1. Updated CMA Proposal

1851 W. Indiantown Road Suite 100
Jupiter, FL 33458
Office: +1 (561) 401-9459



January 2, 2025

SENT VIA E-MAIL (fdavila@juno-beach.fl.us)

Mr. Frank Davila, CFM
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

**Subject: Proposal for the Town of Juno Beach
Zoning Code Text Amendment / Land Development Regulations (LDRs)
CMA Proposal No. O24.0769 / 24-0000.P0101**

Dear Mr. Davila,

Chen Moore and Associates (CMA) is pleased to submit this Scope of Services and Fee to provide professional planning services to update the Zoning Code of the Town of Juno Beach (the Town).

PROJECT INTRODUCTION

The Town's Planning and Zoning Department has requested a proposal to prepare a Zoning Code amendment including due diligence, code research, writing text and attending public workshops and hearings. The purpose is to provide language to address current zoning code challenges that have been identified by the Town Council and Town Staff.

We are a local planning company located in Jupiter, close to the Town and proficient in writing Zoning Code Amendments. We have an in-depth understanding of the urban character and natural environment of Juno Beach. In 2013, Nilsa Zacarias, Director of Planning for CMA, assisted the Town of Juno Beach with the EAR-Based Comprehensive Plan Amendment. Ms. Zacarias prepared three elements of the Comprehensive Plan: Capital Improvement, Future Land Use, and Intergovernmental Coordination elements.

The CMA planning team has established a strong professional reputation in Palm Beach County as a local company that is deeply rooted in the community. CMA has provided planning services to several coastal municipalities, including the Village of Tequesta (since 2010), Village of North Palm Beach (since 2016), City of Lake Worth Beach (since 2015), Town of Manalapan (since 2010), and Town of Palm Beach (since 2023).

Additionally, the CMA planning team has a history of collaborating with the Treasure Coast Regional Planning Council (TCRPC) on charrettes, code revisions, and the implementation of land development regulations. As examples of our experience with TCRPC, we recently completed an extended project with Dr. Kim DeLaney; and, we worked with Mr. Dana Little at the charrette that he conducted in Tequesta, and then, we wrote a detail code to implement and reflect the resident's vision as a result of the charrette.

The subject proposal is based on the information provided by Town Staff and includes a detailed scope and fee for each task required to amend the existing Land Development Regulations.

PROJECT STAFFING

Chen Moore and Associates – Land Planners & Civil Engineering

SCOPE OF SERVICES

The scope of services our firm shall provide under this agreement as per our recent discussions, correspondence, and the updated table provided by Town Staff (Exhibit C) includes the following Code Items and Tasks:

Summary of Items, Tasks and Fees

No.	CODE ITEMS	TASKS	FEE (\$)
1	TECHNIQUE FOR SOUND AND SLOW GROWTH	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	8,862
2	LANDSCAPE REQUIREMENTS	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	8,862
3	FLOOR AREA RATIO / VOLUME & MASSING OF SINGLE-FAMILY DWELLINGS	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	8,862
4	SIGN REGULATIONS	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	8,862
5	TOPOGRAPHICAL FEATURES	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	9,320
6	WALL AND FENCE	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	8,862
7	EXTERIOR LIGHTING SPILLOVER	Coordination with Town Staff Due Diligence and Research Writing Text to Amend Zoning Code	9,320
		TOTAL	\$62,950

Note: The above Code Items and Tasks do Not include preparation and attendance at public workshops and hearings. Preparation and attendance at public workshops and hearings will be billed hourly as follows:

- Principal Planner \$240
- Senior Planner \$140

Detail Description of Items and Tasks

Task 1. Coordination with Town Staff

- Consultant will meet with Town Staff for the project kick-off meeting to coordinate scope, project schedule, and deliverables.
- Consultant will meet with Town Staff throughout the project as needed.

Task 2. Due Diligence and Research

- 2.1. **TECHNIQUE FOR SOUND AND SLOW GROWTH:** Consultant will research techniques that contribute to sustainable, sound, and slow development strategies for the Town, including recommendations for site requirements (such as parking, landscaping, setbacks, and lot coverage) and various architectural styles.
- 2.2. **LANDSCAPE REQUIREMENTS:** Consultant will research the existing land development code to address outdated landscape regulations, such as the removal of invasive exotic plant species, review of the existing tree and shrub requirement.
- 2.3. **FLOOR AREA RATIO / VOLUME & MASSING OF SINGLE-FAMILY DWELLINGS:** Consultant will research land development code regulations regarding size, scale, height, and building area regulations for single family residential. Due diligence will include code language from local governments such as Town of Palm Beach, City of Lake Worth Beach, Village of North Palm Beach, Village of Tequesta, and any other municipality suggested by Town Staff.
- 2.4. **SIGN REGULATIONS:** Consultant will research the sign code from similar municipalities for real estate signs, snipe signs, and other similar signs.
- 2.5. **TOPOGRAPHICAL FEATURES:** Consultant will research the existing topographic features, the excavation permit process, and the associated fill requirements and impacts.
- 2.6. **WALL AND FENCE:** Consultant will review the existing for walls and fences code and research code language from coastal municipalities, including the Town of Palm Beach, Village of Tequesta, and Village of North Palm Beach.
- 2.7. **EXTERIOR LIGHTING SPILLOVER:** Consultant will review the existing land development code for lighting criteria and assess local governments for lighting requirements for residential housing.

Task 3. Writing Text to Amend Zoning Code

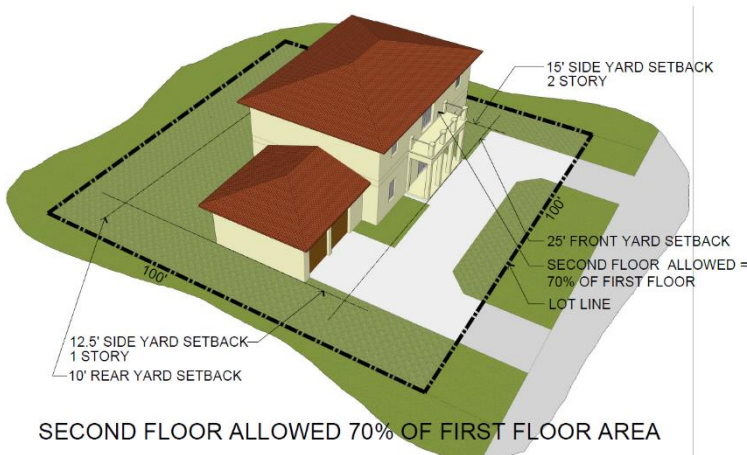
The Consultant will conduct the following Land Development Code Amendments:

- 3.1. **TECHNIQUE FOR SOUND AND SLOW GROWTH:** The Consultant will prepare amendments to the Land Development Code to implement sound growth and slow development techniques, incorporating new requirements for parking, landscaping, setbacks/lot coverage, and incentives for certain uses, while eliminating architectural style requirements from the existing code of ordinances.
- 3.2. **LANDSCAPE REQUIREMENTS:** The Consultant will prepare amendments to the Land Development Code to update the Town's landscape requirements, including the removal of invasive exotic plants, an evaluation of the existing number of trees and shrubs, and an update to the list of permitted tree species. *The CMA team includes certified landscape architects and arborists with in-depth knowledge of invasive species, Palm Beach County code and Florida natives that will write a code based on best practices and in compliance with Florida Statutes.*

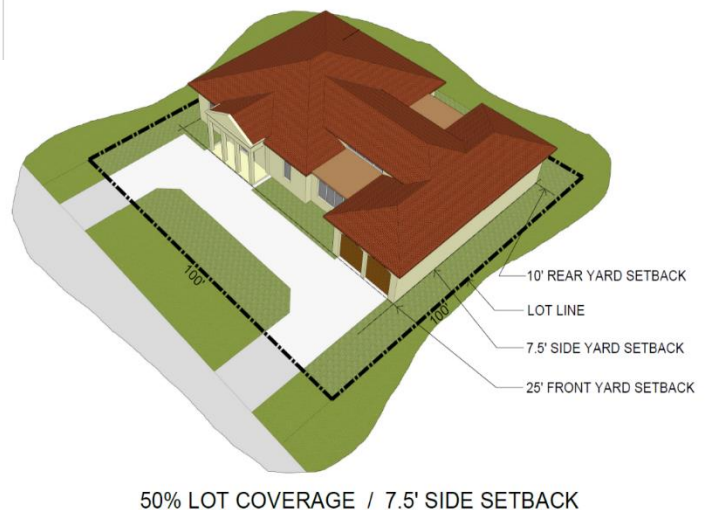
3.3. **FLOOR AREA RATIO / VOLUME & MASSING OF SINGLE-FAMILY DWELLINGS:** The Consultant will prepare amendments to the Land Development code that address massing, size, scale, and height. The subject amendment may include the preparation of graphics to demonstrate the proposed land development code regulations.

The CMA Planning team is proficient in 3D CAD renderings to showcase graphically the different options in terms of volumes and massing for single family residences that will facilitate a visual understanding and build consensus.

The following graphics were prepared for the Town of Palm Beach to address volume, massing, FAR, cubic ratio, off street parking and setbacks for single residential homes in relationship to lot coverage and open space for 1 and 2-story homes.



ONE STORY REGULATIONS
INCENTIVE 50-7.5



- 3.4. **SIGN REGULATIONS:** The Consultant will prepare amendments to the Land Development Code that address sign regulations. The subject amendment will include the preparation of graphics to demonstrate the proposed sign code regulations. Our planning team is proficient in code language regarding sign codes including temporary and permanent, *we prepared sign code amendments for a number of municipalities including Town of Manalapan, Village of Tequesta and others. Also, we wrote a new sign code for the City of Westlake, a new municipality in Palm Beach County. This subject sign code includes definitions and graphics to reflect the requirements and clarify the text.*

- 3.5. **TOPOGRAPHICAL FEATURES:** The Consultant will prepare amendments to the Land Development Code to address current topographical features, the installation of fill, and excavations. *The CMA team includes civil engineers that are experienced in permitting and related code language.*

- 3.6. **WALL AND FENCE:** The Consultant will prepare amendments to the Land Development Code to update the existing walls and fences. Our planning team is proficient in code language regarding walls and fences.

- 3.7. **EXTERIOR LIGHTING SPILLOVER:** The Consultant will prepare amendments to the Land Development Code to establish lighting criteria aimed at limiting intrusive lighting and light spillover from residential properties. *The CMA team includes electrical engineers with expertise in lighting requirements.*

Task 4. Public Workshops

- Consultant will conduct workshops to present proposed code, listen to comments, gather feedback from the Board and Council, and allow for public input: one (1) with the Town’s Planning and Zoning Board and one (1) with the Town Council.

Task 5. Final Approval

- Consultant will attend the Local Planning Agency hearing for a recommendation of approval.
- Consultant will attend the Council hearing for the first and second reading of the proposed code amendment.

DELIVERABLE AND TIMELINE

Consultant will provide the Client with Final Text Amendment language within six (6) months of approval of each Code Item, and receiving a P.O.

FEE SUMMARY

CMA will provide services for a lump sum amount not to exceed **\$62,950**. The subject lump sum does Not include preparation and attendance at public workshops and hearings. Preparation and attendance at public workshops and hearings will be billed hourly as follows:

- Principal Planner \$240
- Senior Planner \$140

1851 W. Indiantown Road Suite 100
Jupiter, FL 33458
Office: +1 (561) 401-9459



Should you have any questions, please do not hesitate to contact me at my office at my cell phone at (561) 758-2252 or send me an electronic message at nzacarias@chenmoore.com

Respectfully submitted,

Nilsa Zacarias

CHEN MOORE AND ASSOCIATES
Nilsa Zacarias, AICP
Director of Planning

- Attachment(s):
- Exhibit A – Work Authorization
 - Exhibit B – Rate Schedule
 - Exhibit C – Juno Beach – Ranking of Items List (Town Staff Update from 10-24-24)
 - Exhibit D - November 14, 2024 - Zoning Code Text Amendment Proposal
 - Exhibit E - Nilsa Zacarias, AICP, Summary Resume
 - Exhibit F - CMA General Services and Planning Services Flyer

1851 W. Indiantown Road Suite 100
Jupiter, FL 33458
Office: +1 (561) 401-9459



EXHIBIT "A"

AGREEMENT FOR PROFESSIONAL SERVICES - WORK AUTHORIZATION

Client Name: **Town of Juno Beach**
Client Contact: **Mr. Frank Davila**
Client Address: **340 Ocean Drive; Juno Beach, FL 33408**
Client Phone/Fax: **(561) 586-1634**
Client E-mail: fdavila@juno-beach.fl.us
CMA Proposal No. O24.0769 / 24-0000.P0101
Agreement Date: January , 2025

FEE: Lump Sum for Professional Services is **not to exceed \$62,950**. The subject lump sum does Not include preparation and attendance at public workshops and hearings. Preparation and attendance at public workshops and hearings will be billed hourly as follows:

- Principal Planner \$240
- Senior Planner \$140

RETAINER: N/A

The undersigned agree to the attached General Conditions/Provisions which are incorporated and made a part of the current Continuing Services Contract. Any additional requested services will be addressed in a separate agreement.

CHEN MOORE AND ASSOCIATES, INC. (CONSULTANT)

Authorized Signature

Print Name/Title

Date

Town of Juno Beach (CLIENT)

Authorized Signature

Print Name/Title

Date

1851 W. Indiantown Road Suite 100
 Jupiter, FL 33458
 Office: +1 (561) 401-9459



EXHIBIT "B"
(Rate Schedule)

2023/2024 Hourly Rate Schedule

Labor Category	Hourly Rate
President	\$550
Principal	\$400
Principal Engineer	\$300
Senior Engineer	\$210
Project Engineer	\$185
Associate Engineer	\$130
Engineer	\$120
Principal Landscape Architect	\$230
Senior Landscape Architect	\$165
Project Landscape Architect	\$125
Associate Landscape Architect	\$110
Senior Landscape Designer	\$110
Landscape Designer	\$95
Principal Planner	\$240
Senior Planner	\$140
Project Planner	\$110
Associate Planner	\$95
Senior Project Manager	\$260
Senior Environmental Scientist	\$160
Senior Designer	\$160
Designer	\$120
Senior Technician	\$110
Technician	\$100
Senior Construction Specialist	\$150
Construction Specialist	\$100
Administrative Staff	\$100
Intern	\$70

EXHIBIT "C"
Juno Beach Status of To-Do List

1	Techniques for sound and slow growth	Council requested for staff to research planning techniques to promote slow growth and sound development in Juno Beach. Staff's recommendations include parking, landscaping, setback/lot coverage, incentives for certain uses, elimination of <i>combination</i> of Architectural styles in our current code.
2	Landscape Requirements	Council requested for staff to benchmark the entirety of the Town's landscape requirements with Palm Beach Gardens, and other communities. (discussed at Oct. P&Z Board meeting).
3	Floor Area Ratio / Volume and Massing of Single-Family dwellings.	Council requested for staff to have a consultant review and benchmark other communities for mass, size, scale, height, building area regulations, wall treatment, 2 nd floor area, floor area ration, cubic ratio, off-street parking for single family homes, and to specifically benchmark the city of Lake Worth Beach, North Palm Beach and Palm Beach.
4	Sign Regulations	Staff initiated – The Town's sign code was last amended in 2006, with the changes in state legislature, some of our codes cannot be enforced effectively. Any amendments will require a legal review of the proposed language, this was planned to be addressed with a consultant.
5	Topographical Features	Council requested for staff to work with a consultant to review the Town's Code regarding current topographical features, the installation of fill and excavations.
6	Wall and Fence	Council requested for staff to have a consultant review this section of the code. Most recently, council directed staff to discuss this item again without the need of a Geotechnical Engineer.
7	Exterior Lighting Spillover	Discussion – as part of the Planning and Zoning Board's 2024 Topics, they wish to discuss limiting intrusive, spillover lighting from family residences. Previously, in January 2024, Town Council directed staff to proceed with the addition of a code section to address exterior lighting on residential housing and to not include a reference chart with foot candle criteria. At the March 2024 P&Z meeting, the Board requested for staff to work with an Engineer on creating lighting criteria, this was planned to be addressed with a consultant.

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Office: +1 (561) 401-9459



EXHIBIT "D"

November 14, 2024 - Zoning Code Text Amendment Proposal

November 14, 2024

SENT VIA E-MAIL (fdavila@juno-beach.fl.us)

Mr. Frank Davila, CFM
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

**Subject: Proposal for the Town of Juno Beach
Zoning Code Text Amendment / Land Development Regulations (LDRs)
CMA Proposal No. O24.0769 / 24-0000.P0101**

Dear Mr. Davila,

Chen Moore and Associates (CMA) is pleased to submit this Scope of Services and Fee to provide professional planning services to update the Zoning Code of the Town of Juno Beach (the Town).

PROJECT INTRODUCTION

The Town's Planning and Zoning Department has requested a proposal to prepare a Zoning Code amendment including due diligence, code research, writing text and attending public workshops and hearings. The purpose is to provide language to address current zoning code challenges that have been identified by the Town Council and Town Staff.

We are a local planning company located in Jupiter, close to the Town and proficient in writing Zoning Code Amendments. We have an in-depth understanding of the urban character and natural environment of Juno Beach. In 2013, Nilsa Zacarias, Director of Planning for CMA, assisted the Town of Juno Beach with the EAR-Based Comprehensive Plan Amendment. Ms. Zacarias prepared three elements of the Comprehensive Plan: Capital Improvement, Future Land Use, and Intergovernmental Coordination elements.

The CMA planning team has established a strong professional reputation in Palm Beach County as a local company that is deeply rooted in the community. CMA has provided planning services to several coastal municipalities, including the Village of Tequesta (since 2010), Village of North Palm Beach (since 2016), City of Lake Worth Beach (since 2015), Town of Manalapan (since 2010), and Town of Palm Beach (since 2023).

