



TOWN COUNCIL REGULAR MEETING

REVISED AGENDA

December 10, 2025 at 5:00 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); make a 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 5:00pm 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

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

1. Update on Review of Public Records Posting on Website

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. Council Briefing Work Session Minutes for November 7, 2025
3. Town Council Meeting Minutes for November 12, 2025
4. Resolution No. 2025-19 - Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB 180)
5. 2026 Health Insurance Renewals
6. Year to Date (YTD) Financial Statements
7. Approval of 2026 Town Council Meeting Dates
8. Special Event Request - 2026 Classics by the Sea

COUNCIL ACTION/DISCUSSION ITEMS

9. 3D GIS Scene View
10. Special Event Request - 2026 MindTravel Silent Piano Concert

COMMENTS FROM THE COUNCIL

ADJOURNMENT



Meeting Name: Town Council Meeting
Meeting Date: December 10, 2025
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Update on Review of Public Records Posting on Website

DISCUSSION:

At the November 12 Town Council Meeting, Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern reached consensus directing the Town Attorney to work with Town staff to prepare an agenda item for the next Council meeting. This agenda item will reflect the Vice Mayor's stated intent regarding the posting of records, as discussed and recorded during the meeting.

During the same meeting, Vice Mayor Callaghan requested that all public records be made available on the Town's website unless exempted by Council or by applicable law. The Town Attorney advised against making all records publicly accessible on the Town's website, noting that numerous categories of records are exempt from disclosure under Florida law. In response, the Town Attorney prepared the attached memorandum and compiled a list of applicable exemptions.

To support Council's discussion, staff reviewed the Florida General Records Schedule (GS1-SL) and generated a comprehensive list of all public record types maintained by the Town. Staff also prepared a list identifying which of those records are currently available on the Town's website. The Town Clerk also contacted Palm Beach County municipal clerks to inquire about:

- Whether their municipalities have policies identifying which public records are posted on their websites; and
- What software systems they use to manage public records requests.

The Town Clerk is also in the process of gathering quotes for public records request management software and scanning services. These options will be brought back to Town Council for review and discussion at a future meeting.

ATTACHMENTS:

- 1) Memorandum from the Town Attorney regarding public records exemptions
- 2) List of applicable public records exemptions
- 3) General Records Schedule GS1-SL Alphabetical Listing
- 4) Staff-prepared list of records currently posted on the Town's website
- 5) Memorandum from the Town Attorney regarding the scope of the Public Records Act

Memorandum

To: Honorable Mayor & Town Council of the Town of Juno Beach, Florida

From: Zackery Good, Esq., Town Attorney

Date: December 10, 2025

Re: Public Records, Confidential and Exempt Records

Florida's Public Records Law, Chapter 119, Florida Statutes, provides a right of access to the records of state and local governments, as well as to private entities acting on their behalf. In the absence of a statutory exemption, this right of access applies to all materials made or received by an agency in connection with the transaction of official business which are used to perpetuate, communicate, or formalize knowledge. This memorandum will address public records generally, exempt and confidential records, and penalties for violations of the Public Records Law.

Public Records Generally

Section 119.011(12), Florida Statutes, defines "public records" to include, "all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency." The Florida Supreme Court has interpreted this definition to encompass all materials made or received by an agency in connection with official business which are used to perpetuate, communicate or formalize knowledge. *Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc.*, 379 So. 2d 633, 640 (Fla. 1980). All such materials, regardless of whether they are in final form, are open for public inspection unless the Legislature has exempted them from disclosure. *Wait v. Florida Power & Light Company*, 372 So. 2d 420 (Fla. 1979).

Exempt and Confidential Records

Article I, s. 24(c), Florida Constitution, authorizes the Legislature to enact general laws creating exemptions provided that such laws “shall state with specificity the public necessity justifying the exemption and shall be no broader than necessary to accomplish the stated purpose of the law.” “The Constitution allows for the legislature, not the courts to provide for exceptions to the public records act.” *Cruz v. State*, 297 So. 3d 154 (Fla. 4th DCA 2019). *See Halifax Hospital Medical Center v. News-Journal Corporation*, 724 So. 2d 567 (Fla. 1999) (statute providing an exemption from the Sunshine Law for portions of hospital board meetings is unconstitutional because it does not meet the constitutional standard of specificity as to stated public necessity and it is broader than necessary to achieve its purpose).

There is a difference between records the Legislature has determined to be exempt from the Public Records Act and those which the Legislature has determined to be exempt from the Act *and confidential*. *WFTV, Inc. v. School Board of Seminole County*, 874 So. 2d 48, 53 (Fla. 5th DCA 2004), *review denied*, 892 So. 2d 1015 (Fla. 2004). *And see State v. Wooten*, 260 So. 3d 1060, 1069-1070 (Fla. 4th DCA 2018) (Ch. 119, F.S., refers to both “exempt” records and records which are “confidential and exempt”). If information is made confidential in the statutes, the information is not subject to inspection by the public and may be released only to those persons and entities designated in the statute. *Id.* *And see* AGOs 08-24, 04-09 and 86-97.

If records are not made confidential but are simply exempt from the mandatory disclosure requirements in s. 119.07(1), Florida Statutes, the agency is not prohibited from disclosing the documents in all circumstances. *See Williams v. City of Minneola*, 575 So. 2d 683, 687 (Fla. 5th DCA), *review denied*, 589 So. 2d 289 (Fla. 1991), in which the court observed that pursuant to s. 119.07(3) (d), F.S. [now s. 119.071(2)(c), F.S.], “active criminal investigative information” was exempt from the requirement that public records be made available for public inspection. However,

as stated by the court, “the exemption does not *prohibit* the showing of such information. There are many situations in which investigators have reasons for displaying information which they have the option not to display.”