Additionally, the CMA planning team has a history of collaborating with the Treasure Coast Regional Planning Council (TCRPC) on charrettes, code revisions, and the implementation of land development regulations. As examples of our experience with TCRPC, we recently completed an extended project with

Dr. Kim DeLaney; and, we worked with Mr. Dana Little at the charrette that he conducted in Tequesta, and then, we wrote a detail code to implement and reflect the resident's vision as a result of the charrette. The subject proposal is based on the information provided by Town Staff and includes a detailed scope and fee for each task required to amend the existing Land Development Regulations.

PROJECT STAFFING

Chen Moore and Associates – Land Planners & Civil Engineering

SCOPE OF SERVICES

The scope of services our firm shall provide under this agreement as per our recent discussions, correspondence, and the updated table provided by Town Staff (Exhibit C) includes the following tasks:

Task 1. Coordination with Town Staff

- Consultant will meet with Town Staff for the project kick-off meeting to coordinate scope, project schedule, and deliverables.
- Consultant will meet with Town Staff throughout the project as needed.

Task 2. Due Diligence and Research

- 2.8. **TECHNIQUE FOR SOUND AND SLOW GROWTH:** Consultant will research techniques that contribute to sustainable, sound, and slow development strategies for the Town, including recommendations for site requirements (such as parking, landscaping, setbacks, and lot coverage) and various architectural styles.
- 2.9. **LANDSCAPE REQUIREMENTS:** Consultant will research the existing land development code to address outdated landscape regulations, such as the removal of invasive exotic plant species, review of the existing tree and shrub requirement.
- 2.10. **FLOOR AREA RATIO / VOLUME & MASSING OF SINGLE-FAMILY DWELLINGS:** Consultant will research land development code regulations regarding size, scale, height, and building area regulations for single family residential. Due diligence will include code language from local governments such as Town of Palm Beach, City of Lake Worth Beach, Village of North Palm Beach, Village of Tequesta, and any other municipality suggested by Town Staff.
- 2.11. **SIGN REGULATIONS:** Consultant will research the sign code from similar municipalities for real estate signs, snipe signs, and other similar signs.
- 2.12. **TOPOGRAPHICAL FEATURES:** Consultant will research the existing topographic features, the excavation permit process, and the associated fill requirements and impacts.
- 2.13. **WALL AND FENCE:** Consultant will review the existing for walls and fences code and research code language from coastal municipalities, including the Town of Palm Beach, Village of Tequesta, and Village of North Palm Beach.
- 2.14. **EXTERIOR LIGHTING SPILLOVER:** Consultant will review the existing land development code for lighting criteria and assess local governments for lighting requirements for residential housing.

Task 3. Writing Text to Amend Zoning Code

The Consultant will conduct the following Land Development Code Amendments:

- 3.8. **TECHNIQUE FOR SOUND AND SLOW GROWTH:** The Consultant will prepare amendments to the Land Development Code to implement sound growth and slow development techniques, incorporating new requirements for parking, landscaping, setbacks/lot coverage, and incentives

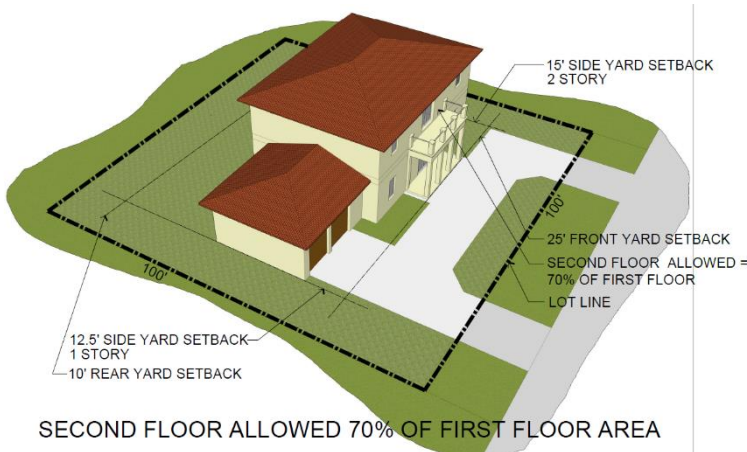
for certain uses, while eliminating architectural style requirements from the existing code of ordinances.

3.9. **LANDSCAPE REQUIREMENTS:** The Consultant will prepare amendments to the Land Development Code to update the Town's landscape requirements, including the removal of invasive exotic plants, an evaluation of the existing number of trees and shrubs, and an update to the list of permitted tree species. The CMA team includes certified landscape architects and arborists with in-depth knowledge of invasive species, Palm Beach County code and Florida natives that will write a code based on best practices and in compliance with Florida Statutes.

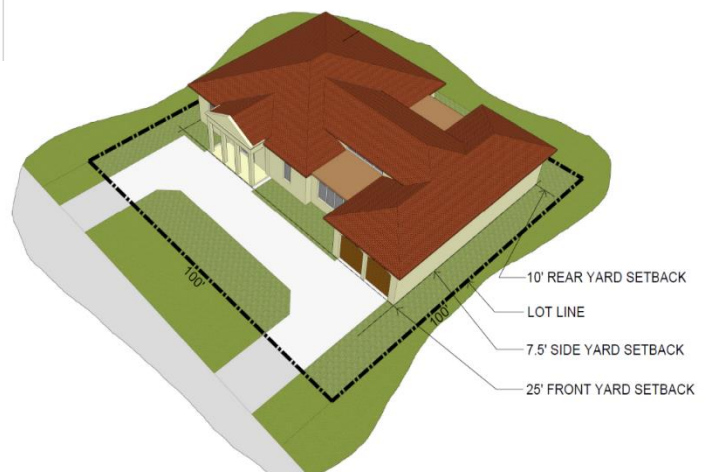
3.10. **FLOOR AREA RATIO / VOLUME & MASSING OF SINGLE-FAMILY DWELLINGS:** The Consultant will prepare amendments to the Land Development code that address massing, size, scale, and height. The subject amendment may include the preparation of graphics to demonstrate the proposed land development code regulations.

The CMA Planning team is proficient in 3D CAD renderings to showcase graphically the different options in terms of volumes and massing for single family residences that will facilitate a visual understanding and build consensus.

The following graphics were prepared for the Town of Palm Beach to address volume, massing, FAR, cubic ratio, off street parking and setbacks for single residential homes in relationship to lot coverage and open space for 1 and 2-story homes.



ONE STORY REGULATIONS
 INCENTIVE 50-7.5



50% LOT COVERAGE / 7.5' SIDE SETBACK

- 3.11. **SIGN REGULATIONS:** The Consultant will prepare amendments to the Land Development Code that address sign regulations. The subject amendment will include the preparation of graphics to demonstrate the proposed sign code regulations. Our planning team is proficient in code language regarding sign codes including temporary and permanent, *we prepared sign code amendments for a number of municipalities including Town of Manalapan, Village of Tequesta and others. Also, we wrote a new sign code for the City of Westlake, a new municipality in Palm Beach County. This subject sign code includes definitions and graphics to reflect the requirements and clarify the text.*
- 3.12. **TOPOGRAPHICAL FEATURES:** The Consultant will prepare amendments to the Land Development Code to address current topographical features, the installation of fill, and excavations. *The CMA team includes civil engineers that are experienced in permitting and related code language.*
- 3.13. **WALL AND FENCE:** The Consultant will prepare amendments to the Land Development Code to update the existing walls and fences. Our planning team is proficient in code language regarding walls and fences.
- 3.14. **EXTERIOR LIGHTING SPILLOVER:** The Consultant will prepare amendments to the Land Development Code to establish lighting criteria aimed at limiting intrusive lighting and light spillover from residential properties. *The CMA team includes electrical engineers with expertise in lighting requirements.*

Task 4. Public Workshops

- Consultant will conduct two (2) workshops to present proposed code, listen to comments, gather feedback from the Board and Council, and allow for public input: one (1) with the Town's Planning and Zoning Board and one (1) with the Town Council.

Task 5. Final Approval

- Consultant will attend the Local Planning Agency hearing for a recommendation of approval.
- Consultant will attend the Council hearing for the first and second reading of the proposed code amendment.

DELIVERABLE AND TIMELINE

Consultant will provide the Client with Final Text Amendment language within six (6) months of approval of this subject proposal, and receiving a P.O.

FEE SUMMARY

CMA will provide services for a lump sum amount not to exceed **\$74,550.00**.

Should you have any questions, please do not hesitate to contact me at my office at my cell phone at (561) 758-2252 or send me an electronic message at nzacarias@chenmoore.com

Respectfully submitted,



CHEN MOORE AND ASSOCIATES
Nilsa Zacarias, AICP
Director of Planning

EXHIBIT "E"
Nilsa Zacarias, AICP, Summary Resume

Nilsa Zacarias, AICP
Director of Planning

Hire Date
07/27/2009
Years with other firms: N/A

Education
Master of Community and
Regional Planning Minor in
Housing, Iowa State
University, Fulbright Scholar,
Bachelor of Architecture,
Catholic University Asuncion,
Paraguay

Professional Affiliations
Fulbright Alumni Association
Palm Beach County Planning
Congress
Planning & Zoning
Commission, Town of
Jupiter

Certifications
Certified Planner by the
American Institute of
Certified Planners (AICP)

**Presentations at
Conferences**
*Protecting Community
Character: Lessons Learned*
American Planning
Association Florida
Chapter Conference (FAPA),
Tampa, Florida –
September 2024 (upcoming)

*Chair of Affordable Housing
Symposium: Solutions and
Strategies.* Palm Beach
County Planning Congress-
West Palm Beach, Florida-
April 2024

*Inclusive and Equitable Public
Open Spaces.* American
Planning Association Florida
Chapter Conference (FAPA),
Jacksonville, Florida –
September 2023

Nilsa Zacarias, AICP is CMA's Principal Planner. She is a nationally and internationally recognized professional and Fulbright Scholar with over 25 years of experience working on challenging and complex planning initiatives including Comprehensive Planning, Public Engagement, Land Development Regulations, Annexations, Master Plans, Neighborhood Plans, Design Guidelines, Development Review & Processing, and others. She has an in-depth knowledge of Florida Statutes requirements.

Project Experience

General Planning Services, Visioning, Comprehensive Plan, LDRs, and Development Processing, City of Westlake. Palm Beach County's new 39th City was incorporated on June 20, 2016. The 38,000 acres of mostly vacant, previously agricultural land in western Palm Beach County will be the site of 4,500 homes and 2.2 million square feet of commercial space. Since its incorporation in 2016, CMA professionals serve as the planning department of the City responsible for preparing the first comprehensive plan adopted in 2018, and writing the Land Development Regulations to be consistent with the City's Comprehensive Plan Vision. CMA is also in charge of site plan reviews and processing development applications including staff reports, presentations to the Boards and City Council.

General Planning Services, Land Development Regulations, Comprehensive Plan Amendments, Village of Tequesta- Since 2010 provided planning services including EAR-based Comprehensive Plan Amendments, LDR amendments (writing code language to create overlays, Parking regulations, updating definitions, and others); Site Plan Reviews (DRC Meetings, Staff Reports, meetings with developers); presentations at workshops, hearings at P&Z Board and Village Council meetings; Annexations studies and analysis with public outreach; community outreach and vision for a Parks Master Plan and Design Guidelines.

Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) - Village of North Palm Beach - CMA updated the Village of North Palm Beach Comprehensive Plan based on the Evaluation and Appraisal Review (EAR). The proposed scope includes a detail review of all the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.) and updates to reflect changes in the Village's trends, vision and demographics.

Urban Design, LDRs, EAR- based Comprehensive Plan Text Amendments, and Neighborhood Plans, City of Lake Worth Beach . Since 2015 CMA is providing ongoing planning services to the City including 3D Renderings for specific sites illustrating the vision of the City and the compliance with Zoning Code as part of a City's marketing effort to attract quality development. Over the years, CMA has prepared Land Development Regulations (LDRs) and EAR-based Comprehensive Plan text amendments in compliance with Florida Statutes. Also, the CMA team developed 18 Neighborhood Plans for the City including utilities, transportation, signage, public safety, planning efforts and neighborhood public engagement.

EAR based Comprehensive Plan Update, City of Dania Beach. CMA was contracted by the City of Dania Beach to update the Comprehensive Plan based on the Evaluation and Appraisal Review (EAR) according to Chapter 163 Florida Statutes (F.S.). The proposed scope includes a detail review of the elements including Policy (Goals, Objectives and Policies) and Data and Analysis ensuring compliance with current Florida Statutes (F.S.); and, updates to reflect changes in the City's trends, vision and demographics.

Urban Design, Community Outreach, CRA Master Plan Update, City of Belle Glade. CMA was contracted to prepare the Finding of Necessity and CRA Plan Update for the City of Belle Glade, including a boundary extension, existing conditions analysis, compliance with Florida Statutes, list of priority projects, 3D Renderings of main street, community gardens and other public spaces, community engagement and presentations to the CRA Board and City Commission.

Design Guidelines, Public Participation and Zoning Code Amendment, Village of Tequesta. The Beach Road corridor was facing challenges because of aging condominium buildings, and active redevelopment initiatives. prepared Design Guidelines CMA and Zoning Code Text Amendments based on the Community input to protect the small village charm, natural resources, and provide clear direction to developers. The Design Guidelines included building aesthetics, site planning, landscaping, public streetscape, and a detail checklist. The Design Guidelines is a rich graphic driven document with 3D renderings showcasing the vision for the Beach Road corridors, and photographic display of examples of massing, articulations and architectural elevations.

Public Participation Program, Parks Master Plan “Our Parks Our Values” – Village of Tequesta
CMA was responsible for land planning, community participation, branding, site analysis, site design and landscaping in compliance with local code and comprehensive plan, landscaping, parking lay outs, and permitting for the preparation of Village of Tequesta Parks Master Plan. The CMA team utilized a proactive public participation program (4Ps) to obtain community input and ensure maximum outreach. “Our Parks Our Values” main goal was to prepare a robust document based on the community vision to serve as a long-term strategic road map to guide improvements to the Village’s parks.

The Master Plan was approved by the Village Council in August 2022, and it is currently being implemented. Nilsa was the lead and project manager including the proactive public participation; conceptual designs and final document that was approved by the Village Council. This Master Plan was selected by the Florida Chapter of the American Planning Association to be presented at the State Conference held in Jacksonville in September 2023.

Town of Mangonia Park Visioning, Comprehensive Plan, & Land Development Regulations. Town of Mangonia Park. CMA was contracted by the Town of Mangonia Park to update their comprehensive plan. Florida Statutes require that each local government within the state must prepare, adopt, and submit an Evaluation and Appraisal Review of its comprehensive plan at least every seven years. This EAR based amendment should address changes in the state requirements and changes to local conditions since the last update of the comprehensive plan. In 2020, the Mangonia Park comprehensive plan prepared by the CMA planning team was adopted.

GIS Mapping, 2050 Long Range Transportation Planning (LRTP), Treasure Coast Regional Planning Council
This project involved policy analysis and considerations for 107 TOD stations located in Palm Beach County including land uses, demographics and market studies. The CMA planning team prepared GIS maps and data tables based on ARC GIS Business Analyst to be used in the transit and roadway modeling of the 2050 Long Range Transportation Planning (LRTP) prepared by the Palm Beach Transportation Planning Agency’s (TPA), and Treasure Coast Regional Planning Council. The purpose of this work order was to analyze the development capacity surrounding the potential transit stations along the 561 corridors countywide in Palm Beach County. The analysis identified the existing and potential residential units and non-residential square footage of each station, factoring in desired station typology and land use regulations and entitlements. CMA was contracted by the Treasure Coast Regional Planning Council to conduct this study. The existing conditions analysis and mapping for the 107 TOD station included 1,926 GIS maps (Age of Structures, Assessed Value of Improvements, Taxable Value, Density, FAR, NAICS, MAZ, property acreage and others). Once the key sites for redevelopment were identified, CMA prepared 107 GIS maps showcasing the potential capacity of the subject sites.

EXHIBIT "F"
CMA General Services and Planning Flyers



CIVIL ENGINEERING



TRANSPORTATION ENGINEERING



ELECTRICAL ENGINEERING



LANDSCAPE ARCHITECTURE & PLANNING



ENVIRONMENTAL



CONSTRUCTION MANAGEMENT

OUR SERVICES

Founded in 1986, Chen Moore and Associates, Inc. (CMA) specializes in civil engineering, water resources, water and sewer, landscape architecture, irrigation, planning, electrical engineering, transportation, environmental and construction engineering services. The firm commits to providing responsive quality services while meeting the schedules and specific project needs of our clients.



www.chenmoore.com

cma
 chen moore and associates

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ENVIRONMENTAL	CONSTRUCTION MANAGEMENT	PARKS & RECREATION	LAND DEVELOPMENT
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500 West Cypress Creek Road Suite 600 Fort Lauderdale, FL 33309 +1 (954) 730-0707	Miami West Palm Beach Orlando (Maitland) Jacksonville	Jupiter Port St. Lucie Sarasota (Nokomis) Tampa Gainesville Atlanta	



Euclid Road Streetscape Master Plan, Miami Beach, FL



3D Visioning Rendering Phase 1, City of Lake Worth Beach, FL



Community Participation, Parks Master Plan, Village of Tequesta, FL

PLANNING

Founded in 1986, Chen Moore and Associates, Inc. (CMA) specializes in planning, civil engineering, water resources, water and sewer, landscape architecture, irrigation, electrical engineering, transportation, environmental and construction engineering services. The firm commits to providing responsive quality services while meeting the schedules and specific project needs of our clients.



Land use planning is about community building, it is integral to the sustainable development of cities and towns. It involves looking at how land should be used, ranging from green space to residential areas, commercial and industrial sites. Land-use planning takes place within the framework of local zoning laws, state and federal regulations; and careful planning aims to preserve the environment, promote social gatherings, enhance communities, and support transportation, industry, and economic development. CMA provides long range and current planning services by focusing on sustainable principles with unparalleled graphic skills and superior analytical capabilities to local governments, communities, and private sector clients throughout Florida.

www.chenmoore.com



OUR PLANNING SERVICES INCLUDE:

Long Range Planning

- Sustainable Comprehensive Plan & Text Amendments
- Neighborhood Plans
- Land Development Regulations & Zoning Codes
- Evaluation and Appraisal Reviews
- Annexation Plans & Processing

Current Planning

- Development Applications & Approvals
- Site Plan Designs & Reviews
- Technical Reports

Community & Neighborhood Involvement

- 24/7 Open Community Forums
- Vision & Master Plans
- Design Charrettes
- Neighborhood Participation & Plans

Graphics and Geographic Information System (GIS)

- GIS Maps
- 3D Computer Rendering/ Conceptual Design/CAD

WE PLAN AND DESIGN MEMORABLE PLACES



Mixed-Use District, 3D Visioning Rendering Phase 2, City of Lake Worth Beach, FL



Currie Park Phase I - Visioning, Public Participation, West Palm Beach, FL



Beach Road Corridor, Design Guidelines, Village of Tequesta, FL

<p>CORPORATE 500 West Cypress Creek Road Suite 600 Fort Lauderdale, FL 33309 +1 (954) 730-0707</p>	<p>REGIONAL OFFICES Miami West Palm Beach Jacksonville Orlando (Maitland)</p>	<p>ADDITIONAL OFFICES Jupiter Tampa Port St. Lucie Gainesville Sarasota (Nokomis) Atlanta</p>	<p>PEOPLE THAT CARE www.chenmoore.com</p>
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Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: Leonard G. Rubin, Town Attorney
Item Title: Revised Code of Conduct and Enforcement Options

DISCUSSION:

At the November 13, 2024 Town Council meeting, this office presented the Town Council with a revised Code of Conduct for members of the Town Council. The Council, by consensus, agreed to additional revisions, which are highlighted in yellow on the attached document. These revisions include:

- A revised preamble as proposed by former Councilmember Rosengarten. If the Council adopts the enforcement language, the italicized language would need to be removed.
- A revision to Section B.2 to include members of Town Staff.
- An additional revision to the end of Section B.2 regarding newsletters also proposed by former Councilmember Rosengarten.
- The deletion of “without the use of the Councilmember’s official title” from Section B.3.

The Council, by consensus, also indicated that it wished to include enforcement provisions (although former Councilmember Rosengarten was part of that consensus). However, as explained below, the Town Council’s authority is limited with respect to the methods available for enforcement.

The Town Charter currently provides for removal of a Councilmember “by the remaining members of the Town Council” if the member no longer meets the requirements for candidacy set forth in Article III, Section 1(b) of the Town Charter. Thus, a Councilmember may only be removed if the member is no longer a resident of the Town or the member has been convicted or pled nolo contendere to any felony or any crime of fraud or dishonesty including, by way of example, larceny, theft, burglary, forgery, perjury, or embezzlement.

In addition to the Town Charter, Section 112.51, Florida Statutes, authorizes the Governor to suspend (and ultimately remove) a municipal official for “malfeasance, misfeasance, neglect of duty, habitual drunkenness, incompetence, or permanent inability to perform official duties” or when arrested for a felony or for a misdemeanor related to the duties of office. Additionally, Section 100.361, Florida Statutes, provides a procedure whereby the electors of a municipality may initiate a petition remove a member of the governing body for “malfeasance, misfeasance, neglect of duty, drunkenness, incompetence, permanent inability to perform official duties, or conviction of a felony involving moral turpitude.”

Based on the foregoing, the Council cannot, absent an amendment to the Town Charter, suspend or remove a Councilmember for violation of the Code of Conduct. Consequently, the enforcement provisions previously provided to the Council have been included within the Code of Conduct. At the suggestion of Councilmember Davis, these provisions have been revised to require that the Town Council determine whether to pursue the violation once a complaint is received. While Councilmember Davis suggested that such a decision require a supermajority vote, there is no supermajority of four (assuming one Councilmember has been named in the complaint and that there is a full Council with four other members). Consequently, the language has been revised to require a unanimous vote of the non-named Councilmembers to proceed. The potential consequences remain the same, listed from least consequential to most consequential: (1) admonishment; (2) written warning; and (3) censure.

Once the Council agrees on the revisions to the Code of Conduct and/or the enforcement options, a Resolution adopting the final version will be placed on the Town Council's consent agenda.

RECOMMENDATION:

Consideration of revisions to the Town Council Code of Conduct and enforcement options.

TOWN OF JUNO BEACH

TOWN COUNCIL CODE OF CONDUCT

Goal Statement: Members of the Town Council shall serve as a model of leadership and civility in the community, inspire confidence in Town government, and demonstrate honesty and integrity in every action and statement both during public meetings and when engaging with members of the community.

The Code of Conduct describes the way members of the Town Council should treat each other, members of Town staff, constituents, and others when representing the Town of Juno Beach. The objective of the Code of Conduct is to engender more trust in government, thereby promoting its effectiveness while advancing harmony within the community. The Code aims to establish norms of behavior for Council by which legitimate disagreements and different points of view that may arise are handled in a professional manner – one that promotes the public’s confidence in government and enhances the reputation of the Council and the Town.

The Code of Conduct represents aspirational goals that guide Councilmembers toward the highest principles of governance. Although this Code does not represent a body of enforceable rules, the Code should be considered by Councilmembers when arriving at an ethical course of action and course of behavior – each of which should be worthy of the public’s trust in government and the high office to which each Councilmember has been entrusted.

The consistent theme through this Code of Conduct is respect. Elected officials are called upon to exhibit appropriate behavior at all times. Demonstrating respect for each Councilmember and the Town’s constituents through words and actions is the “North Star” that guides Councilmembers to do the right thing, even in difficult situations.

A. Conduct During Public Meetings:

1. Members of the Town Council shall fully participate in all Town Council meetings and practice civility, professionalism, and respect in all discussions and debate.
2. Members of the Town Council shall prepare in advance of all Town Council meetings by reviewing agenda materials, speaking with the Town Manager and other members of Town Staff, speaking with constituents, and becoming familiar with issues.
 - a. When preparing for Town Council meetings, members of the Town Council should direct questions ahead of time to the Town Manager or Town Staff so that Staff can provide the desired information at the Council meeting.

- b. Members of Town Council should avoid asking questions that Town Staff will be unable answer on the spot or recognize that such questions may require additional time or research to formulate an answer.
- 3. Members of the Town Council shall be respectful of other people's time, stay focused, and act efficiently during public meetings.
- 4. Members of the Town Council shall honor and respect the role of the Mayor (or presiding officer) in maintaining order.
- 5. Members of the Town Council shall make the public feel welcome and shall not demonstrate any signs of partiality, prejudice, discrimination, or disrespect toward an individual participating in a public meeting. To that end, members of the Town Council shall:
 - a. Actively listen to speakers;
 - b. Ask for clarification with the consent of the Mayor, but avoid debate and argument with members of the public; and
 - c. Be mindful of their tone and body language.
- 6. Members of the Town Council shall refrain from personal comments, attacks, or innuendo directed toward other members of the Council or members of the public.
- 7. Members of the Town Council shall ensure that all comments pertain to the topic under discussion.
- 8. Members of the Town Council shall refrain from using cellular phones or any other type of audible device in a manner that would be disruptive to other members of the Council or members of the public.
- 9. When attending meetings of other Boards, members of the Town Council shall refrain from commenting on quasi-judicial matters that will come before the Town Council for consideration. Furthermore, members of the Town Council shall clearly indicate on the record that any comments or questions are made in their capacity as a Town resident and not as a member of the Town Council.
- B. **Conduct** Outside of Public Meetings:
 - 1. Members of the Town Council shall not make any promise or representation on behalf of the Town Council or Town Staff.
 - 2. Members of the Town Council shall not make derogatory personal comments about other members of the Council, **members of Town Staff**, members of the public, or members of any Town board, either orally or through the dissemination

of written materials, including newsletters. Newsletters issued by sitting members of the Town Council should take care not to insult or make demeaning, sarcastic, or disparaging statements about any Town resident because such conduct degrades the Council's reputation in the community, reduces the willingness of the public to engage with their government, and harms the trust that the residents have in government.

3. Members of the Town Council shall not make any representation or inquiry on behalf of the Council to any other public or private agency unless specifically authorized to do so by the Council. Any such representation or inquiry shall be made solely in the Councilmember's personal capacity without the use of the Councilmember's official title.
4. Members of the Town Council shall not publicly undermine the official Town Council position on any issue through the dissemination of written materials, including newsletters, unless such statement is included in official campaign materials relating to an upcoming Town Council election.
5. Members of the Town Council shall direct all questions or requests for additional information from Town Staff through the Town Manager, Department Heads, or the Town Attorney. Members of the Town Council shall be professional and courteous in their interactions with members of Town Staff and refrain from any public criticism.
6. Members of the Town Council shall comply with the following prohibitions set forth in Article IV, Section 6 of the Town Charter:
 - a. *Appointment and removals.* Neither the council nor any of its members shall in any manner dictate the appointment or removal of any town administrative officers or employees whom the manager or any subordinates are empowered to appoint, but the council may express its views and fully and freely discuss with the manager anything pertaining to appointment and removal of such officers and employees.
 - b. *Interference with administration.* Except for the purpose of inquiries and investigations, the council or its members shall deal with town officers and employees who are subject to the direction and supervision of the manager solely through the manager, and neither the council nor its members shall give orders to any such officer or employee either publicly or privately. Nothing in the foregoing is to be construed to prohibit individual members of the council from closely scrutinizing all aspects of town government operations so as to obtain independent information. It is the express intent of this charter, however, that recommendations for improvement in town government operations by individual council members be made to and through the town manager, so that the manager may coordinate efforts of

all town departments to achieve the greatest possible savings through the most efficient and sound means available.

7. Members of the Town Council recognize that their Town e-mail is the appropriate mechanism for communicating with members of the public and further understand that they are personally responsible for maintaining records of all communications that are conducted on a platform other than their Town e-mail, including all text messages.
8. Members of the Town Council are free to take public positions on local, county, state, and federal political issues. Similarly, members of the Town Council are free to endorse candidates for local, county, state, and federal office.

Proposed language:

C. Enforcement:

1. Complaints for violations of the Code of Conduct may be filed with Mayor, the Town Manager, the Town Attorney, or the Town's Human Resources Department.
2. The Complaint shall be forwarded to the Town Council, and the members of the Town Council not named in the complaint shall determine whether to pursue the violation. A decision to pursue a violation requires a unanimous vote by the non-named members. If the Council votes to pursue the violation, the named Councilmember or Councilmembers shall be afforded an opportunity to respond to the allegations.
3. If warranted under the circumstances, the Town Council may direct the Town Attorney to initiate an investigation.
4. The Town Council reviews the complaint and response, as well as the results of the investigation, if any.
5. After reviewing the complaint and response, or the results of the investigation, the Council may take one of the following actions:
 - a. Admonishment: A reminder that a particular type of behavior is a violation of the Code of Conduct.
 - b. Written Warning: Formal Council action determining that a violation occurred.
 - c. Censure: Formal Council statement of official reprimand in the case of a serious violation of the Code of Conduct.



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: Leonard G. Rubin, Town Attorney
Item Title: Resolution No. 2025-01 (Amending the Town’s Quasi-Judicial Procedures)

DISCUSSION:

At the Town Council’s October 23, 2024 meeting, I presented four revisions to the Town’s quasi-judicial procedures for the Council’s consideration: (1) prohibiting members of the Town Council and the Planning and Zoning Board from engaging in private oral or written communications with the Applicant or the Applicant’s agent prior to the completion of the quasi-judicial hearing; (2) adding site visits to the definition of ex parte communications; (3) changing the order of the hearing to comply with current practice by requiring the disclosure of ex parte communications prior to Town Staff’s presentation; and (4) adding a provision stating the Council and the Board shall not entertain any requests for rehearing or reconsideration of a quasi-judicial order.

The Town Council expressed no issues with revisions number 2 and 3; however, at the conclusion of the discussion, the Town Council, by consensus directed the following revisions:

- A. Allow members of the Town Council and Planning and Zoning Board to privately meet with the Applicant or the Applicant’s agents when accompanied by a member of Town Staff (incorporated into Section 2.A);
- B. Require two public workshops for all major projects (new commercial, multi-family residential, mixed use, and planned unit developments) prior to any quasi-judicial proceeding (incorporated into Section 8); and
- C. Allow the Town Council and Planning and Zoning Board to rehear or reconsider a quasi-judicial order prior to the expiration of the 30-day appeal period or the filing of a petition for writ of certiorari, whichever is earlier (incorporated into Section 15).

In addition to the foregoing, Councilmember Davis proposed numerous additional revisions to the quasi-judicial procedures (a copy of Councilmember Davis’s October 17, 2024 e-mail is included as additional back up). Because there was no Council consensus on these recommendations, they have not been included in the revised procedures. These additional revisions are summarized as follows, along with my comments on each):

- Add a provision allowing public participation so long as comments are on topic and not repetitive.
Comment: Under the current provisions, members of the public are considered “participants” and have the full right to participate in the hearing.
- Add a provision that members of the Town Council and the Planning and Zoning Board may not testify for or against a project unless they have recused themselves from the vote.
Comment: I agree that members of the Town Council should not testify at the Planning and Zoning Board meeting on quasi-judicial matters that will come before the Council for a final determination. However, there is nothing to prevent a member of the Planning and Zoning Board from testifying at the Council level in his or her capacity as a Town resident because the Board has already provided its recommendation to the Council.
- Require the Town Clerk to provide an ex parte communication list to be included within the record of the proceeding, with all or part of these comments being read into the record or summarized. Additionally, have the Town adopt an ex parte communication form that must be completed by each member of the Town Council and Planning and Zoning Board, which will be made part of the record.
Comment: No issue with either recommendation – Council decision.
- If a mailing was received by the Town Council or received by one member of the Town Council and forward to the remaining members, the Town Clerk will include this information as part of the record.
Comment: No issue with the recommendation – Council decision.
- Require Town Staff to act as a neutral fact-finder in its presentation and “the cadence of speech, tone, and vocabulary must be objective as to discerning competent substantial evidence that the projects either meets the Town Code requirements or does not,” and allow the Mayor or Councilmembers to move to cancel or reschedule the hearing if the Staff presentation is perceived as advocating on behalf of the project.
Comment: The role of Town planning staff is to give its professional opinion as to whether the proposed project either meets or does not meet the applicable Code requirements. Determining that a project meets the Code requirements is not advocating on behalf of a project. Courts have determined that testimony given by professional planning staff constitutes competent, substantial evidence to support the legislative body’s decision on a quasi-judicial application. Mere opinion expressed by residents, on the other hand, is not competent, substantial evidence. Therefore, the findings of the Town’s planning staff play an important role in the quasi-judicial process and staff’s ability to provide their professional opinions and recommendations should not be hampered or restricted. Additionally, staff’s role goes beyond “fact finding” in determining whether more subjective criteria, such as determining whether a proposed project is in harmony with the surrounding area. Finally, neither the Town Council nor the Planning and Zoning Board is required to accept Staff’s recommendation and the Council or Board may base its decision on other competent, substantial evidence presented at the hearing and made part of the record.
- Allow the Applicant sufficient time to present based on the complexity of the project (with special permission for more than one hour), and give the participants (or members of the public) the same amount of time as given to the Applicant.
Comment: The thirty minutes currently granted to the Applicant is likely too restrictive. Realistically, the Town has given the Applicant whatever amount of time required to make a full presentation. Members of the public should be limited to the standard three minutes (or whatever

amount of time the Council deems sufficient). As referenced above, comments from members of the public are generally more opinion-based than fact-based. Nevertheless, the Council may wish to consider granting persons with a special interest (such as those residing in close proximity to the project) elevated status as a party to the proceeding, which would allow them to actually present their case and even provide expert testimony. Many municipalities do have such a provision, and I have included North Palm Beach's procedures as additional back up (referenced language is highlighted).

RECOMMENDATION:

Town Staff requests Town Council consideration of Resolution 2025-01 amending the Town's quasi-judicial procedures.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING THE TOWN'S QUASI-JUDICIAL PROCEDURES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, through the adoption of Resolution No. 95-96, the Town Council established procedures for quasi-judicial proceedings before the Town Council and the Planning and Zoning Board; and

WHEREAS, the Town Council wishes to modify the Town's quasi-judicial procedures to limit communications between members of the Town Council and Planning and Zoning Board and the Applicant or the Applicant's agents prior to the completion of the quasi-judicial hearing, require public workshops, allow a limited time for rehearing or reconsideration, and make other substantive revisions; and

WHEREAS, the Town Council determines that the adoption of this Resolution is in the best interests of the Town and its residents.

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 as true and correct and are incorporated herein.

Section 2. The Town Council hereby amends the Town's quasi-judicial procedures as set forth in Exhibit "A" attached hereto and incorporated herein (additional language is underlined and deleted language is stricken through).

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

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

RESOLVED AND ADOPTED this ____ day of _____, 2025.

Peggy Wheeler, Mayor

ATTEST:

Caitlin Copeland-Rodriguez, MMC
Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Leonard G. Rubin, Town Attorney

TOWN OF JUNO BEACH PROCEDURES FOR CONDUCT OF QUASI-JUDICIAL HEARINGS

1. Definitions:

- A. *Applicant* - the owner of record, or owner's agent, or any person with a legal or equitable interest in the property that is the subject of the proceeding.
- B. *Council* - The Town Council, Planning and Zoning Board, or any other Board to which this policy is made applicable.
- C. *Ex parte Communications* - any written or oral communication with the Council members other than those made on the record at the time of the hearing and site visits to the property as set forth in Section 4(C) below.
- D. *Participants* - those members of the general public other than applicant who attends a public hearing for the purpose of being heard on a particular application.
- E. *Relevancy* - In order to be relevant, the evidence submitted must strengthen or weaken the application by supporting or disproving factual assertions contained in the application or be directly related to the application. The Council shall determine the relevancy of the evidence.