Once an agency has gone public with information which could have been previously protected from disclosure under Public Records Act exemptions, no further purpose is served by preventing full access to the desired information. *Downs v. Austin*, 522 So. 2d 931, 935 (Fla. 1st DCA 1988). *Cf.* AGO 01-74 (taxpayer information that is confidential in the hands of certain specified officers under s. 193.074, F. S., is subject to disclosure under the Public Records Act when it has been submitted by a taxpayer to a value adjustment board as evidence in an assessment dispute).

Importantly, if the Legislature is “clear in its intent,” an exemption to the Public Records Act may be applied retroactively. *Campus Communications, Inc. v. Earnhardt*, 821 So. 2d 388, 396 (Fla. 5th DCA 2002), *review denied*, 848 So. 2d 1153 (Fla. 2003) (statute exempting autopsy photographs from disclosure is remedial and may be retroactively applied). *See also Palm Beach County Sheriff’s Office v. Sun-Sentinel Company, LLC*, 226 So. 3d 969 (Fla. 4th DCA 2017); *City of Orlando v. Desjardins*, 493 So. 2d 1027, 1028 (Fla. 1986); and *Roberts v. Butterworth*, 668 So. 2d 580 (Fla. 1996). *Cf. Cebrian By and Through Cebrian v. Klein*, 614 So.2d 1209 (Fla. 4th DCA 1993) (amendment to child abuse statute limiting access to unfounded reports was remedial in nature and therefore applied retroactively); AGO 11-16 (applying exemption to a public records request received before the statute’s effective date because the legislation creating the exemption states that it “applies to information held by an agency, before, on, or after the effective date of this exemption”); and AGO 94-70 (amendment to expungement statute appears to be remedial and,

therefore, should be retroactively applied to those records ordered expunged prior to the effective date of the amendment).

Violations of the Public Records Law

Section 119.10(1)(b), Florida Statutes, states that a public officer who knowingly violates the provisions of s. 119.07(1), Florida Statutes, is subject to suspension and removal or impeachment and commits a misdemeanor of the first degree, punishable by possible criminal penalties of one year in prison, or \$1,000 fine, or both. *See State v. Webb*, 786 So. 2d 602 (Fla. 1st DCA 2001) (s. 119.10[1][b] authorizes a conviction for violating s. 119.07 only if a defendant is found to have committed such violation “knowingly”; statute cannot be interpreted as allowing a conviction based on mere negligence).

Section 119.10(1)(a), F.S., provides that a violation of any provision of Ch. 119, F.S., by a public officer is a noncriminal infraction, punishable by fine not exceeding \$500. *Cf.* s. 838.022(1)(b), F.S. (unlawful for a public servant or public contractor, to knowingly and intentionally obtain a benefit for any person or to cause unlawful harm to another, by concealing, covering up, destroying, mutilating, or altering any official record or official document, except as authorized by law or contract, or causing another person to perform such an act).

A state attorney may prosecute suits charging public officials with violations of the Public Records Act, including those violations which may result in a finding of guilt for a noncriminal infraction. AGO 91-38.

Attachments

Appendix D to the Government in the Sunshine Manual – Exempt and Confidential Meetings and

D. EXEMPT AND CONFIDENTIAL RECORDS AND MEETINGS- EXEMPT SUMMARIES.

Item #1.

It is recommended that these summaries be used as a reference only—interested parties should refer to the full text in the Florida Statutes before drawing legal conclusions.

Section 11.0431(2), F.S. – The text of s. 11.0431, F.S., relating to exemptions from disclosure for legislative records, is set forth in Appendix E.

Section 11.045(5)(b), F.S. – The legislative committee responsible for ethical conduct of lobbyists shall make sufficient deletions in advisory opinions issued pursuant to this subsection to prevent disclosing the identity of persons in the decisions or opinions.

Section 11.26(1), F.S. – Subject to s. 11.0431, legislative employees may not reveal to anyone outside the area of their direct responsibility the contents or nature of any request for services made by a legislator except with the consent of the member making the request.

Section 11.45(3)(i), F.S. – The identity of a donor or prospective donor to the capital development board who desires to remain anonymous is confidential and exempt from public disclosure requirements and such anonymity shall be maintained in the auditor's report.

Section 11.45(4)(c), F.S. – Audit reports prepared by the Auditor General become public records when final. Audit workpapers and notes are not public records; however, those materials necessary to support the computations in the final audit report may be made available by majority vote of the Legislative Auditing Committee after a public hearing showing proper cause.

Section 11.51(4), F.S. – Work papers held by the Office of Program Policy Analysis and Government Accountability (OPPAGA) which relate to an authorized project or a research product are exempt.

Section 14.28, F.S. – All records developed or received by a state entity relating to a Board of Executive Clemency investigation are confidential and exempt from disclosure; however, such records may be released upon the approval of the Governor.

Section 15.07, F.S. – The journal of the executive session of the Senate shall be kept free from inspection or disclosure except upon order of the Senate or court of competent jurisdiction.

Section 15.16(3)(c), F.S. – Email addresses and secure login credentials held by the Department of State pursuant to the subsection are exempt from disclosure requirements.