2. General Standards:

- A. Ex Parte Communications Between Council Members and Public. ~~Applicants, participants, and other members of the general public may communicate freely with the Council members regarding any issue which may be heard by the Council.~~ Members of the Town Council and the Planning and Zoning Board shall not engage in private oral or written communications with the Applicant or the Applicant's agents prior to the completion of the quasi-judicial hearing. Notwithstanding the foregoing, members of the Town Council and the Planning and Zoning Board may privately meet with the Applicant prior to the completion of the quasi-judicial hearing when accompanied by a member of Town Staff.
- B. Town Staff Report. The staff report on the case shall be sent to the Council members and be available to the general public at least three (3) days prior to the hearing on the case.
- C. Appearances and Evidence.
 - (l) Persons claiming to represent a group or organization must demonstrate proof of membership of that group and proof that the person representing the group has actual authority to do so.

- (2) All participants must state their name, address, and the party they represent at the time they wish to speak.

3. Communications Between Council and Town Staff

- A. Councilpersons may communicate with Town staff including discussions relative to the staff report and recommendations. Staff may answer questions and render opinions.
- B. The Town Attorney may render legal opinions when requested by the Council members, but shall not advocate one party's position over another, except to the extent necessary to respond fully to a legal question.

4. Ex-Parte Communications.

- A. Written Communications. All written communications received by the Council members concerning an application or pending case shall be deemed public information if made a part of the record prior to final action on the matter.
- B. Oral Communications. Except as prohibited by Section 2(A) above, oral ~~Oral~~ communication may be permitted and shall be deemed public information provided the substance of the communication and with whom the communication took place is divulged and made part of the record prior to final action in the matter.
- C. View of Property. Members of the Council may drive by and physically inspect the property. Such investigation or site visits shall be disclosed and made a part of the record prior to final action on the matter.

5. Town Staff File. All written communications shall be included in the file maintained by staff and available for public inspection. Any written communication received by staff shall be reported as part of the oral staff report. The staff report, any petitions or other submissions from the public, and all other documents pertaining to the case shall also be kept in the file and available for public inspection. During its presentation, staff shall offer all such written communications into evidence, subject to any objections imposed by participants.

6. Disclosure. At the public hearing at which a vote is to be taken on the matter, a Council person who has received an ex parte communication, conducted an investigation, received expert opinions, or has physically inspected the property, shall summarize for the record the substance of the communication, the person making the same, the nature of the investigation, substance of the expert opinion or the date of the inspection.

7. Basis of Decision. All decisions by the Council shall be based on the record of the evidence presented to the Council at the hearing on the case, which shall include staff testimony of all witnesses, and other evidence presented. Strict rules of evidence shall not apply, but evidence must be relevant to the issues before the Council.

8. Public Workshops. Prior to any quasi-judicial proceeding before the Planning and Zoning Board or Town Council, the Applicant shall conduct two public workshops for all major projects. For the purposes of this section, a major project includes all new commercial developments, multi-family residential developments, mixed-use developments, and planned unit developments.
9. Conduct of Hearing. The order of appearance at the hearing shall be as follows:
- ~~A. The Town Staff shall present its reports and offer its file into evidence;~~
 - ~~B.~~ A. Council members shall summarize the substance of any ex parte communication; including the identity of the person, group, or entity with whom the communication took place;
 - B. The Town Staff shall present its reports and offer its file into evidence.
 - C. The applicant shall present its case and/or respond to or refute any ex parte communication;
 - D. Participants shall present their case and/or respond to or refute any ex parte communications.
 - E. Cross-examination of the witnesses;
 - F. Council discussion and decision.

Testimony may be subject to cross-examination, upon request, by the applicant, the designated representative of the participants and the Town staff. The applicant or its representative, and the designated representative of the participants wishing to cross-examine witnesses must reserve that right at the beginning of their presentation. Council members may interpose questions at any time during the conduct of the hearing.

10. Testimony Under Oath or Affirmation.

The applicant, witnesses and all participants asking to speak shall be sworn collectively at the beginning of the hearing.

11. Cross Examination

- A. The applicant, participants and all witnesses are subject to cross-examination during the hearing.
- B. The cross-examination of the applicant, witnesses and participants shall be limited to five (5) minutes by the individual conducting the cross-examination for the adverse party.

- C. The scope of the cross-examination shall be limited to the facts alleged by the participant, witness, or applicant in relation to the application.
- D. The cross-examination cannot be designed to merely harass, intimidate, or embarrass the participants, applicant, or witnesses.
- E. The Mayor will determine the scope of the cross-examination on his or her own initiative, or when the individual being questioned objects to the cross examination for going beyond the scope of the facts alleged by the individual.
- F. The Mayor may defer to the Town Attorney to determine the scope of the cross-examination.
- G. The Mayor may direct the party conducting the cross-examination to stop a particular line of questioning that is not relevant and beyond the scope of the facts alleged by the individual being cross-examined.
- H. If the party conducting the cross-examination continuously violates directions from the Mayor to end a line of questioning deemed irrelevant and merely designed to harass, intimidate, or embarrass the individual, the Mayor may terminate the cross-examination.
- I. The purpose of cross-examination is not to debate a particular matter or issue but is permitted for the sole purpose of testing the credibility of a witness or the particular weight a particular piece of evidence should be given.

12. Time Limits.

- A. Applicant - Up to thirty (30) minutes.
- B. Participants –
 - i. members of the public - three (3) minutes each.
 - ii. speakers representing a group of six (6) or more in attendance at the meeting - five (5) minutes each.
 - iii. speakers representing an organization - five (5) minutes each.
- C. Participants shall be given one opportunity to present their evidence and/or comments and must present their testimony at that time. Multiple opportunities for the same participant to speak and a debate style format are not permitted.
- D. Expert Witnesses - ten (10) minutes.
- E. At the discretion of the Mayor the time allowed for any testimony may be extended.

13. Record of the Case. All evidence admitted at the hearing, Town staff reports, and the adopted resolution, ordinance or minutes setting forth the decision of the Council shall be maintained in a file constituting the record of the case. The record shall be kept in custody of the appropriate staff at all times during the pendency of the case, except that any member of the public may examine the file in the appropriate Town Staff Office.
14. Applicability. These rules shall apply to all site specific rezonings, special exception and variance proceedings and at any time the Town Council or Planning and Zoning Board sits in a quasi-judicial or an appellate capacity, including administrative appeals.
15. Rehearing/Reconsideration and Appeal. A final determination of the Town Council or the Planning and Zoning Board acting in its quasi-judicial capacity is subject to judicial review in a court of competent jurisdiction within thirty (30) days of the Council or Commission's rendition of its written determination. The Council or Board may only entertain a request for rehearing or reconsideration of a previously entered quasi-judicial order prior to the filing of a petition for writ of certiorari challenging the order or prior to the expiration of the thirty (30) day appeal period, whichever first occurs.

Len Rubin

From: ddavis@juno-beach.fl.us
Sent: Thursday, October 17, 2024 7:36 AM
To: Len Rubin; ddyess@juno-beach.fl.us
Cc: 'Frank Davila'
Subject: Item 12 - Quasi Judicial Proceeding - initial thoughts Town Council Meeting Agenda Packet - October 23, 2024 at 5:30PM

The proposal is very good. Enclosed are thoughts from my initial review. I have asked folks who have experience in other jurisdictions to provide additional insights, so please consider these as preliminary thoughts only. The thoughts here are intended to address allowing equal time for those who are opposed to a project to provide their insights. It is also to avoid any perceived bias by staff in their presentation. Preferably, we would have several open public forum workshops and all conditions of approval would be captured in the final site plan approval, we need language to make this preferred path happen. Thank you for your consideration.

Suggestions to consider :

Add page 191, line 12-14, “prohibit private oral and written communications between members of the Town Council and Planning and Zoning Board and the Applicant or the Applicant’s agents, prior to the completion of the quasi-judicial hearing, in favor of open public forum workshops regarding the development projects proposed; for a developer engaging citizen groups to advocate on their behalf, the general public in open public forum workshops must be given equal opportunity to comment on the project to prevent perceived project bias; and make other minor revisions; and

Add page 192, 2.c.(3). The public may participate so long as comments are on topic and not repetitive., 2.c.(4) Council or Board Members may not testify either for or against a project unless they have recused themselves from the vote.

Add page 193, 4. Ex-Parte Communications A. Written Communications. For comments submitted to all of Town Council, the Town Clerk provides the ex parte communication list to be included within the record of the proceeding, and all or part of these comments will either be read into the record or a summary will be provided, and the comments become part of the record of the proceeding. The Town adopts the ex parte form that must be completed by each board member and council member to be turned in as part of the record of the proceeding.

Add, page 194, Conduct of the Hearing 8.A. If there is a mailing that was received by all TC members or by one TC member that was then forwarded to the Town Clerk to share with all of Town Council members, then the clerk will summarize and put this information into the record of the proceeding.

Conduct of the Hearing 8.B. The Town Staff shall act as neutral fact finder in its presentation. The cadence of speech, tone and vocabulary used must be objective as to discerning competent substantial evidence that the project either meets code requirements or does not. The Mayor or Council members may move to cancel or reschedule a hearing if the staff presentation is perceived as advocating on behalf of a project rather than presented as neutral fact finder.

Add Page 195, 11. Time Limits – delete and substitute

- A. Applicant – the number of presenters and the time of the presentation be limited based on the complexity of the project. No matter how many presenters’ special permission must be received to spend more than one hour on the presentation. Whatever time is given to the applicant, to speak in favor of a project, then

an equal amount of time shall be given to members of the public who oppose the project to prevent perceived bias.

- B. Participants – allowed to speak so long as relevant on topic and not repetitive. The purpose of public participation is to give the decisionmakers on the project an opportunity to hear public opinion both for and against a project. The Town Staff in their P&Z review capacity will have spent many hours with the applicant reviewing the project. The open public forum workshops held prior to the quasi-judicial hearing and the public input at the quasi-judicial hearing is intended to level the playing field so that residents who are opposed to the project have an opportunity to express their opinions, to be heard, and for their evidence to be considered in the Town decision making. The preference is to have more than one open public forum workshop so that the public is involved in the process.
- i. Members of the Public Opposed to the Project or with ideas to improve the project – given same amount of time as the applicant.
 - ii. Members of the Public in Favor of a Project are given a time less than the applicant and cannot repeat evidence already presented.
- C. Participants shall be given the opportunity to speak and rebut evidence submitted as fact.
- D. Expert Witnesses – as much time as necessary so long as relevant and not repetitive.

Page 196, item 14. **DELETE ALL.** *Discussion - I do not believe that we should remove our right to reconsider. Especially, if facts are presented that are later refuted as not true or if there was a misunderstanding of the law on an issue that is later clarified. We do not do great job on our Staff memos and applicant presentations are sometimes misleading so I believe that we should allow reconsideration. Often there are project changes that are not committed to the site plan but are oral at the hearing, if later it is determined that there was not a meeting of the minds on an oral promise by a developer, the Town Council should have the opportunity to object at a later date. [recent examples, Caretta approvals given based on a power point presentation for site plan amendments; also Pulte Project conditions of approval were not committed to a site plan to show what the work would entail.]*

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

Sent: Wednesday, October 16, 2024 2:48 PM

To: Town Council <town_council@juno-beach.fl.us>; Len Rubin <len@torcivialaw.com>

Cc: Leadership Team <leadership@juno-beach.fl.us>; Fiorella Verdecia <fverdecia@juno-beach.fl.us>

Subject: Town Council Meeting Agenda Packet - October 23, 2024 at 5:30PM

Good Afternoon:

Please see the links below to the Agenda Packet for the Town Council Meeting on Wednesday, October 23, 2024 at 5:30PM:

[Town Council Meeting - October 23, 2024 \(PDF\)](#)

[Town Council Meeting - October 23, 2024 \(HTML\)](#)

Do Not Reply to All.

Caitlin E. Copeland-Rodriguez, MMC

Town Clerk

Town of Juno Beach

340 Ocean Drive

Juno Beach, FL 33408
ccopeland@juno-beach.fl.us
Phone: (561)656-0316

Item #13.

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

VILLAGE OF NORTH PALM BEACH
QUASI-JUDICIAL PROCEDURES

Intent

These procedures are intended to provide an equitable and efficient method for the Village Council and the Planning Commission to hear matters that are considered quasi-judicial in nature. These procedures shall apply to all quasi-judicial matters, except as otherwise set forth herein.

Definitions

For the purpose of these procedures, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Interested person means any person, natural or corporate, who owns property, owns a business or resides within five hundred (500) feet of the property that is the subject of the application or any person, natural or corporate, who will suffer a negative effect to a protected interest as a result of the quasi-judicial application, where such interest exceeds in degree the general interest of the community or public at large.

Applicant means any person, corporation or other legal entity who files an application with the Community Development Department determined by Village Staff to be quasi-judicial in nature.

Party or *parties* means the Applicant, the Village, and any Interested Person who has complied with the notice provisions set forth below and meets the applicable criteria.

Quasi-judicial body means the Village Council or the Planning Commission acting in its quasi-judicial capacity.

Quasi-judicial in nature means the application of a general rule or policy to specific individuals, interests, or activities by the quasi-judicial body, as more specifically set forth below.

Quasi-judicial matters

(a) Matters that are quasi-judicial in nature involve the actions of public officials who are required to investigate facts, or ascertain the existence of facts, hold hearings, weigh evidence and draw conclusions from such facts, as a basis for their official action, and to exercise discretion of a judicial nature and any other decision involving the implementation, rather than formation, of Village policy. Quasi-judicial matters include, but may not necessarily be limited to, the following:

- (1) Applications for the site-specific rezoning of real property;
- (2) Applications for site plan and appearance approval;
- (3) Applications for special exception uses;
- (4) Applications for Planned Unit Developments;
- (5) Applications for variances;
- (6) Administrative appeals; and
- (7) Applications for plat approval

(b) For all quasi-judicial matters which require more than one reading, the first reading shall constitute the quasi-judicial proceeding. Once a decision is rendered to grant or grant with conditions the relief sought by the applicant, then the second reading shall be procedural in nature with the Village Council ratifying and affirming its prior decision. If new evidence is introduced which, if brought to the attention

of the Village Council at the first reading, would have had a material impact on its decision, the Village Council may reopen the quasi-judicial hearing.

(c) The formal procedures set forth herein may be waived by the Village for applications seeking only appearance review and approval, such as sign face and color changes, or applications that are essentially ministerial nature, such as plat approval.

Notice procedures for Interested Persons

(a) Interested persons are entitled to a fair and impartial hearing, notice of the hearing, and an opportunity to be heard.

(b) Any Interested Person desiring to become a party in a quasi-judicial proceeding shall provide written notice to the Community Development Department which notice shall, at a minimum, set forth the Interested Person's name, address, e-mail address (if applicable) and telephone number, and indicate how the person qualifies as an Interested Person for the proceeding at issue. The filing of notice with the Community Development Department shall serve as notice of the Interested Person's request to appear at the applicable quasi-judicial proceeding to testify, present evidence, bring forth witnesses, and cross-examine witnesses. The required notice must be received by the Community Development Department no later than the close of business (5:00 p.m.) five (5) business days prior to the hearing. The Department, in consultation with the Village Attorney, shall verify that the person seeking designation as an Interested Person satisfies the requirements for such status and shall provide written confirmation. In the event multiple Interested Persons seeking to become a party in a quasi-judicial proceeding share the same protected interest and are members of the same community association, the Village shall recognize the community association as the Interested Person absent a compelling reason for each Interested Person to be recognized as a separate party.

(c) The written confirmation from the Community Development Department in subsection (b) above shall serve as the notice for the Interested Person to appear at the quasi-judicial proceeding, where he/she will be afforded party status. A copy shall also be provided to the Applicant.

Procedures for quasi-judicial proceedings

- (a) The following is a guideline for conducting quasi-judicial hearings:
- (1) *Introduction.* The presiding officer will introduce the case and, if appropriate, defer to the Village Attorney for the reading of the ordinance or resolution caption.
 - (2) *Swearing in.* All persons wishing to speak on a quasi-judicial matter shall take an oath to tell the truth. This includes attorneys representing parties, as well as members of the public providing comment.
 - (3) *Presentation of evidence.* The presiding officer shall have the option of determining the order to expedite the proceedings. However, all parties shall be provided the opportunity to present their case. The general order of the presentation of evidence shall be as follows:
 - a. *Presentations.* The Applicant, Village staff, and any Interested Person, in that order, shall each have twenty (20) minutes to make an initial presentation.
 - b. *Rebuttal.* The Applicant, Village staff, and any Interested Person, in that order, shall each have five (5) minutes for rebuttal. During this time, the parties may

present rebuttal testimony, cross-examine opposing witnesses, impeach witnesses, and rebut evidence.

- c. *Public comment.* Any person who did not speak during presentations and rebuttals may speak for not more than three (3) minutes. Prior to being heard, each speaker must state his/her name and address for the record.
- d. *Questions.* The presiding officer and any member of the Village Council or Planning Commission, as applicable, may ask questions of any party, witness, or person providing public comment.
- e. *Closing argument.* Any Interested Person, Village staff, and the Applicant, in that order, shall each have five minutes for closing argument.

(5) *Action by the quasi-judicial body.*

- a. At the conclusion of the presentation of the evidence and testimony, the quasi-judicial body shall close the public hearing. The presiding officer shall entertain any motions, and the quasi-judicial body shall proceed to deliberate and vote on the motion(s).
- b. If after notice of hearing, a party does not appear, the hearing may be conducted and an order entered in the absence of the party.
- c. If during the deliberations a question arises which the quasi-judicial body desires to ask, it shall reopen the public hearing, pose the question and allow each party the opportunity to respond to the question posed prior to closing the public hearing again and resuming deliberations.

(b) *Representation of parties*

(1) *Attorney.* Any natural person or party may represent himself/herself or may be represented by an attorney. If the party chooses to be represented by an attorney, a notice of representation, signed by the attorney, shall be filed with the Community Development Department prior to the hearing.

(2) *Non-attorney.* In the event any party (other than a corporation or the Village) chooses to be represented by a non-attorney, such party shall file a written, notarized power of attorney with the Community Development Department prior to the hearing stating that the person appearing has the full power and authority to act on behalf of the party in the matter.

(3) *Business representative.* A corporation or limited liability company may appear through a representative who is listed with the Florida Department of State as a current officer or manager of an active corporation or limited liability company entity. The representative must identify himself/herself in that business capacity.

(c) *Evidence.*

(1) All relevant evidence shall be admitted. The quasi-judicial body may exclude irrelevant, immaterial, or unduly repetitious evidence.

(2) Except as provided herein, neither the Federal Rules of Evidence nor the Florida Evidence Code shall apply, but fundamental due process shall be observed and shall govern said proceedings at all times.

(d) *Orders.*

(1) If the quasi-judicial body denies relief to the Applicant, the village shall issue a subsequent written order setting forth the reasons therefor.

(2) The quasi-judicial body shall have the authority to issue any and all orders to afford the proper relief, and this authority shall include the authority to grant continuances to a date certain.

(e) *Hearing record.* The Village Clerk shall maintain custody of all recordings of testimony, evidence, and documents submitted into evidence at the hearing. This shall include all back up documentation, as well as any document presented at the hearing or demonstrative exhibit seen by the Village Council or Planning Commission while making its decision. Nothing herein shall be deemed to prohibit any party from providing a court reporter for the proceedings. Any party wishing to appeal the decision of a quasi-judicial body shall have the responsibility to ensure compliance with F.S. §286.0105.

(f) *Continuances.* At the request of the Applicant, Village staff or an Interested Person who is a party to the proceeding or on its own volition, the Village Council or the Planning Commission may continue a quasi-judicial proceeding to a time and date certain. The decision to grant a continuance shall be in the sole discretion of the quasi-judicial body.

(g) *Rehearing/Reconsideration and Appeal.* While there is no specific rule or statutory authority for the rehearing or reconsideration of a quasi-judicial decision, a local government body or board has the inherent power and authority to rehear and reconsider a previously entered order. Notwithstanding this inherent power and authority, the Village determines that neither the Village Council nor the Planning Commission shall entertain any request for rehearing or reconsideration of a previously entered quasi-judicial order. A final determination of the Village Council or Planning Commission acting in its quasi-judicial capacity is subject to judicial review in a court of competent jurisdiction within thirty (30) days of the Council or Commission's rendition of its written determination.



Meeting Name: Town Council
Meeting Date: January 22, 2025
Prepared By: Davila, F. CFM
Item Title: Discussion -Traffic Concerns

BACKGROUND:

At the December 17th, 2025, Town Council Meeting, after the presentation made by the County Engineer, Mr. David Ricks, and Director of the Traffic Division, Engineering and Public Works, Mr. Motasem Al-Turk, regarding traffic concerns within Juno Beach, the Town Council gave unanimous consensus to add a discussion on traffic concerns to the January agenda, and have staff draft a letter opposing the minimizing of the Donald Ross Road median.

For Councils' review and approval, staff is providing a draft letter to Palm Beach County opposing the reduction of the median on Donald Ross Road caused by the addition of turn lanes.

General Timeline of Events:

2021 - The Palm Beach Transportation Planning Agency (TPA) released their 2045 Long Range Transportation Plan, in the plan they include proposed projects: 1) widening of Donald Ross Road from 4 to 6 lanes from Ellison Wilson Road to US Highway 1, and 2) widening of Donald Ross Road from 3 to 5 lanes from US Highway 1 to Ocean Drive (see attachment #1)

September 2021 - Town of Juno Beach informs PBC of opposition to the widening of Donald Ross Road (see attachment #2)

October/November 2021 - Town of Juno Beach Traffic Engineer, Bryan Kelly, P.E., engages in discussions with PBC to forego widening of Donald Ross Road.

December 2021 - PBC abandoned the proposed projects to widen Donald Ross Road.

July 2022 - PBC includes intersection improvements for US Highway 1 and Donald Ross Road on their 5-year road program (see attachment #3, pages 3 of 5).

September 2022 - Town of Juno Beach informs PBC of opposition to the intersection improvements for US Highway 1 and Donald Ross Road (see attachment #4).

October 26, 2022 - Town Manager Lo Bello provides Council with an update from staff's conversation with PBC. The Council directs staff to provide an updated letter to PBC that the Town is in support of the proposed improvements for the intersection for US Highway 1 and Donald Ross Road along with crosswalk improvements and sharing the design drawing with the Town for staff review and comments.

12. COMMENTS FROM TOWN MANAGER (Time: 3:56:20 – 4:02:02)

Town Manager Lo Bello explained Palm Beach County's 5-Year Road Project Proposal and asked Council for a consensus to revise the September letter sent to the County to show support for specified projects.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to have staff send a revised letter to Palm Beach County in support of certain proposed 5-year plan projects for Juno Beach.

<https://www.youtube.com/watch?v=juGOQYoUmWo>

October 2022 - Town of Juno Beach informs PBC of support for the improvements for the intersection for US Highway 1 and Donald Ross Road (see attachment #5).

Oct 2024 - PBC shares with staff preliminary plans for the intersection improvements for US Highway 1 and Donald Ross Road (see attachment #6).

December 2024 - PBC made a presentation on the Traffic Concerns within Juno Beach. Town Council directed staff to draft a letter of opposition to the intersection improvements for US Highway 1 and Donald Ross Road (see attachment #7), and to add a discussion item to the January Town Council meeting.

RECOMMENDATION:

Staff is ready to answer any questions that Council may have.

Attachments:

1. 2045 PBTPA Long Range Plan summary sheet
2. Juno Beach opposition letter (September 2021)
3. PBC 5-year road program (2022)
4. Juno Beach opposition letter (September 2022)
5. Juno Beach support letter (October 2022)
6. PBC preliminary plans – intersection improvements
7. DRAFT – Juno Beach opposition letter

PALM BEACH COUNTY

PRIORITIZATION

Projects implemented through the Palm Beach County Road Program. Shown for information and planning consistency purposes.

Item #14.



2045 Long Range Transportation Plan

Provided to the Town Council at the September 22, 2021, Town Council meeting.

LRTP#	FM	SIS	Location	Description	FY 20-24 (TIP)				FY 25-30 (2030 Plan)				2031-2035 (2045 Plan)				2036-2045 (2045 Plan)			
					PD&E	PE	ROW	CST	PD&E	PE	ROW	CST	PD&E	PE	ROW	CST	PD&E	PE	ROW	CST
PBC001			Countywide Locations	Intersections, Pathways, Misc. Expenses		\$9,000	\$18,000	\$63,000	\$2,297	\$3,157	\$12,726		\$2,697	\$3,707	\$14,943		\$7,134	\$9,806	\$39,527	
PBC002			6th Ave S from I-95 to south of A St	Widen 4L to 6L					\$792	\$1,188	\$1,980									
PBC003			10th Ave from Congress Ave to I-95	Intersection improvements		\$3,300	\$4,950	\$8,250												
PBC004			190th St North from 60th St N to northern terminus	New 4L					\$3,960	\$5,940	\$9,900									
PBC005	2016501		45th St from E of Haverhill Rd to W of Military Trail	Widen 4/5L to 6L				\$2,160												
PBC006			45th St at Military Trail	Intersection improvements		\$180	\$5,000	\$1,000												
PBC007			45th St from Village Blvd to I-95	Widen 6L to 8L		\$400	\$600	\$1,000												
PBC008			45th St from I-95 to Congress Ave	Intersection improvements		\$420	\$200	\$2,200												
PBC009			45th St from Greenwood Ave to Broadway Ave	Widen 3 to 5L					\$528	\$792	\$1,320									
PBC010			60th St North from 190th St N to M-Canal	New 4L					\$792	\$1,188	\$1,980									
PBC011			60th St North from M-Canal to Seminole Pratt Whitney Rd	Widen 2L to 4L					\$1,452	\$2,178	\$3,630									
PBC012			60th St North from Seminole Pratt Whitney Rd to 140th St N	New 4L		\$1,700	\$2,550	\$4,250												
PBC121			60th St North from W of 140th St N to Avocado Blvd	Widen 2L to 3L, M Canal relocation		\$1,800	\$2,700	\$4,500												
PBC013			60th St North from W of 140th St N to Avocado Blvd	Widen 3L to 5L		\$375	\$750	\$1,500												
PBC014	2017515	2017515	60th St North from Avocado Blvd to E of 120th Ave N	Widen 2L to 3L		\$200		\$7,000												
PBC015			60th St North from Avocado Blvd to SR 7	Widen 3L to 5L					\$2,376	\$3,564	\$5,940									
PBC016			Australian Ave from Mercer Ave to N of Okeechobee Blvd	Widen bridge from 4L to 6L, include 6L+2L auxiliary					\$2,112	\$3,168	\$5,280									
PBC018		2015509	Benoist Farms Rd from SR 80 to Belvedere Rd	Widen 2L to 3L									\$1,612	\$2,418	\$4,030					
PBC019			Boca Rio Rd from Palmetto Park Rd to Glades Rd	Widen from 2/3L to 5L			\$5,200													
PBC021			Central Blvd from Indiantown Rd to Roebuck Rd	Widen 2/3L to 5L with new bridge over C-18									\$1,240	\$1,860	\$3,100					
PBC119			Center St from Loxahatchee River Rd to Alt A1A	Widen 2L to 3L					\$1,320	\$1,980	\$3,300									
PBC022		2014503	Church St from Limestone Creek Rd to W of Central Blvd	New 2L			\$1,800						\$1,116	\$1,674	\$2,790					
PBC023	2017516	2017516	Clint Moore Rd from Oaks Club Dr to Long Lake Dr	Widen 4L to 6L			\$2,500													
PBC024		2018101 2018102	Clint Moore Rd from Jog Rd to Military Tr	Intersection improvements			\$1,700	\$2,380												
PBC025			Clint Moore Rd from Jog Rd to Military Tr	Widen 4L to 6L					\$1,320	\$1,980	\$3,300									
PBC027	2023009903	2018506	Coconut Blvd from S of Temple Rd to S of Northlake Blvd	Widen 2L to 5L			\$1,500	\$5,100												
PBC028			Community Dr from Military Tr to Village Blvd	Widen 2/3L to 5L									\$620	\$930	\$1,550					
PBC029	4330641	2012517	Congress Ave from Northlake Blvd to Alt A1A	New 3L			\$4,000	\$5,000												
PBC030			Coral Ridge Drive from Glades Rd to N Access S County Regional Park	New 2L		\$1,040	\$1,560	\$2,600												
PBC031			Crestwood Blvd from Folsom Rd to Sparrow Rd	Widen 5L to 6L									\$1,116	\$1,674	\$2,790					

PBC033			Donald Ross Rd from Ellison Wilson Rd to US 1	Widen 4L to 6L										\$400	\$600	\$1,000			
PBC034			Donald Ross Rd from US 1 to CR A1A	Widen 3L to 5L										\$200	\$300	\$500			

PBC036			Flavor Pict Rd from Lyons Rd to Hagen Ranch Rd	New 4L, including bridge over Florida's Turnpike					\$2,640	\$3,960	\$6,600								
PBC118		2016500	Florida Mango Rd from 10th Ave North to N of Edgewater Dr	Widen 2L to 3L			\$3,300												

Costs expressed in Year of Expenditure (YOE) dollars
Values in thousands (000s)



TOWN OF JUNO BEACH

340 OCEAN DRIVE

JUNO BEACH, FL 33408

PHONE: 561.626.1122 • FAX: 561.775.0812

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Item #14.

Jason Haselkorn, Mayor
Jim Lyons, Vice Mayor
Peggy Wheeler, Vice Mayor Pro Tem
Elaine K. Cotronakis, Councilmember
DD Halpern, Councilmember

Joseph F. Lo Bello, Town Manager

September 23, 2021

Palm Beach County Engineering and Public Works
Attn: David L. Ricks, P.E., County Engineer
2300 North Jog Road
West Palm Beach, FL 33411-2745

Re: Projects PBC032, PBC033, PBC034 & PBC038

Dear Mr. Ricks:

Thank you for your letter and update on the County's Five-Year Road Program. As you are aware, our staff has been in communications with you and your staff regarding the proposed projects for Donald Ross Road. Recently, at the September 22, 2021, Town Council meeting, the Juno Beach Town Council directed staff to resend a letter to Palm Beach County regarding their support and opposition to items on Palm Beach County's Five-Year Program Exhibit A.

Therefore, on behalf of the Town of Juno Beach and the Juno Beach Town Council, I am writing to express our **support** for the following proposed projects:

- **PBC032:** Prosperity Farms Road to Ellison Wilson (4 to 6 Lanes)
- **PBC038:** Palmwood Road to Tidal Pointe Boulevard (including the Marcinski Bridge).

Due to the projected growth in northern Palm Beach County, we believe these projects would greatly benefit the surrounding communities.

I would also like to express the Town's **opposition** of the following proposed projects:

- **PBC033:** Ellison Wilson to US Highway 1 (4 to 6 lanes)
The Town of Juno Beach is opposed to any increase to the number of traffic lanes and modifications to the existing medians.
- **PBC034:** US Highway 1 to Ocean Drive (A1A)
The Town of Juno Beach believes that this project would negatively impact the residents and businesses adjacent to Donald Ross Road.

The Town of Juno Beach appreciates your consideration on this matter.

Sincerely,

Joseph F. Lo Bello, CPA
Town Manager

/cc
Commissioner Maria Marino
Mayor Jason Haselkorn
Vice Mayor Jim Lyons
Vice Mayor Pro Tem Peggy Wheeler
Councilmember Elaine K. Cotronakis
Councilmember DD Halpern

PALM BEACH COUNTY FIVE-YEAR ROAD PROGRAM - EXHIBIT A

Mid-Year Adjustment - Adopted - July 12, 2022

	FY 2022 BUDGETED	FY 2022 PROJECTED	FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	TOTAL PROJECTED
Local Option Gas Taxes Total	48,289,000	52,685,000	53,740,000	53,740,000	54,133,000	54,820,000	269,118,000
LESS Mass Transit (Palm Tran) Share	(32,516,000)	(33,760,000)	(34,040,000)	(34,040,000)	(34,182,000)	(34,470,000)	-170,492,000
LESS Engineering Operating	(6,047,000)	(8,296,000)	(8,858,000)	(8,858,000)	(9,001,000)	(9,181,000)	-44,194,000
REMAINING ROAD PROGRAM ALLOCATION	9,726,000	10,629,000	10,842,000	10,842,000	10,950,000	11,169,000	54,432,000
LESS 5% STATUTORY RESERVES	(486,300)	0	(542,100)	(542,100)	(547,500)	(558,450)	-2,190,150
OCEAN AVENUE LOAN REPAYMENT	(1,041,037)	(1,041,037)	(1,035,387)	(1,031,692)	(1,024,981)	(1,024,981)	-5,158,078
GAS TAX AVAILABLE FOR NEW ALLOCATIONS	8,198,663	9,587,963	9,264,513	9,268,208	9,377,519	9,585,569	47,083,772
INTEREST EARNINGS	289,987	192,880	293,645	137,682	116,775	95,856	836,838
MISCELLANEOUS	8,409,000	11,350,000 A	1,409,100 B	0	4,598,000 D	0	17,357,100
IMPACT FEES USED FOR PROJECTS	48,842,000	29,595,000	37,671,000	16,826,000	8,334,000	450,000	92,876,000
PROPORTIONATE SHARE USED FOR PROJECTS	8,076,525	8,086,017	6,560,804	10,866,630	692,000	0	26,205,451
GAS TAX RESERVE USED FOR PROJECTS	20,800,000	9,700,000	20,100,000	4,500,000	2,300,000	0	36,600,000
TOTAL CURRENT REVENUES	94,616,175	68,511,860	75,299,062	41,598,520	25,418,294	10,131,425	220,959,161
BALANCES FORWARD	89,171	89,171	36,031	25,093	53,613	1,907	89,171
TOTAL REVENUES	94,705,346	68,601,031	75,335,093	41,623,613	25,471,907	10,133,332	221,048,332
PROJECT COSTS AS PROPOSED	94,613,000	68,565,000	75,310,000	41,570,000	25,470,000	9,520,000	220,435,000
REVENUES LESS PROJECT COSTS	92,346	36,031	25,093	53,613	1,907	613,332	613,332

General note on interest projections:

Interest earnings on gas taxes are shown on this sheet.

Interest earnings on impact fees remain within each impact fee area and are not shown above.

See Footnotes A, B, and D on page 2 of 5

Footnotes:

A Lyons Rd./Sansbury's Way, Forest Hill Blvd. to Okeechobee Blvd (Buffered Bike Lanes). This project was approved under TPA 2018 Local Initiative and based on the submitted estimates, Palm Beach County funded design of \$1,150,000 in FY 2020 and will fund \$1,354,360 for Construction in FY 2022, FDOT will fund **\$4,215,640** (Total Construction Cost \$5,570,000).

Includes Infrastructure Sales Tax of **\$2,700,000** in FY 2022 for CR880 over C-51 Bridge construction.

Includes Infrastructure Sales Tax of **\$700,000** in FY 2022 for Florida Mango Rd. over LWDD L-9 Canal Bridge Construction.

Includes Infrastructure Sales Tax of **\$2,000,000** in FY 2022 for Australian Ave., Banyan Blvd. to 45th St.

Includes Developer payment of **\$1,733,648** in FY 2022 for Flavor Pict Rd. SR-7 to Lyons Rd.