Section 16.64, F.S. – Except as provided in the exemption, names, dates of birth, driver license numbers, home addresses, mailing addresses, telephone numbers, or electronic mail addresses in an application submitted to the Department of Legal Affairs by a person seeking compensation through the Dozier School for Boys and Okeechobee School Victim Compensation Program is confidential.

Section 16.716(1)(2), F.S. – Any information obtained by the Florida Gaming Control Commission which is exempt or confidential shall retain its exempt or confidential status. The information may be released by the commission to a governmental entity under the conditions prescribed in the exemption. Any portion of a commission meeting during which exempt or confidential information is discussed is exempt provided certain requirements are met.

Section 17.0401, F.S. – Except as otherwise provided by this section, information relative to an investigation by the Chief Financial Officer pursuant to s. 17.04 is confidential and exempt from disclosure until the investigation is complete or ceases to be active, or if the Chief Financial Officer submits such information to a law enforcement or prosecutorial agency, until that agency's investigation is complete or ceases to be active as that term is defined in the section.

Section 17.076(5), F.S. – All direct deposit records made prior to October 1, 1986, are exempt from s. 119.07(1). With respect to direct deposit records made on or after October 1, 1986, the names of the authorized financial institutions and the account numbers of the beneficiaries, as defined in the section, are confidential and exempt.

Section 17.325(3), F.S. – A caller on the governmental efficiency hotline established by the Chief Financial Officer under this section may remain anonymous, and, if the caller provides his or her name, the name is confidential.

Section 20.055(6)(b), F.S. – Inspector general audit workpapers and reports are public records to the extent that they do not include information which has been made confidential and exempt from s. 119.07(1). However, when the inspector general or a member of the staff receives from an individual a complaint or information that falls within the definition provided in s. 112.3187(5), the name or identity of the individual shall not be disclosed to anyone else without the individual's written consent, unless the inspector general determines that such disclosure is unavoidable during the course of the audit or investigation.

Section 24.1051(1), F.S. – Specified information, including records relating to security, lottery games and tickets, background checks, and nonpublic financial information about an entity that is provided in connection with financial responsibility review by the Department of the Lottery, is confidential and exempt.

Section 24.1051(2), F.S. – The street address and telephone number of a winner are confidential and exempt from disclosure, unless the winner consents to the release of such information, or as provided in cited statutes.

Section 24.1051(3), F.S. – The name of a winner of a prize valued at \$250,000 or more is confidential and exempt from disclosure for 90 days from the date the prize is claimed unless the winner consents to the release of his or her name or as provided for in cited statutes.

Section 24.108(7)(b), F.S. – The portion of the Lottery Department's security report that contains specific recommendations is confidential and exempt from disclosure and may be released only as authorized in the subsection.

Section 27.151, F.S. – An executive order assigning or exchanging state attorneys pursuant to s. 27.14 or s. 27.15, if designated by the Governor to be confidential, is confidential and exempt from disclosure. The Governor may make public any such executive order by a subsequent executive order and at the expiration of a confidential executive order or any extensions thereof, the executive order and all associated orders and reports shall be open to the public pursuant to Ch. 119 unless the information contained in the executive order is confidential pursuant to cited laws.

Section 28.222(3)(g), F.S. – Certified copies of death certificates authorized for issuance by the Department of Health which exclude information made confidential under s. 382.008 and certified death certificates issued by another state shall be recorded by the clerk of circuit court.

Section 28.2221(5), F.S. – A county recorder may not place on a publicly available Internet website for general public display information made exempt from inspection or copying under s. 119.071 or a military discharge; death certificate; or court records relating to matters or cases governed by Florida rules relating to family law, juvenile procedure, or probate.

Section 28.47(5)(b), F.S. – All electronic mail addresses, telephone numbers, personal and business names, and parcel identification numbers submitted to the clerk or property appraiser for the purpose of registering for a recording notification service or a related service pursuant to this section are confidential and exempt.

Section 30.15(6), F.S. – All information held by the Department of Law Enforcement, a law enforcement agency, a school district, or a charter school that would identify whether a person has been certified to serve as a school guardian is exempt.

Section 39.00145(4), F.S. – Notwithstanding any other provision of law, all state and local agencies and programs that provide services to children or that are responsible for a child's safety, including the listed agencies, and any provider contracting with such agencies, may share with each other confidential records or information if the records or information are reasonably necessary to ensure access to appropriate services for the child. However, records or information

made confidential by federal law may not be shared. Also, this subsection does not apply to information concerning clients and records of certified domestic violence centers which are confidential under s. 39.908 and privileged under s. 90.5036.

Section 39.0132(3), F.S. – The clerk shall keep official records required by this chapter separate from other court records. The records may be inspected only upon court order by persons deemed to have a proper interest therein, except that, subject to s. 63.162, a child, and the parents of the child and their attorneys, guardian ad litem, criminal conflict and civil regional counsels, law enforcement agencies, the Department of Children and Families and its designees, and the attorney ad litem, if one is appointed, always have a right to inspect and copy official records pertaining to the child.

Section 39.0132(4)(a)1., F.S. -- All information obtained pursuant to this part in the discharge of official duty by any of the officials specified in the subsection is confidential and may not be disclosed to anyone other than persons entitled to receive such information under Ch. 39 or upon court order.

Section 39.0132(4)(a)2., F.S. – The following information held by a guardian ad litem is confidential and exempt: medical, mental health, substance abuse, child care, education, law enforcement, court, social services, and financial records; and any other information maintained by a guardian ad litem which is identified as confidential information under Ch. 39, F.S. Such confidential and exempt information may not be disclosed to anyone except as authorized in the exemption.