B Includes Infrastructure Sales Tax of **\$450,000** in FY 2023 for CR 880, Sam Senter Rd. over SFWMD Ocean Canal. Infrastructure Sales Tax includes **\$300,000** in FY 2023 for Cresthaven Blvd., Jog Rd.to Military Tr. (Buffered Bike Lanes). Anticipates reimbursement of **\$659,100** from Lake Clarke Shores FY 2024 for utility work.

D Funding for Cresthaven Blvd. Jog Rd. Military Tr. (Buffered Bike Lanes) was approved by the TPA 2020 Local Initiative Program, based on the submitted estimates. Palm Beach County will have to fund design & CEI of **\$758,510**. FDOT/TPA 2020 Local Initiative Program will fund construction of **\$4,598,000** in FY 2025, (Total Construction Cost estimated at \$5,000,000).

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Item #14.

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
6th Ave. S.	over Lake Osborne Dr.	Bridge Replacement	680	C								
10th Ave. N.	Boutwell Rd.	Intersection Improvements			2,000	R/C						
45th St.	E. of Haverhill Rd. to E. of Military Trail	0.6 mi., 6 L	2,460	C								
60th St. N.	Seminole Pratt Whitney Rd. to 140th Ave. N.	2.7 mi., 4L									250	D
60th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L	500	D/R/M								
60th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi. 3L	50	D			6,000	C				
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program	370	P	370	P	370	P	370	P	370	P
Annual Contract Advertising	Countywide	Advertising	20	P	20	P	20	P	20	P	20	P
Australian Ave.	Banyan Blvd. to 45th St.	Drainage Improvements & Multipurpose Path	3,200	D								
Benoist Farms Rd.	S.R. 80 to Belvedere Rd.	0.9 mi, 3 L	3,750	C								
Boca Rio Rd.	Palmetto Park Rd. to Glades Rd.	1.3 mi., 4/5 L			400	R						
Center Street	Loxahatchee River Rd. to Alt. A-1-A	1.7 mi., 3 L	600	D	1,000	D/R			2,000	C		
Central Blvd.	Indiantown Rd. to Church St.	0.5 mi, 3 L			700	D			300	R		
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi, 2 L	2,000	R/M/C	2,000	C						
Clint Moore Rd.	Military Tr.	Intersection Improvements			2,100	C						
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi. 5 L					3,300	C				
Congress Ave.	N. of Northlake Blvd. to Alt. A-1-A	0.6 mi, 2 L & 3 L	6,000	R/C								
Congress Ave.	Palm Beach Lakes Blvd.	Intersection Improvements	2,000	C								
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance	100	C	1,000	C	1,000	C	1,000	C	1,000	C
CR 880	Sam Senter Rd. over SFWMD Ocean Canal	Intersection Improvements & Bridge Replacement			4,000	C						
CR 880	over C-51 Canal	Bridge Replacement			4,500	C						
Cresthaven Blvd.	Jog Rd. to Military Tr.	Buffered Bike Lanes			760	D			5,000	C		
Donald Ross Rd.	Bascule Bridge	Equipment	8,000	C								
Donald Ross Rd.	Ellison Wilson Rd.	Intersection Improvements (add 2nd NBL)					700	C				
Donald Ross Rd.	U.S. 1	Intersection Improvements (add 3rd EBL & SBRTL)			400	D			500	R/M		
Flavor Pict Rd.	SR7 to Lyons Rd.	1.0 mi, 2 L	3200	C								
Flavor Pict Rd.	Lyons Rd. to Hagen Ranch Rd.	1.7 mi, 4 L			10	D	4,780	S/D/R				
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi, 3 L (L.W.D.D. L-9 & L-10 Canals Bridge Replacements)			6,600	C						

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Item #14.

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Florida Mango Rd.	S. of Barbados Rd. to Myrica Rd.	0.7 mi, 3 L (L.W.D.D. L-7 Canal Culvert Replacement)	50	D	2,000	C						
Florida Mango Rd.	Myrica Rd. to Summit Blvd.	0.5 mi, 3 L (L.W.D.D. L-6 Canal Bridge Replacement - Culvert)			2,300	R/C						
Forest Hill Blvd.	Military Tr.	Intersection Improvements	1,100	P								
George Bush Bascule Bridge	over Intracoastal	Study	1,000	S/D								
Glades Area	R&R Throughout the Glades	Repair/Reconstruction	700	C	700	C	700	C	700	C	700	C
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L	250	R	3,320	C						
Haverhill Rd.	Hypoluxo Rd. to Lantana Rd.	1.0 mi., 4 L					2,360	C				
Haverhill Rd.	S. of Ceceile Ave. to N. of Century Blvd.	Intersection Improvements, 0.2 mi., 4/6 L			1,200	C						
Jog Rd.	Glades Rd. to Yamato Rd.	1.2 mi., 6L	500	S								
Kirk Rd.	LWDD L-7 Canal to Summit Blvd.	0,5 mi, 3/5 L					1,900	C				
Kirk Rd.	Summit Blvd. to Gun Club Rd.	0.8 mi, 3/5 L			3,950	C						
Lawrence Rd.	S. of Ponza Place to Lantana Road	0.8 mi, 3 L	6,000	C								
Linton Blvd.	Military Tr.	Intersection Improvements	600	C								
Lyons Rd.	Atlantic Ave. to S. of Flavor Pict Rd.	2.4 mi, 4 L			500	R/M			6,000	C		
Lyons Rd.	S. of Flavor Pict Rd. to Boynton Beach Blvd.	3.0 mi, 4 L			12,000	C						
Lyons Rd.	S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal	0.6 mi, 3 L									100	P
Lyons Rd./Sansbury's Way	Forest Hill Blvd. to Okeechobee Blvd.	Buffered Bike Lanes	6,060	C								
Melaleuca Lane	Jog Rd.	Intersection Improvements			2,300	C						
Miner Rd.	Military Trail to Lawrence Rd.	0.6 mi, 3 L	500	R/M			3,800	C				
Northlake Blvd. TIM Amendment Study	Bay Hill Dr. to S.R. 7 & Beeline Hwy to Military Tr.	Corridor Impact Study	400	S								
Okeechobee Blvd.	Jog Road	Intersection Improvements			1,370	C						
Okeechobee Blvd.	Haverhill Rd.	Intersection Improvements	1,030	C								
Old Dixie Hwy.	Yamato Rd. to S. of Linton Blvd.	3.0 mi, 3 L					3,000	C				
Palmetto Park Rd.	Lyons Rd.	Intersection Improvements			900	C						
Palmetto Park Rd.	E. of Military Trail to I-95	Intersection Improvements	250	D								
Palmetto Park Rd. Bascule Bridge	over Intracoastal Waterway	Rehab/Painting	50	C								
Recording Fees	Countywide	Right-of-Way	20	R	20	R	20	R	20	R	20	R

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Item #14.

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Reserve-Bridges/Structures/Culverts/Pipes	Countywide	Rehab./Repair/Replacement	1,250	D/R/M/C	1,700	D/R/M/C	1,500	D/R/M/C	1,500	D/R/M/C	500	D/R/M/C
Reserve-Drainage	Countywide	Study, Design, R/W, Mitigation & Construction	1,000	S/D/R/M/C	900	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C
Reserve-Intersections	Countywide	Design, R/W, Mitigation & Construction	2,155	D/R/M/C	10,520	D/R/M/C	4,460	D/R/M/C	1,800	D/R/M/C	200	D/R/M/C
Reserve-Pavement Markings	Countywide	Pavement Markings	400	D/R/C	400	D/R/C	400	D/R/C	400	D/R/C	400	D/R/C
Reserve-Study/Plans/Align.	Countywide	Study, Design & Mitigation	600	S/D/M	300	S/D/M	300	S/D/M	300	S/D/M	300	S/D/M
Reserve-Railroad Crossings	Countywide	Rehabilitation/Upgrade	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P
Reserve-Resurfacing	Countywide	Resurfacing	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C
Reserve-R/W	Countywide	Land Acquisition	300	R	300	R	300	R	300	R	300	R
Reserve-Traffic Calming	Countywide	Minor Improvements	100	D/C	60	D/C	60	D/C	60	D/C	60	D/C
Reserve-Traffic Signals	Countywide	Rehabilitation/Upgrade	600	D/C	600	D/C	600	D/C	600	D/C	600	D/C
Roebuck Rd.	S.R. 7 to Jog Rd.	3.0 mi, 4 L									100	D/M
Royal Palm Beach Blvd.	N. of Persimmon Blvd. to N. of M Canal	1.1 mi, 5 L	500	R								
Royal Palm Beach Blvd.	M Canal to S. of Orange Blvd.	1.0 mi, 5 L	1,500	R/C								
Royal Palm Beach Blvd. / Orange Blvd. / Coconut Blvd.	S. of Orange Blvd. to S. of 78th Place North	1.6 mi, 5 L	400	R								
Sidewalk Program	Countywide	Sidewalks	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C
Sims Rd.	Lakes of Delray Blvd. to Atlantic Ave.	0.6 mi, 2 L			10	R/M						
State Road 7	Weisman Way	Intersection Improvements	120	C								
S.W.18th Street	Boca Rio Rd.	Intersection Improvements	1,900	C								
Woolbright Rd.	Seacrest Blvd.	Intersection Improvements	500	R			1,400	C				
Yamato Rd.	Lakeridge Blvd. to W. of FL Turnpike	1.4 mi, 6 L	1,700	C								

PROJECT TOTALS

68,565

75,310

41,570

25,470

9,520

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment



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

juno-beach@juno-beach.fl.us

Item #14.

DD Halpern, Mayor
Elaine K. Cotronakis, Vice Mayor
Peggy Wheeler, Vice Mayor Pro Tem
Jason Haselkorn, Councilmember
Alexander Cooke, Councilmember

Joseph F. Lo Bello, Town Manager

September 30, 2022

Palm Beach County Engineering and Public Works
Attn: David L. Ricks, P.E., County Engineer
2300 North Jog Road
West Palm Beach, FL 33411-2745

Re: Palm Beach County's Five-Year Program – Annual Update

Dear Mr. Ricks:

Thank you for your letter and update on the County's Five-Year Road Program. As you are aware, our staff has been in communications with you and your staff regarding the proposed projects for Donald Ross Road. Recently, at the September 28, 2022, Town Council meeting, the Juno Beach Town Council directed staff to send a letter to Palm Beach County regarding their position on the following three (3) items listed on Palm Beach County's Five-Year Program - Exhibit A.

On behalf of the Town of Juno Beach and the Juno Beach Town Council, I am writing to express our support for the following proposed project:

- **Donald Ross Road, Bascule Bridge - Equipment**

Due to the projected growth in northern Palm Beach County, we believe this project would greatly benefit the surrounding communities.

Also, the Town would like to express its opposition of the following proposed projects:

- **Donald Ross Road, Ellison Wilson Rd.:** Intersection Improvements (add 2nd NBL)
The Town of Juno Beach is opposed to any increase to the number of traffic lanes and modifications to the existing medians.
- **Donald Ross Road, U.S. 1:** Intersection Improvements (Add 3rd EBL & SBRTL)
The Town of Juno Beach is opposed to any increase to the number of traffic lanes and modifications to the existing medians.

Although opposed due to limited information, the Town requests additional information and a presentation on the above two projects to be conducted at a Town Council meeting on either Wednesday, October 26 at 5:30pm or Wednesday, November 9 at 5:30pm.

The Town of Juno Beach appreciates your consideration on this matter.

Sincerely,

Joseph F. Lo Bello, CPA
Town Manager

/cc
Commissioner Maria Marino
Mayor DD Halpern
Vice Mayor Elaine K. Cotronakis
Vice Mayor Pro Tem Peggy Wheeler
Councilmember Jason Haselkorn
Councilmember Alexander Cooke



TOWN OF JUNO BEACH

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Item #14.

DD Halpern, Mayor
Elaine K. Cotronakis, Vice Mayor
Peggy Wheeler, Vice Mayor Pro Tem
Jason Haselkorn, Councilmember
Alexander Cooke, Councilmember

Joseph F. Lo Bello, Town Manager

October 31, 2022

Palm Beach County Engineering and Public Works
Attn: David L. Ricks, P.E., County Engineer
2300 North Jog Road
West Palm Beach, FL 33411-2745

Re: Palm Beach County's Five-Year Program – Annual Update

Dear Mr. Ricks:

The Town would like to thank you and your team (Mo, Morton, and Joanne) for taking the time to explain in detail your plans for Juno Beach. We are revising our September letter in support of your efforts. Recently, at the October 26, 2022, Town Council meeting, the Juno Beach Town Council directed staff to send a revised letter to Palm Beach County regarding the Town's position on the following four (4) items listed on Palm Beach County's Five-Year Program - Exhibit A.

On behalf of the Town of Juno Beach and the Juno Beach Town Council, I am writing to express our **support** for the following proposed projects:

- **Donald Ross Road, Bascule Bridge - Equipment**
- **Donald Ross Road, Ellison Wilson Rd.:** Intersection Improvements (add 2nd NBTL)
- **Donald Ross Road:** 6 Lanes east and west bound from Ellison Wilson to Prosperity Road (*Not on proposed list*)
- **Donald Ross Road, U.S. 1:** Intersection Improvements (Add 3rd EBTL & SBRTL)

In addition, during our discussion you have agreed to:

- Share design drawings for Town staff's review and comments on the last above listed project item.
- Consider repositioning the crosswalk on the north side of the Donald Road/US1 intersection and explore the feasibility of installing a safe zone for pedestrian traffic.
- The Town would also like for the County to consider installing a bike lane from west to east bound from Donald Ross to Ocean Drive.

The Town of Juno Beach appreciates your consideration on this matter.

Sincerely,

Joseph F. Lo Bello, CPA
Town Manager

/cc
Commissioner Maria Marino
Mayor DD Halpern
Vice Mayor Elaine K. Cotronakis
Vice Mayor Pro Tem Peggy Wheeler
Councilmember Jason Haselkorn
Councilmember Alexander Cooke

PALM BEACH COUNTY FIVE-YEAR ROAD PROGRAM - EXHIBIT A

Mid-Year Adjustment - Adopted - July 12, 2022

	FY 2022 BUDGETED	FY 2022 PROJECTED	FY 2023 PROJECTED	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	TOTAL PROJECTED
Local Option Gas Taxes Total	48,289,000	52,685,000	53,740,000	53,740,000	54,133,000	54,820,000	269,118,000
LESS Mass Transit (Palm Tran) Share	(32,516,000)	(33,760,000)	(34,040,000)	(34,040,000)	(34,182,000)	(34,470,000)	-170,492,000
LESS Engineering Operating	(6,047,000)	(8,296,000)	(8,858,000)	(8,858,000)	(9,001,000)	(9,181,000)	-44,194,000
REMAINING ROAD PROGRAM ALLOCATION	<u>9,726,000</u>	<u>10,629,000</u>	<u>10,842,000</u>	<u>10,842,000</u>	<u>10,950,000</u>	<u>11,169,000</u>	<u>54,432,000</u>
LESS 5% STATUTORY RESERVES	(486,300)	0	(542,100)	(542,100)	(547,500)	(558,450)	-2,190,150
OCEAN AVENUE LOAN REPAYMENT	(1,041,037)	(1,041,037)	(1,035,387)	(1,031,692)	(1,024,981)	(1,024,981)	-5,158,078
GAS TAX AVAILABLE FOR NEW ALLOCATIONS	8,198,663	9,587,963	9,264,513	9,268,208	9,377,519	9,585,569	47,083,772
INTEREST EARNINGS	289,987	192,880	293,645	137,682	116,775	95,856	836,838
MISCELLANEOUS	8,409,000	11,350,000 A	1,409,100 B	0	4,598,000 D	0	17,357,100
IMPACT FEES USED FOR PROJECTS	48,842,000	29,595,000	37,671,000	16,826,000	8,334,000	450,000	92,876,000
PROPORTIONATE SHARE USED FOR PROJECTS	8,076,525	8,086,017	6,560,804	10,866,630	692,000	0	26,205,451
GAS TAX RESERVE USED FOR PROJECTS	<u>20,800,000</u>	<u>9,700,000</u>	<u>20,100,000</u>	<u>4,500,000</u>	<u>2,300,000</u>	<u>0</u>	<u>36,600,000</u>
TOTAL CURRENT REVENUES	94,616,175	68,511,860	75,299,062	41,598,520	25,418,294	10,131,425	220,959,161
BALANCES FORWARD	<u>89,171</u>	<u>89,171</u>	<u>36,031</u>	<u>25,093</u>	<u>53,613</u>	<u>1,907</u>	<u>89,171</u>
TOTAL REVENUES	94,705,346	68,601,031	75,335,093	41,623,613	25,471,907	10,133,332	221,048,332
PROJECT COSTS AS PROPOSED	94,613,000	68,565,000	75,310,000	41,570,000	25,470,000	9,520,000	220,435,000
REVENUES LESS PROJECT COSTS	<u>92,346</u>	<u>36,031</u>	<u>25,093</u>	<u>53,613</u>	<u>1,907</u>	<u>613,332</u>	<u>613,332</u>

General note on interest projections:

Interest earnings on gas taxes are shown on this sheet.

Interest earnings on impact fees remain within each impact fee area and are not shown above.

See Footnotes A, B, and D on page 2 of 5

Footnotes:

A Lyons Rd./Sansbury's Way, Forest Hill Blvd. to Okeechobee Blvd (Buffered Bike Lanes). This project was approved under TPA 2018 Local Initiative and based on the submitted estimates, Palm Beach County funded design of \$1,150,000 in FY 2020 and will fund \$1,354,360 for Construction in FY 2022, FDOT will fund **\$4,215,640** (Total Construction Cost \$5,570,000).

Includes Infrastructure Sales Tax of **\$2,700,000** in FY 2022 for CR880 over C-51 Bridge construction.

Includes Infrastructure Sales Tax of **\$700,000** in FY 2022 for Florida Mango Rd. over LWDD L-9 Canal Bridge Construction.

Includes Infrastructure Sales Tax of **\$2,000,000** in FY 2022 for Australian Ave., Banyan Blvd. to 45th St.

Includes Developer payment of **\$1,733,648** in FY 2022 for Flavor Pict Rd. SR-7 to Lyons Rd.

B Includes Infrastructure Sales Tax of **\$450,000** in FY 2023 for CR 880, Sam Senter Rd. over SFWMD Ocean Canal. Infrastructure Sales Tax includes **\$300,000** in FY 2023 for Cresthaven Blvd., Jog Rd.to Military Tr. (Buffered Bike Lanes). Anticipates reimbursement of **\$659,100** from Lake Clarke Shores FY 2024 for utility work.

D Funding for Cresthaven Blvd. Jog Rd. Military Tr. (Buffered Bike Lanes) was approved by the TPA 2020 Local Initiative Program, based on the submitted estimates. Palm Beach County will have to fund design & CEI of **\$758,510**. FDOT/TPA 2020 Local Initiative Program will fund construction of **\$4,598,000** in FY 2025, (Total Construction Cost estimated at \$5,000,000).

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Item #14.

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
6th Ave. S.	over Lake Osborne Dr.	Bridge Replacement	680	C								
10th Ave. N.	Boutwell Rd.	Intersection Improvements			2,000	R/C						
45th St.	E. of Haverhill Rd. to E. of Military Trail	0.6 mi., 6 L	2,460	C								
60th St. N.	Seminole Pratt Whitney Rd. to 140th Ave. N.	2.7 mi., 4L									250	D
60th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L	500	D/R/M								
60th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi. 3L	50	D			6,000	C				
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program	370	P	370	P	370	P	370	P	370	P
Annual Contract Advertising	Countywide	Advertising	20	P	20	P	20	P	20	P	20	P
Australian Ave.	Banyan Blvd. to 45th St.	Drainage Improvements & Multipurpose Path	3,200	D								
Benoist Farms Rd.	S.R. 80 to Belvedere Rd.	0.9 mi, 3 L	3,750	C								
Boca Rio Rd.	Palmetto Park Rd. to Glades Rd.	1.3 mi., 4/5 L			400	R						
Center Street	Loxahatchee River Rd. to Alt. A-1-A	1.7 mi., 3 L	600	D	1,000	D/R			2,000	C		
Central Blvd.	Indiantown Rd. to Church St.	0.5 mi, 3 L			700	D			300	R		
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi, 2 L	2,000	R/M/C	2,000	C						
Clint Moore Rd.	Military Tr.	Intersection Improvements			2,100	C						
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi. 5 L					3,300	C				
Congress Ave.	N. of Northlake Blvd. to Alt. A-1-A	0.6 mi, 2 L & 3 L	6,000	R/C								
Congress Ave.	Palm Beach Lakes Blvd.	Intersection Improvements	2,000	C								
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance	100	C	1,000	C	1,000	C	1,000	C	1,000	C
CR 880	Sam Senter Rd. over SFWMD Ocean Canal	Intersection Improvements & Bridge Replacement			4,000	C						
CR 880	over C-51 Canal	Bridge Replacement			4,500	C						
Cresthaven Blvd.	Jog Rd. to Military Tr.	Buffered Bike Lanes			760	D			5,000	C		
Donald Ross Rd.	Bascule Bridge	Equipment	8,000	C								
Donald Ross Rd.	Ellison Wilson Rd.	Intersection Improvements (add 2nd NBL)					700	C				
Donald Ross Rd.	U.S. 1	Intersection Improvements (add 3rd EBL & SBRTL)			400	D			500	R/M		
Flavor Pict Rd.	SR7 to Lyons Rd.	1.0 mi, 2 L	3200	C								
Flavor Pict Rd.	Lyons Rd. to Hagen Ranch Rd.	1.7 mi, 4 L			10	D	4,780	S/D/R				
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi, 3 L (L.W.D.D. L-9 & L-10 Canals Bridge Replacements)			6,600	C						

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Item #14.

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Florida Mango Rd.	S. of Barbados Rd. to Myrica Rd.	0.7 mi, 3 L (L.W.D.D. L-7 Canal Culvert Replacement)	50	D	2,000	C						
Florida Mango Rd.	Myrica Rd. to Summit Blvd.	0.5 mi, 3 L (L.W.D.D. L-6 Canal Bridge Replacement - Culvert)			2,300	R/C						
Forest Hill Blvd.	Military Tr.	Intersection Improvements	1,100	P								
George Bush Bascule Bridge	over Intracoastal	Study	1,000	S/D								
Glades Area	R&R Throughout the Glades	Repair/Reconstruction	700	C	700	C	700	C	700	C	700	C
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L	250	R	3,320	C						
Haverhill Rd.	Hypoluxo Rd. to Lantana Rd.	1.0 mi., 4 L					2,360	C				
Haverhill Rd.	S. of Ceceile Ave. to N. of Century Blvd.	Intersection Improvements, 0.2 mi., 4/6 L			1,200	C						
Jog Rd.	Glades Rd. to Yamato Rd.	1.2 mi., 6L	500	S								
Kirk Rd.	LWDD L-7 Canal to Summit Blvd.	0,5 mi, 3/5 L					1,900	C				
Kirk Rd.	Summit Blvd. to Gun Club Rd.	0.8 mi, 3/5 L			3,950	C						
Lawrence Rd.	S. of Ponzia Place to Lantana Road	0.8 mi, 3 L	6,000	C								
Linton Blvd.	Military Tr.	Intersection Improvements	600	C								
Lyons Rd.	Atlantic Ave. to S. of Flavor Pict Rd.	2.4 mi, 4 L			500	R/M			6,000	C		
Lyons Rd.	S. of Flavor Pict Rd. to Boynton Beach Blvd.	3.0 mi, 4 L			12,000	C						
Lyons Rd.	S. of L.W.D.D. L-11 Canal to N. of L.W.D.D. L-10 Canal	0.6 mi, 3 L									100	P
Lyons Rd./Sansbury's Way	Forest Hill Blvd. to Okeechobee Blvd.	Buffered Bike Lanes	6,060	C								
Melaleuca Lane	Jog Rd.	Intersection Improvements			2,300	C						
Miner Rd.	Military Trail to Lawrence Rd.	0.6 mi, 3 L	500	R/M			3,800	C				
Northlake Blvd. TIM Amendment Study	Bay Hill Dr. to S.R. 7 & Beeline Hwy to Military Tr.	Corridor Impact Study	400	S								
Okeechobee Blvd.	Jog Road	Intersection Improvements			1,370	C						
Okeechobee Blvd.	Haverhill Rd.	Intersection Improvements	1,030	C								
Old Dixie Hwy.	Yamato Rd. to S. of Linton Blvd.	3.0 mi, 3 L					3,000	C				
Palmetto Park Rd.	Lyons Rd.	Intersection Improvements			900	C						
Palmetto Park Rd.	E. of Military Trail to I-95	Intersection Improvements	250	D								
Palmetto Park Rd. Bascule Bridge	over Intracoastal Waterway	Rehab/Painting	50	C								
Recording Fees	Countywide	Right-of-Way	20	R	20	R	20	R	20	R	20	R

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Item #14.

Mid-Year Adjustment - Adopted - July 12, 2022

PROJECT	LIMITS	DESCRIPTION	FY 2022		FY 2023		FY 2024		FY 2025		FY 2026	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
Reserve-Bridges/Structures/Culverts/Pipes	Countywide	Rehab./Repair/Replacement	1,250	D/R/M/C	1,700	D/R/M/C	1,500	D/R/M/C	1,500	D/R/M/C	500	D/R/M/C
Reserve-Drainage	Countywide	Study, Design, R/W, Mitigation & Construction	1,000	S/D/R/M/C	900	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C	500	S/D/R/M/C
Reserve-Intersections	Countywide	Design, R/W, Mitigation & Construction	2,155	D/R/M/C	10,520	D/R/M/C	4,460	D/R/M/C	1,800	D/R/M/C	200	D/R/M/C
Reserve-Pavement Markings	Countywide	Pavement Markings	400	D/R/C	400	D/R/C	400	D/R/C	400	D/R/C	400	D/R/C
Reserve-Study/Plans/Align.	Countywide	Study, Design & Mitigation	600	S/D/M	300	S/D/M	300	S/D/M	300	S/D/M	300	S/D/M
Reserve-Railroad Crossings	Countywide	Rehabilitation/Upgrade	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P	600	D/C/P
Reserve-Resurfacing	Countywide	Resurfacing	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C	2,000	D/R/C
Reserve-R/W	Countywide	Land Acquisition	300	R	300	R	300	R	300	R	300	R
Reserve-Traffic Calming	Countywide	Minor Improvements	100	D/C	60	D/C	60	D/C	60	D/C	60	D/C
Reserve-Traffic Signals	Countywide	Rehabilitation/Upgrade	600	D/C	600	D/C	600	D/C	600	D/C	600	D/C
Roebuck Rd.	S.R. 7 to Jog Rd.	3.0 mi, 4 L									100	D/M
Royal Palm Beach Blvd.	N. of Persimmon Blvd. to N. of M Canal	1.1 mi, 5 L	500	R								
Royal Palm Beach Blvd.	M Canal to S. of Orange Blvd.	1.0 mi, 5 L	1,500	R/C								
Royal Palm Beach Blvd. / Orange Blvd. / Coconut Blvd.	S. of Orange Blvd. to S. of 78th Place North	1.6 mi, 5 L	400	R								
Sidewalk Program	Countywide	Sidewalks	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C	1,500	D/R/C
Sims Rd.	Lakes of Delray Blvd. to Atlantic Ave.	0.6 mi, 2 L			10	R/M						
State Road 7	Weisman Way	Intersection Improvements	120	C								
S.W.18th Street	Boca Rio Rd.	Intersection Improvements	1,900	C								
Woolbright Rd.	Seacrest Blvd.	Intersection Improvements	500	R			1,400	C				
Yamato Rd.	Lakeridge Blvd. to W. of FL Turnpike	1.4 mi, 6 L	1,700	C								

PROJECT TOTALS

68,565

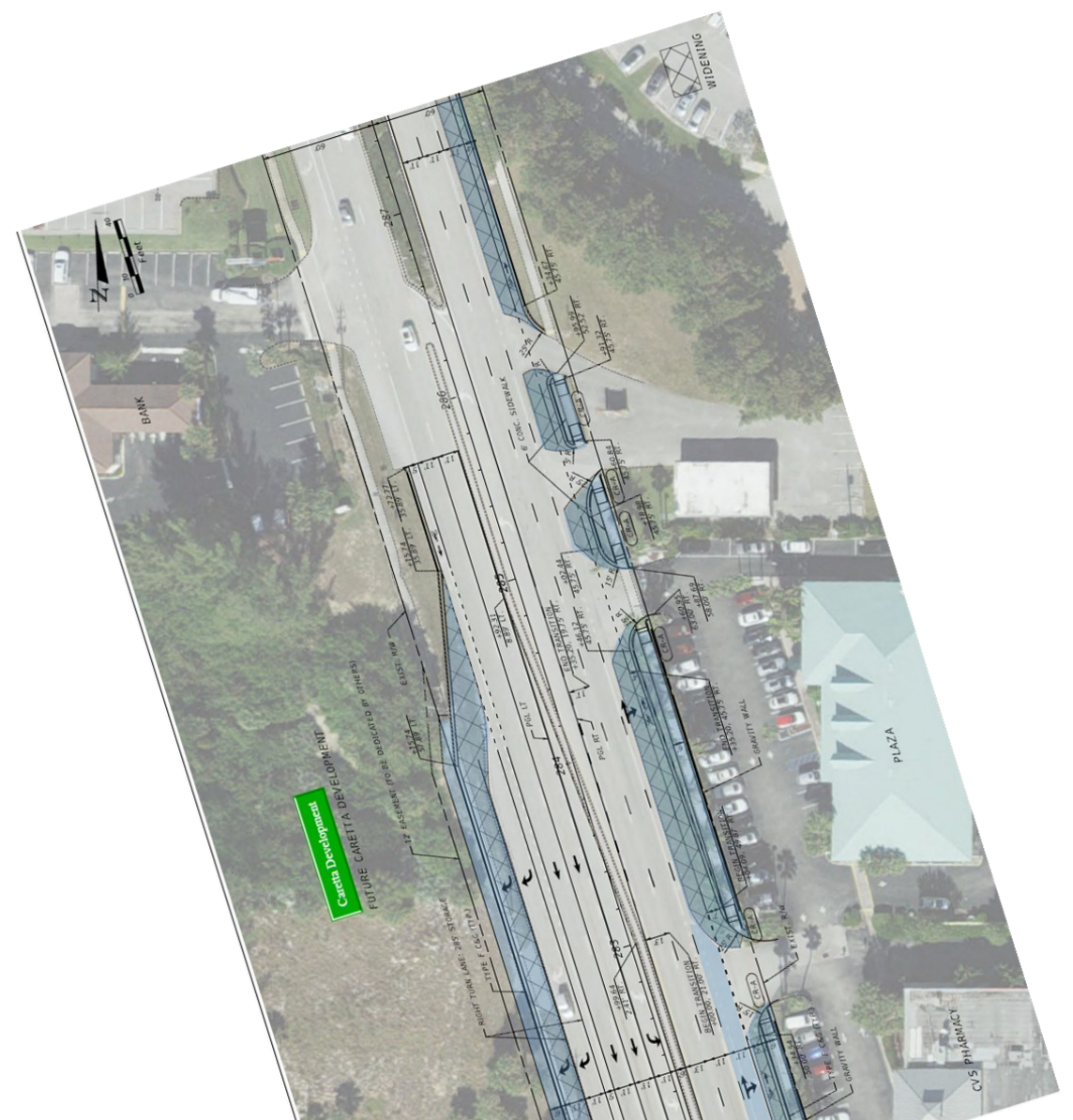
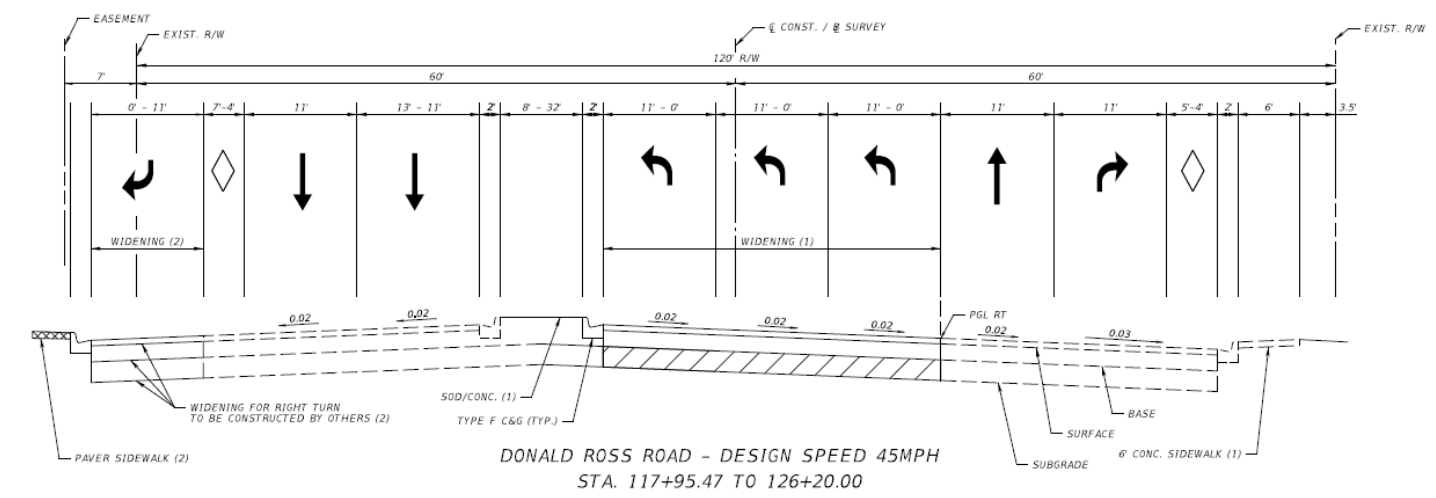
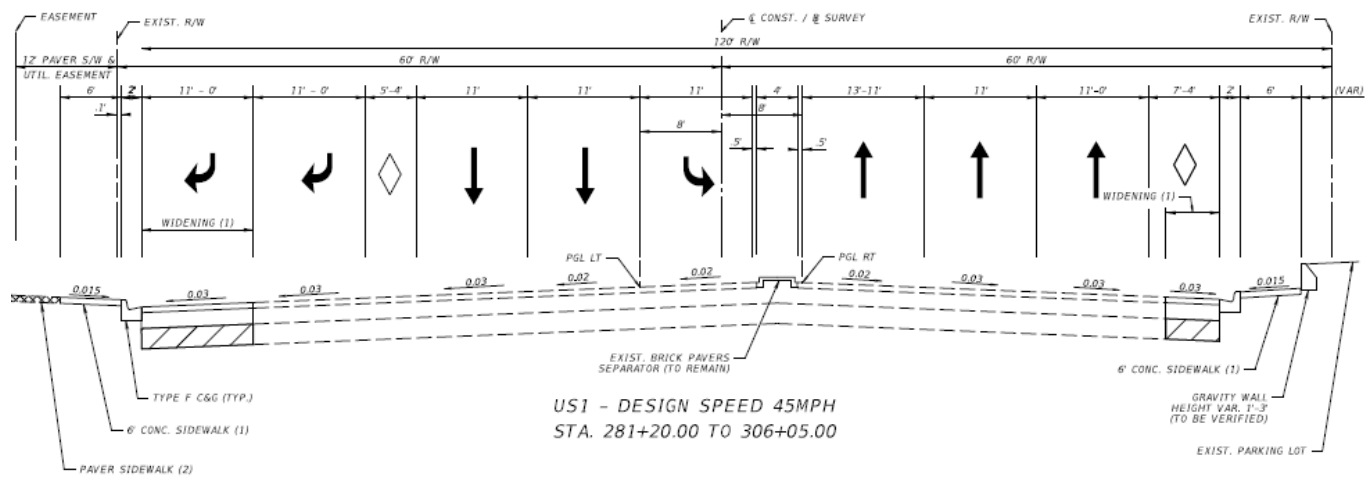
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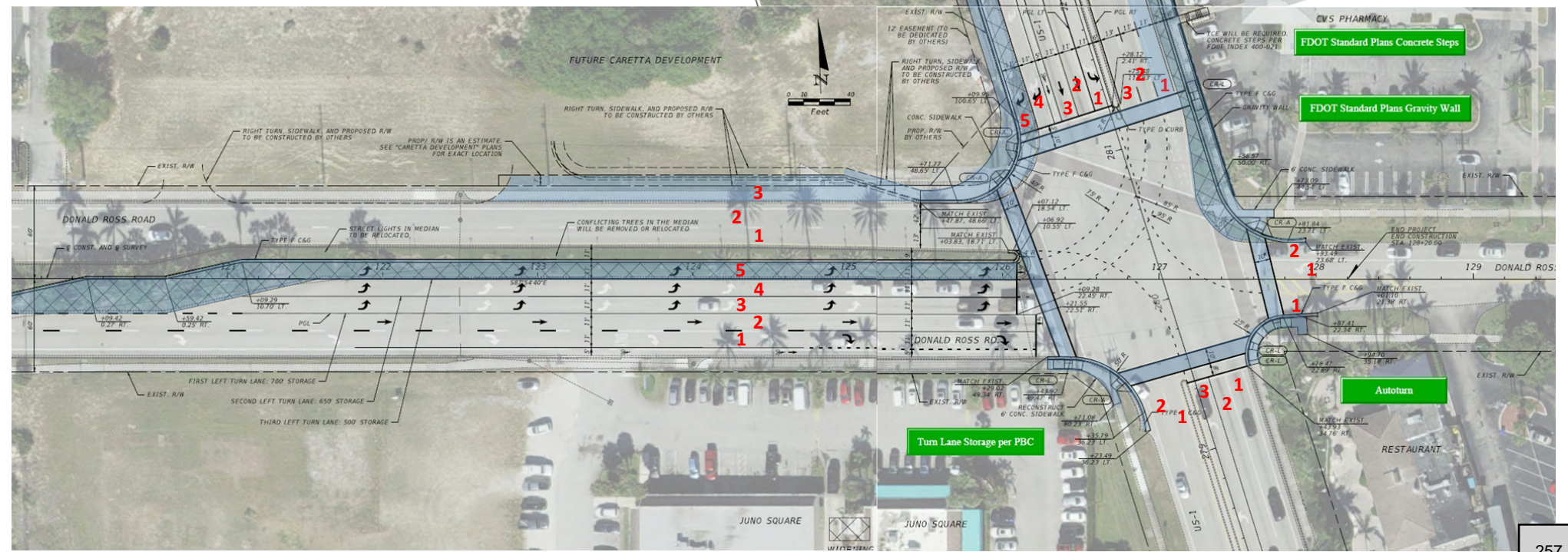
9,520