Section 39.101(3)(b), F.S. – The Department of Children and Families shall maintain the confidentiality of the telephone number, or Internet protocol (IP) address from which the report was received by the central abuse hotline which is included in the abuse report pursuant to this subsection in the same manner as given to the identity of the reporter pursuant to s. 39.202.

Section 39.202(1)(2), F.S. – Except as provided in this chapter, all records held by the Department of Children and Families concerning reports of child abandonment, abuse or neglect including reports made to the central abuse hotline and all records generated as a result of such reports are confidential and exempt from s. 119.07(1) and shall not be disclosed except as specifically authorized by this chapter. Such exemption from s. 119.07(1) applies to information in possession of those entities granted access pursuant to this section.

Section 39.202(2)(o), F.S. – Access to records concerning reports of child abuse, abandonment, or neglect shall be granted to any person in the event of the death of a child determined to be a result of abuse, abandonment, or neglect. Information identifying the person reporting abuse, abandonment, or neglect shall not be released, nor shall any information otherwise made confidential or exempt by law.

Section 39.202(5), F.S. – The name of, or other identifying information with respect to, any person reporting child abuse, abandonment, or neglect shall not be released to any person except as authorized in the subsection, without the written consent of the reporter.

Section 39.202(6), F.S. – All records and reports of the Child Protection Team of the Department of Health are confidential and exempt from ss. 119.07(1) and 456.057, and shall not be disclosed, except as provided in the subsection.

Section 39.301(18), F.S. – When the initial interview with the child in a child protective investigation or criminal investigation is conducted at school in the presence of school staff, information received during the interview or from any other source regarding the alleged abuse or neglect of the child shall be confidential and exempt, except as otherwise provided by court order.

Section 39.507(2), F.S. – Dependency adjudicatory hearings are open to the public, unless by special order the court determines that the public interest or welfare of the child is best served by closing the hearing.

Section 39.510(4) and (5), F.S. – The case on appeal in a dependency proceeding and any papers filed in appellate court shall be entitled with child's initials. The papers shall remain

and shall not be open to public inspection. The original order of the appellate court filed in an appeal shall be sealed and not open to inspection except by order of the appellate court.

Section 39.702(5)(d), F.S. – An independent not-for-profit agency authorized to administer a citizen review panel established to make recommendations concerning foster care as provided in this section shall ensure that all panel members have read, understood, and signed an oath of confidentiality relating to written or verbal information provided to members for review hearings.

Section 39.809(4), F.S. – All hearings involving termination of parental rights are confidential and closed to the public.

Section 39.814(3) and (4), F.S. – All court records required by this part (termination of parental rights) shall be kept separate from other records. Such records are not open to public inspection. All information obtained pursuant to this part by officials specified therein shall be confidential and exempt from s. 119.07(1) and may not be disclosed to anyone other than the authorized officials and agencies, except by court order.

Section 39.815(4) and (5), F.S. – An appeal in a case involving a termination of parental rights must be docketed, and any papers filed in the appellate court must be titled with the initials, but not the name, of the child and the court case number, and the papers must remain sealed in the office of the appellate court clerk when not in use by the court and may not be open to public inspection. The original order of the appellate court, with all papers filed in the case on appeal, must remain in the clerk's office, sealed and not open to inspection except by court order.

Section 39.821(1), F.S. – Information collected pursuant to the security background investigation for a guardian ad litem is confidential and exempt from s. 119.07(1).

Section 39.827(4), F.S. – The hearing for appointment of a guardian advocate is confidential. The court records are confidential and exempt from s. 119.07(1) and may be inspected only upon court order or by the persons and entities identified in the subsection. All information obtained pursuant to this part is confidential and exempt from s. 119.07(1) and shall not be disclosed to anyone other than authorized personnel of the court or the Department of Children and Families and its designees, except upon court order.

Section 39.908, F.S. – Information about clients received by the Department of Children and Families or by authorized persons employed by or volunteering services to a domestic violence center, through files, reports, inspection or otherwise is confidential and exempt from s. 119.07(1). Except as provided in the section, information about the location of domestic violence centers and facilities is confidential and exempt from s. 119.07(1).

Section 40.50(2), F.S. – The court should emphasize the confidentiality of notes taken by jurors as provided in this subsection.

Section 44.102(3), F.S. – All written communications in a court-ordered mediation proceeding, other than an executed settlement agreement, shall be exempt from the requirements of Ch. 119.

Section 44.201(5), F.S. – Any information relating to a dispute which is obtained by any person while performing any duties for a Citizen Dispute Settlement Center is exempt from s. 119.07(1).

Section 44.405(1), F.S. – Except as provided in the section, mediation communications, as defined in the Mediation Confidentiality and Privilege Act, are confidential.

Section 44.407(9), F.S. – Except as provided in the exemption, eldercaring coordination communications, as defined in the exemption, are confidential.

Section 61.1827, F.S. – Any information that reveals the identity of applicants for or recipients of child-support services, including the name, address, and telephone number of such persons, held by a non-Title IV-D county child-support enforcement agency is confidential and exempt from public disclosure requirements.

Section 61.183(3), F.S. – Information concerning mediation proceedings contested issues relating to custody parental responsibility, primary residence, access to, visitation with, or support of a child pursuant to this section which is obtained by any person performing mediation duties is exempt from s. 119.07(1).