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment



Palm Beach County
Donald Ross Road and US 1
Preliminary Plan

 Proposed work by PBC





TOWN OF JUNO BEACH

340 OCEAN DRIVE

JUNO BEACH, FL 33408

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WEBSITE: www.juno-beach.fl.us

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Peggy Wheeler, Mayor
 DD Halpern, Vice Mayor
 Marianne Hosta, Vice Mayor Pro Tem
 Diana Davis, Councilmember
 John Callaghan, Councilmember
 Frank Davila, CFM. Interim Town Manager

January 23, 2025

Palm Beach County Engineering and Public Works
 Attn: David L. Ricks, P.E. County Engineer
 2300 North Jog Road
 West Palm Beach, FL 33411

Re: Palm Beach County's Five-Year Program – Donald Ross Road and U.S. 1

Dear Mr. Ricks,

The Town would like to thank you and your team for attending the December 2024 Town Council meeting and for taking the time to explain in detail the plans the County has for Juno Beach. At the January 22nd, 2024, Town Council meeting, Town Council directed staff to provide this letter of opposition to Palm Beach County regarding the intersection improvements for Donald Ross Road and U.S. Highway 1 as listed on the Palm Beach County's Five-Year Road Program.

Upon review of the 35% plan, the Town cannot support this project as there are still several unanswered items and are of direct impact to our residents' quality of life. These are listed below:

- **Donald Ross Road Median** – the reduction of the median from 20' to approximately 5'5" is a drastic reduction which will require the removal of mature Medjool Palms and reduce the refuge area used by many walkers in this high pedestrian area.
- **US Highway 1 (east) Landscape Buffer** – by adding a third left turn lane (DRR), the necessity for a third northbound (US 1) lane is eminent, this will be accomplished by removing swale areas adjacent to US Highway 1. No drainage plans have been shared with the town at this time to assure proper water run-off.

The Town of Juno Beach appreciates the collaboration between the County and the Town and we look forward to continue to work together on this matter.

Sincerely,

Frank Davila
 Interim Town Manager



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: C. Copeland, MMC, Town Clerk
Item Title: Discussion on Filling Vacant Seat on Audit Oversight Review Committee

DISCUSSION:

On November 20, 2024, the Chair of the Audit Oversight Committee, Nancy Wolf, resigned from the Committee.

The Audit Oversight Committee shall consist of five (5) members to serve at the pleasure of the Town Council for a term of two years (2024-2026). Each of the members shall be town residents with educational and/or practice experience in the fields of accounting, finance, auditing, or in related fields involving operational compliance or oversight.

On March 20 and March 26, 2024, the Council had received two late application submissions for the Audit Oversight Committee from Anita Bloom and Larry Sorsby. The following motion was made by the Town Council at the April 1, 2024, Special Town Council Meeting for selection of the Audit Oversight Committee Members:

MOTION: Halpern/Davis made a motion to appoint Anthony Pace, Nancy Wolf, Andrew Spilos, William Viggiano, and Anita Bloom to the Audit Oversight Committee.

ACTION: The motion passed 3-2 with Mayor Wheeler and Vice Mayor Pro Tem Hosta opposed.

RECOMMENDATION:

Appoint a member to the Audit Oversight Committee to fulfill the remainder of the term for the vacant seat (2024-2026).



Meeting Name: Town Council
Meeting Date: January 22, 2025
Prepared By: Davila, F. CFM
Item Title: Appearance Review Board (ARB) Criteria

BACKGROUND:

At the July 24th, 2024, Town Council meeting, the Town Council directed staff to draft new language for the appearance review of single-family homes not located within a planned unit development.

Currently, under Code Section 34-116(3), single-family detached dwellings not located within an approved planned unit development shall be subject to appearance review and approval or denial, or approval with modifications by the Town Planning and Zoning Board, with site plan review by the Planning and Zoning department.

The Town's appearance review criteria encompass 7 criteria (see attachment #1), due to state statute 163.3202(5)(a), which states that land development regulations relating to building design elements may not be applied to single-family or two-family dwellings (see attachment #2), town staff has not been enforcing the first criterion (#1) of the Town's appearance review criteria.

As directed by Council, staff has drafted new language to address the appearance review criteria for single-family dwellings, the proposed language is a combination of the site plan criteria and appearance criteria and the creation of two definitions, substantial damage and substantial improvement, which are aimed to clarify when a remodel or upgrade to a single-family home needs to be reviewed by the Planning and Zoning Board. Please see below, the underline is new language, and the ~~strikethrough~~ is deleted language, the yellow highlights are recommendations made by the Planning and Zoning Board at their October 2024 meeting:

Sec. 34-4. Definitions

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure as determined by the Palm Beach County Property Appraiser before the damage occurred.

Substantial improvement. Any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a ten-year period, the cumulative cost of which equals or exceeds 50 percent of the fair market value of the building or structure as determined by the Palm Beach County Property Appraiser before the improvement or repair is started. For each building or structure, the ten-year period begins on the date of the first permit issued for improvement or repair of that building or structure. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

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. The review shall consist of:

(1) Consideration of the application by the development review committee (DRC), which may recommend approval, denial, or approval with modifications and/or conditions;

(2) Consideration of the application by the town planning and zoning board, which may recommend approval, denial, or approval with modifications and/or conditions; and

(3) Final review and approval or denial, or approval with modifications by the town council. ~~Single family detached dwellings not located within an approved planned unit development shall be subject to appearance review and approval or denial, or approval with modifications by the town planning and zoning board, with site plan review by the town planning and zoning department. Single family dwellings within an approved planned unit development shall be subject to site plan and appearance review and approval only by the town planning and zoning department in accordance with the established design criteria.~~ The criteria to be used in this review shall be to ascertain that the proposed site plan for new development meets the following criteria:

a. Site plan criteria.

1. Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;
2. Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;
3. Has adequate provision for public services, including, but not limited to, access for police, fire and solid waste collection;
4. Complies with the provisions of chapter 20, article III, regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;
5. Is planned in accordance with natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;
6. Preserves environmental features and native vegetation to the maximum extent possible, and complies with the Environmentally Sensitive Lands Ordinance;
7. Protects estuarine areas when concerning marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection;
8. Complies with all sections of this chapter.

b. Appearance review criteria.

1. Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light though large and expansive windows;
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;
3. 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;
4. 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;
5. 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;
6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

(4) New Single-family detached dwellings, substantial damaged or substantial improvements to existing single-family detached dwellings not located within an approved planned unit development shall be subject to appearance review and approval or denial, or approval with modifications by the town planning and zoning board, with site plan review by the town planning and zoning department. Single-family dwellings within an approved planned unit development shall be subject to site plan and appearance review and approval only by the town planning and zoning department in accordance with the established design criteria. The criteria to be used in this review shall be to ascertain that the proposed new single-family detached dwelling development meets the following criteria:

a. Appearance Review Criteria.

1. Is compatible with and/or reflects the natural characteristics of the land, including, but not limited to, slope, elevation, drainage patterns, natural vegetation and habitats, and unique physical features;
2. All reasonable efforts to preserve environmental features and native vegetation shall be made, and complies with the County's Environmentally Sensitive Lands Ordinance per article 14, chapter C of the Palm Beach County Unified Land Development Code;
3. 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;

4. Shall have a design in which buildings over 30 feet in height (including tower structure) shall appear the same or more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments. style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century).

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

6. The proposed addition or accessory structure is similar in style and massing to the principal or main structure.

RECOMMENDATION:

Staff recommends that the Town Council review and direct staff on how to proceed with the proposed code text amendment.

Attachments:

1. Town of Juno Beach Code of Ordinance, Code Section 34-116.
2. Florida Statute 163.3202(5)(a).

F.S. 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.
2. "Planned unit development" or "master planned community" means an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots.

(c) This subsection does not affect the validity or enforceability of private covenants or other contractual agreements relating to building design elements.

b. Appearance review criteria.

1. Is of an architectural style representative of or reflecting the vernacular of Old Florida style which is indigenous to the town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), Modern (early to mid-20th century), or combination thereof style of architecture. Summarized briefly, common features of the vernacular of Old Florida style that identify the Victorian (Key West Cracker), and Spanish revival (Mediterranean) architectural style include wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios. Common features of the vernacular of Old Florida Style that identify the Modern (early to mid-20th century) architectural style include clean geometric lines, often at right angles; an emphasis on function; materials such as glass, steel, iron, and concrete; and the use of natural light though large and expansive windows;
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;
3. 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;
4. 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;
5. 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;
6. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
7. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).



Meeting Name: Town Council Meeting
Meeting Date: January 22, 2025
Prepared By: Steven J. Hallock, Director of Public Works
Item Title: Pelican Lake Sterile Grass Eating Carp Introduction

DISCUSSION:

On the December 6, 2024, Special Town Council meeting, Council directed Town Staff to investigate the introduction of Sterile Grass Eating Carp into Pelican Lake. The concept is that these fish will be able to biologically control algae by eating the Chara and Marine Naiad (aquatic vegetation) that caused the algae to overgrow in Pelican Lake last year. This biological control should work in tandem with the chemical control previously approved by the Town Council to prevent algae overgrowth and expensive mechanical removal in future years.

Our Environmental Consultant, Stocking Savvy/Prof. Sean Patton, noted this biological control in his “Pelican Lake Management Plan” (6/5/2020). The section relating to it is attached. Prof. Sean Patton still supports the idea, as does Town Staff, and we have secured tentative approval from the Florida Fish and Wildlife Conservation Commission. We are recommending an initial stocking of sixty (60) young Sterile Grass Eating Carp, which will cost approximately \$1,000. This funding is available and can be absorbed within the Public Works Department approved budget.

RECOMMENDATION:

Town Council discussion and direction on the introduction of Sterile Grass Eating Carp into Pelican Lake.

<http://plants.ifas.ufl.edu/plant-directory/panicum-repens/>

Grass Carp Feeding Preferences

Grass Carp *Ctenopharyngodon idella* - are a species of carp from Asia that have become known worldwide for their voracious appetite and ability to eat many noxious aquatic weeds namely Hydrilla. Much research and application has been done with these fish but due to their size, diet, and prodigious breeding they have become invasive in many areas. In the United States you can obtain permits for sterile Triploid Grass Carp. These carp can no longer reproduce giving you a fixed number to control a certain biomass of plants. The amount generally ranges between 8-30 fish per treatment acre of infested water due to: plant type, carp size, predation, initial removal, total plant biomass, and feeding preferences. Due to these various factors you will need to talk to a carp supplier after obtaining a permit. These fish can easily live ten or more years and have quite a bit of personality in a small water body giving a long term, no chemical control. If the water body is heavily overgrown grass carp may shift the plant types from thick algae mats and invasive plants to planktonic algae which turns water green. This type of algae is more easily controlled with chemicals, dyes, fish, beneficial plants, and may even just leave ponds with routine flow. Talk to local dealers after obtaining a permit from the Florida Fish and Wildlife (FWC) for exact stocking information to your particular pond.

While the FWC recommends a stocking rate of 3-10 carp per acre it can be extremely variable between the total biomass, area of pond, type of vegetation, and number of predators¹. Lakewatch has also found that should too few carp be used then vegetation control might not be achieved or eradication of invasive species such as hydrilla be obtained with less than 10 fish per acre². For this reason when dealing with very low biomass or trying to reduce but not eliminate the amount of native species we recommend 3-5 carp per treatment acre. However for dense infestations of invasive plants such as Hydrilla or less readily eaten species such as Hygrophila or Limnophila we highly suggest at least 10-13 carp per acre if not more to provide adequate removal and attempted eradication. In areas of mixed native and non-native plants that are still in high abundance look to the below species chart to see what species are most affected and stock between 3-10 carp per acre.

Readily Eaten – Actively selected for by grass carp and are removed first, even if other vegetation is present.

- Brazilian Elodea
- Duckweed - Sometimes Native
- Elodea - Native
- Hydrilla
- Muskgrass / Chara - Native
- Pondweeds - Usually Native
- Slender Spikerush - Native
- Southern Naiad - Native
- Widgeon Grass - Native

Occasionally Eaten – These are selected after preferred food choices are removed, may require higher stocking densities to remove these plants.

- Filamentous Algae - Variable but usually Native

- Baby Tears - Native
- Bacopa - Native
- Banana Lily - Native
- Bog Moss - Native
- Young Bulrush - Native
- Young Cattails - Native
- Coontail - Native
- Fanwort - Native* Invasive captive bred strain released
- Hygrophilia
- Knotgrass
- Limnophila
- Maidencane - Native
- Marine Naiad - Native
- Stonewort *Nitella sp.* - Native
- Rush Fulrena - Native
- Young Soft Rush - Native
- Southern Water Grass - Native
- Water Meal - Native
- Water Shield

Rarely Eaten - Do not stock for these, carp will not eat them. They may have small amounts of damage.

- Planktonic Algae - Variable but usually Native
- Alligator Weed
- American Lotus - Native
- Azolla - Native
- Burhead Sedge - Native
- Arrowhead: Common, Duck Potato, Dwarf - Native
- Valisneria Eelgrass - Native
- Frog's Bit - Native
- Para Grass
- Parrot's Feather
- Pennywort - Native
- Pickerelweed - Native
- Red Ludwigia - Native
- Salvinia
- Sedges - Native usually
- Smartweed - Native
- Spatterdock - Native
- Torpedograss
- Water paspalum
- Water Hyacinth
- Water Lettuce
- Water Lily - Native most species
- Wild Taro

For more information and applications to receive Triploid Grass Carp see the below links.

FWC information on grass carp <http://myfwc.com/wildlifehabitats/invasive-plants/grass-carp/>

FWC Permit for New Applicants
<https://public.myfwc.com/crossdoi/triploidgrasscarp/PrShowQuestionnaire.aspx>

1. <https://myfwc.com/wildlifehabitats/habitat/invasive-plants/grass-carp/>
2. Sandra G. Hanlon, et. al. 2000. Journal of Aquatic Plant Management. Evaluation of macrophyte control in 38 Florida lakes using triploid grass carp. 38: 48-54

Most Triploid Grass Carp are stocked as juveniles around 8in to 12in long and as juveniles eat more than their adult counterparts. At this life stage they often fall prey to bass, otters, gators, and wading birds with adults generally surviving the full ten years after they hit 36in. At this point only age, disease, or fishing can remove them and they offer long term plant control. It is important to always release carp near shelter or structures in a pond so they can hide from predators such as the picture below where they were released next to a deep water planting where they could hide but not be trapped. Also some carp simply die during transit or do not survive the stocking such as the below individual from stress or poor water quality. This further necessitates the need to overstock especially with the desire to eradicate plants and not simply reduce invasive species.