Section 61.404, F.S. – A guardian ad litem shall maintain as confidential all information and documents received from any source described in s. 61.403(2) and may not disclose such information or documents except, in the guardian ad litem's discretion, in a report to the court or as directed by the court.

Section 63.022(4)(i), F.S. – The records of all proceedings concerning custody and adoption of a minor are confidential and exempt except as provided in s. 63.162.

Section 63.0541, F.S. – All information contained in the Florida Putative Father Registry is confidential and exempt except as provided in the section.

Section 63.089(8), F.S. – Except as provided in the exemption, all records relating to a petition to terminate parental rights pending adoption are subject to the provisions of s. 63.162, F.S.

Section 63.102(1), F.S. – Except for a joint petition for the adoption of a stepchild, a relative, or an adult, any name by which the minor was previously known may not be disclosed in the petition for adoption, the notice of hearing, or the judgment of adoption, or the court docket as provided in s. 63.162(3).

Section 63.162(1), F.S. – Hearings held in proceedings under the Florida Adoption Act are closed.

Section 63.162(2), F.S. – All papers and records pertaining to an adoption are confidential and subject to inspection only upon court order except as provided in s. 63.162(4), authorizing disclosure without a court order in certain circumstances. Adoption papers and records of the Department of Children and Families, a court, or any other governmental agency are exempt from s. 119.07(1).

Section 63.162(6), F.S. – Except as provided in s. 63.162(4), identifying information regarding birth parents, adoptive parents, and adoptees may not be disclosed unless a birth parent, adoptive parent, or adoptee has authorized in writing the release of such information concerning himself or herself.

Section 63.165(1), F.S. – Except as provided in this section, information in the state registry of adoption information is confidential and exempt.

Section 68.083(8), F.S. – The complaint and information held by the Department of Legal Affairs pursuant to an investigation of a violation of the False Claims Act is confidential and exempt and may not be disclosed until the investigation is complete, or as otherwise provided in the exemption.

Section 69.081(8), F.S. – Any portion of an agreement which conceals information relating to the settlement or resolution of any claim or action against an agency is void, contrary to public policy and may not be enforced.

Section 73.0155, F.S. – Except as provided in the exemption, specified business information provided by the owner of a business to a governmental condemning authority as part of an offer of business damages is confidential and exempt from disclosure requirements, if the owner requests in writing that the business information be held confidential and exempt.

Section 90.502(5), F.S. – Communications made by a person who seeks or receives services from the Department of Revenue under the child support enforcement program to the attorney representing the department shall be confidential and privileged and shall not be disclosed to anyone other than the agency except as provided in this section.

Section 92.56, F.S. – The confidential and exempt status of criminal intelligence information or criminal investigative information made confidential and exempt pursuant

119.071(2)(h) must be maintained in court records pursuant to s. 119.0714(1)(h) and proceedings, including testimony from witnesses.

Section 97.057(2)(a)4. and 5., F.S. – All declinations to register to vote pursuant to this section (relating to voter registration by the Department of Highway Safety and Motor Vehicles) will remain confidential and may be used only for voter registration purposes. The particular driver license office in which the person applies to register to vote or updates a voter registration record will remain confidential and may be used only for voter registration purposes.

Section 97.0585, F.S. – The following information held by an agency and obtained for the purpose of voter registration is confidential and exempt and may be used only for purposes of voter registration: declinations to register to vote made pursuant to ss. 97.057 and 97.058; information relating to the place where a person registered to vote or where a person updated a voter registration; the social security number, driver license number, and Florida identification number of a voter registration applicant or voter; and all information concerning preregistered voter registration applicants who are 16 or 17 years of age. The signature of a voter registration applicant or a voter is exempt from the copying requirements. Information made confidential and exempt under this section may be disclosed to another governmental entity if disclosure is necessary for the receiving entity to perform required duties related to election administration.

Section 98.045(3), F.S. – Each supervisor shall maintain for at least 2 years and make available for public inspection and copying, all records concerning implementation of registration list maintenance programs and activities conducted pursuant to cited statutes. The records must include lists of the name and address of each person to whom a notice was sent and information as to whether each such person responded to the mailing, but may not include any information that is confidential or exempt from public records requirements under the Election Code.

Section 98.075(2)(c), F.S. – Information received by the Department of State from another state or the District of Columbia upon the department becoming a member of the nongovernmental entity provided in this subsection to share and exchange information in order to verify voter registration information, which is confidential or exempt pursuant to the laws of that state or the District of Columbia, is exempt from disclosure requirements.

Section 101.5607(1)(d), F.S. – Section 119.071(1)(f) which provides an exemption from s. 119.07(1) for data processing software designated as sensitive, applies to all software on file with the Department of State.

Section 101.62(2), F.S. – Information regarding a request for a vote-by-mail ballot that is recorded by the supervisor of elections pursuant to this subsection is confidential and exempt from s. 119.07(1) and shall be made available to or reproduced only for the individuals and entities set forth in the exemption, for political purposes only.

Section 106.0706, F.S. – All user identifications and passwords held by the Department of State pursuant to s. 106.0705 are confidential and exempt from disclosure. Information entered in the electronic filing system for purposes of generating a report pursuant to s. 106.0705 is exempt but is no longer exempt once the report is generated and filed with the Division of Elections.

Section 106.25(7), F.S. – Except as otherwise provided in the subsection, sworn complaints filed pursuant to Ch. 106 with the Florida Elections Commission, investigative reports or other papers of the commission relating to a violation of Chs. 106 or 104, and proceedings of the commission relating to a violation of said chapters are confidential and exempt from s. 119.07(1) and s. 286.011.

Section 110.1091(2), F.S. – A state employee's personal identifying information contained in records held by the employing agency relating to an employee's participation in an employee assistance program is confidential and exempt.

Section 110.1127(2)(d) and (e), F.S. – It is a first degree misdemeanor to willfully use information contained in records obtained pursuant to employment screening required for certain positions for purposes other than background screening or investigation for employment,

release such information to other persons for purposes other than preemployment screening investigation. It is a felony of the third degree for any person willfully, knowingly, or intentionally to use juvenile records information for any purpose other than those specified in this section or to release such information to other persons for purposes other than those specified in the section.

Section 110.123(5)(a), F.S. – A physician's fee schedule used in the health and accident plan is not available for inspection or copying by medical providers or other persons not involved in the administration of the state group insurance program.

Section 110.123(10), F.S. – Patient medical records and medical claims records of state employees, former state employees, and their eligible covered dependents, in the custody or control of the state group insurance program are confidential and exempt.

Section 110.12301(3), F.S. – Records collected for the purpose of dependent eligibility verification services conducted for the state group insurance program and held by the Department of Management Services are confidential and exempt. This subsection does not apply to records that are otherwise open for inspection and copying which are held by the Department for purposes other than for the performance of dependent eligibility verification services.

Section 110.201(4), F.S. – All discussions between the Department of Management Services and the Governor, and between the Department of Management Services and the Administration Commission, or agency heads, or between any of their respective representatives, relative to collective bargaining, are exempt from s. 286.011 and all work products relative to collective bargaining developed in conjunction with such discussions are confidential and exempt.

Section 112.0455(8)(l), F.S. – All documentation relative to a state agency employer's explanation as to why a job applicant or employee's explanation of positive drug test results is unsatisfactory, along with the report of the positive test results, are confidential and exempt.

Section 112.0455(8)(t), F.S. – The documentation prepared by a state agency employer which formed the basis of the employer's determination that reasonable suspicion existed to warrant drug testing under this section is confidential and exempt, except that a copy of this documentation shall be given to the employee upon request.

Section 112.0455(11)(a), F.S. – Except as provided in the subsection, all information, interviews, reports, statements, memoranda, and drug test results, written or otherwise, received or produced as a result of a state agency's drug testing program are confidential and are exempt from disclosure except as provided in this section.

Section 112.08(7), F.S. -- Medical records and medical claims records in the custody of county or municipal government relating to county or municipal employees, former county or municipal employees, or eligible dependents of such employees enrolled in a county or municipal group insurance plan or self-insurance plan are confidential and are exempt from s. 119.07(1). Such records shall not be furnished to any person other than the employee or the employee's legal representative, except as provided in the subsection.

Section 112.08(8), F.S. – Patient medical records and medical claims records of water management district employees, former employees, and eligible dependents in the custody or control of a water management district under its group insurance plan established pursuant to s. 373.605 are confidential and exempt. Such records shall not be furnished to any person other than the employee or the employee's legal representative except as provided in the subsection.

Section 112.21(1), F.S. – All records identifying individual participants in any contract or account under s. 112.21 (relating to tax-sheltered annuities or custodial accounts for governmental employees) and their personal account activities are confidential and exempt.

Section 112.215(7), F.S. – All records identifying individual participants in any deferred compensation plan and their personal account activities shall be confidential and exempt from s. 119.07(1).

Section 112.31446(6)(a), F.S. – All secure login credentials held by the Commission on Ethics for the purpose of allowing access to the electronic filing system are exempt from disclosure.

requirements.

Section 112.31446(6)(b), F.S. – Information entered in the electronic filing system for purposes of financial disclosure is exempt from disclosure requirements. The information is no longer exempt once the disclosure of financial interests or statement of financial interests is submitted to the Commission on Ethics or, in the case of a candidate, filed with a qualifying officer, whichever occurs first.

Section 112.3188(1), F.S. – The identity of an individual who discloses in good faith to the Chief Inspector General, an agency inspector general, a local chief executive officer, or other appropriate local official information that alleges that an employee or agent of an agency or independent contractor has violated certain laws or committed, or is suspected of committing, specified acts may not be disclosed to anyone other than staff of the above officials without the written consent of the individual, unless such official determines that disclosure is authorized for the reasons specified in the subsection.

Section 112.3188(2), F.S. – Except as specifically authorized by s. 112.3189, or this subsection, all information received by the Chief Inspector General or an agency inspector general or information produced or derived from fact-finding or other investigations conducted by the Department of Law Enforcement or the Florida Commission on Human Relations, is confidential and exempt from disclosure if the information is being received or derived from allegations as set forth in subsection (1) and an investigation is active. All information received by a local chief executive officer or appropriate local official or information produced or derived from fact-finding or investigations conducted by a local government pursuant to s. 112.3187(8)(b), is confidential and exempt if the information is received or derived from allegations as set forth in s. 112.3188(1)(a) or (b) and the investigation is active.

Section 112.31901, F.S. – If certified pursuant to the exemption, an investigatory record of the Chief Inspector General within the Office of the Governor or of the employee designated by an agency head as the agency inspector general under s. 112.3189 is exempt from disclosure requirements for the time period specified in the exemption. The provisions of this section do not apply to whistle-blower investigations conducted pursuant to the whistle-blower act.

Section 112.3215(8)(b), F.S. – All proceedings, the complaint, and other records relating to the investigation of a sworn complaint of a violation of this section which relates to executive branch and Constitution Revision Commission lobbyists, and any meeting held pursuant to the investigation, are confidential and exempt from disclosure until the alleged violator requests in writing that such investigation and associated records and meetings be made public, or until the Ethics Commission determines whether probable cause exists to believe that a violation has occurred.

Section 112.3215(8)(e), F.S. – Records relating to an audit of a lobbying firm lobbying the executive branch or the Constitution Revision Commission or an investigation of violations of the lobbying compensation reporting laws and any meetings held pursuant to the investigation or at which such an audit is discussed are exempt from public records and meetings requirements either until the lobbying firm requests in writing that such records and meetings be made public or until the Commission on Ethics determines there is probable cause that the audit reflects a violation of the reporting laws.

Section 112.324(2), F.S. – The complaint and records relating to the complaint or to any preliminary investigation held by the Ethics Commission or other specified entities are confidential and exempt from public disclosure. Written referrals and records relating to such referrals held by the Commission and referring entities, and records relating to any preliminary investigation of such referrals held by the Commission are confidential and exempt. Any portion of a proceeding conducted by the Commission or other specified entities pursuant to a complaint or referral are exempt from open meetings requirements. The above exemptions apply until: the complaint is dismissed as legally insufficient; the alleged violator requests in writing that such records and proceedings be made public; the Commission determines that it will not investigate a referral; or the Commission or other listed entity determines whether probable cause exists to believe that a violation has occurred.

Section 112.532(4)(b), F.S. – The contents of the complaint and investigation remain confidential until such time as the employing law enforcement agency makes a final determination whether to issue a notice of disciplinary action consisting of suspension with loss of pay, demotion, or dismissal.

Section 112.533(5)(a), F.S. – A complaint filed against a law enforcement officer or correctional officer with a law enforcement agency or correctional agency and all information obtained pursuant to the investigation of the complaint is confidential until the investigation ceases to be active, or until the agency head or agency head's designee provides written notice to the officer who is the subject of the complaint, that the agency has concluded the investigation with either a finding: Not to proceed with disciplinary action or to file charges; or to proceed with disciplinary action or to file charges.

Section 119.071(1)(a), F.S. – Examination questions and answer sheets of examinations administered for the purpose of licensure, certification, or employment are exempt. A person who has taken the examination has the right to review his or her own completed examination.

Section 119.071(1)(b), F.S. – Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation, as defined in the exemption, are exempt until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier. If an agency rejects all bids, proposals, or replies submitted in response to a competitive solicitation and the agency concurrently provides notice of its intent to reissue the competitive solicitation, the rejected bids, proposals, or replies remain exempt until the agency provides notice of an intended decision concerning the reissued competitive solicitation or until the agency withdraws the reissued competitive solicitation. A bid, proposal, or reply is not exempt for longer than 12 months after the initial agency notice rejecting all bids, proposals, or replies.

Section 119.071(1)(c), F.S. – Any financial statement or other information necessary to verify the financial adequacy of a prospective bidder which an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a solicitation for a road or any other public works project is exempt.

Section 119.071(1)(d), F.S. – A public record prepared by an agency attorney or prepared at the attorney's express direction, that reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the agency, and that was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or that was prepared in anticipation of imminent litigation or proceedings, is exempt until the conclusion of the litigation or proceedings.

Section 119.071(1)(e), F.S. – Any videotape or video signal that, under an agreement with an agency, is produced, made, or received by, or is in the custody of, a federally licensed radio or television station or its agent is exempt.

Section 119.071(1)(f), F.S. – Agency-produced software that is sensitive is exempt.

Section 119.071(1)(g), F.S. – Information relating to communications services locations, project proposals, and challenges submitted to the Department of Commerce under s. 288.9962, or pursuant to a federal broadband access grant program implemented by the department, is confidential and exempt, if such information is not otherwise publicly available and release would reveal information specified in the exemption.

Section 119.071(2)(a), F.S. – All criminal intelligence and criminal investigative information received by a criminal justice agency prior to January 25, 1979, is exempt.

Section 119.071(2)(b), F.S. – Whenever criminal intelligence information or criminal investigative information held by a non-Florida criminal justice agency is available to a Florida criminal justice agency only on a confidential or similarly restricted basis, the Florida criminal justice agency may obtain and use such information in accordance with the conditions imposed by the providing agency.

Section 119.071(2)(c), F.S. – Active criminal intelligence information and active criminal investigative information are exempt. A request by made by a law enforcement agency to inspect or copy a public record that is in the custody of another agency and the custodian's response to the request, and any information that would identify whether a law enforcement agency has requested or received that public record are exempt, during the period in which the information constitutes active criminal intelligence information or active criminal investigative information.

Section 119.071(2)(d), F.S. – Any information revealing surveillance techniques or procedures or personnel is exempt. Any comprehensive inventory of state and local law enforcement resources compiled pursuant to cited statute, and any comprehensive policies or plans compiled by a criminal justice agency pertaining to the mobilization, deployment, or tactical operations involved in responding to an emergency, as defined in cited statute, are exempt, and unavailable for inspection except by cited agencies.

Section 119.071(2)(e), F.S. – Any information revealing the substance of a confession of a person arrested is exempt, until such time as the criminal case is finally determined by adjudication, dismissal, or other final disposition.

Section 119.071(2)(f), F.S. – Any information revealing the identity of a confidential informant or source is exempt.

Section 119.071(2)(g)1., F.S. – All complaints or other records in the custody of any agency which relate to a complaint of discrimination relating to race, color, religion, sex, national origin, age, handicap, or marital status in connection with specified employment related activities are exempt until a finding is made relating to probable cause, the investigation of the complaint becomes inactive, or the complaint or other record is made part of the official record of any hearing or proceeding. The exemption does not affect any function or activity of the Florida Commission on Human Relations. Disclosure is authorized to governmental agencies as provided in the exemption.

Section 119.071(2)(g)2., F.S. – If an alleged victim chooses not to file a complaint and requests that records of the complaint remain confidential all records relating to an allegation of employment discrimination are confidential and exempt.

Section 119.071(2)(h), F.S. – The following criminal intelligence information or criminal investigative information is confidential and exempt: any information that reveals the identity of the victim of the crime of child abuse as defined by ch. 827, or that reveals the identity of a person under the age of 18 who is the victim of the crime of human trafficking proscribed in s. 786.06(3) (a); any information which may reveal the identity of a victim of any sexual offense including a sexual offense proscribed in cited statutes; a photograph, videotape, or image of any part of the body of the victim of a sexual offense prohibited under cited statutes, regardless of whether the photograph, videotape, or image identifies the victim. Disclosure is authorized under the circumstances cited in the exemption.

Section 119.071(2)(i), F.S. – Any criminal intelligence information or criminal investigative information that reveals the personal assets of the victim of a crime, other than property stolen or destroyed during the commission of the crime, is exempt.

Section 119.071(2)(j)1., F.S. – Any document that reveals the identity, home or employment telephone number, home or employment address, or personal assets of the victim of a crime and identifies that person as the victim of a crime, which document is received by an agency that regularly receives information from or concerning the victims of crime, is exempt. Any information not otherwise exempt which reveals specified information of a person who has been a victim of stated crimes is exempt upon written request of the victim which must include official verification that an applicable crime has occurred. The exemption ends 5 years after the receipt of the written request.

Section 119.071(2)(j)2., F.S. – Any information in a videotaped statement of a minor who is alleged to be or who is a victim of sexual battery, lewd acts, or other sexual misconduct proscribed in cited statutes, which reveals specified information about that minor and identifies

that minor as the victim of a crime described in cited statutes is confidential and exempt

Section 119.071(2)(k), F.S. – A complaint of misconduct filed with an agency against an agency employee and all information obtained pursuant to an investigation by the agency of the complaint of misconduct is confidential until the investigation ceases to be active or the agency provides written notice to the employee who is the subject of the complaint in the manner provided in the exemption.

Section 119.071(2)(l), F.S. – A body camera recording, or portion thereof, is confidential and exempt if the recording is taken within the locations specified in the exemption. Disclosure is authorized or required in specified circumstances.

Section 119.071(2)(m), F.S. – Criminal intelligence information or criminal investigative information that reveals the personal identifying information of a witness to a murder, as described in cited statute, is confidential and exempt for 2 years after the date on which the murder is observed by the witness. Criminal justice agencies are authorized to disclose the information under the circumstances set forth in the exemption.

Section 119.071(2)(n), F.S. – Personal identifying information of the alleged victim in an allegation of sexual harassment or the victim of sexual harassment is confidential and exempt if such information identifies that person as an alleged victim or as a victim of sexual harassment. Such information may be disclosed to another governmental entity in the furtherance of its official duties. Confidentiality may be waived in writing by the victim or the alleged victim.

Section 119.071(2)(o), F.S. – The address of a victim of an incident of mass violence is exempt. For purposes of the exemption, the term “victim” means a person killed or injured during an incident of mass violence, not including the perpetrator. The term “incident of mass violence” means an incident in which 4 or more people, not including the perpetrator, are severely injured or killed by an intentional and indiscriminate act of violence of another.

Section 119.071(2)(p), F.S. – Except as provided in the exemption, photographs, videos, or audio recordings that depict or record the killing of a law enforcement officer who was acting in accordance with his or her official duties, the killing of a victim of mass violence or the killing of a minor, or the suicide of a person, as these terms are defined in the exemption are confidential and exempt from disclosure.

Section 119.071(2)(q), F.S. – Conviction integrity unit reinvestigation information, as defined in the exemption, is exempt from disclosure for a reasonable period of time during an active, ongoing, and good faith investigation of an actual innocence claim in a case that previously resulted in the conviction of the accused person and until the claim is no longer capable of further investigation.

Section 119.071(2)(r), F.S. – Investigative genetic genealogy information and materials as defined in the exemption are confidential and exempt from disclosure requirements. Certain disclosures are authorized.

Section 119.071(3)(a), F.S. – A security or firesafety system plan, as defined in the exemption, or a portion thereof for a property owned by or leased to the state or any of its political subdivisions; or for any privately owned or leased property held by an agency is confidential and exempt. Disclosure is authorized under the circumstances set forth in the exemption.

Section 119.071(3)(b), F.S. – Building plans, blueprints, schematic drawings and diagrams which depict the internal layout and structural elements of a building, arena, stadium, water treatment facility, or other structure owned or operated by an agency are exempt. Disclosure is authorized under the circumstances set forth in the exemption.

Section 119.071(3)(c), F.S. – Building plans, blueprints, schematic drawings, and diagrams which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development, as these terms are defined in the exemption, which records are held by an agency, are exempt.

Section 119.071(3)(d), F.S. – Information relating to the National Public Broadband Network established in cited federal law which is held by an agency is confidential and exempt if disclosure would reveal information cited in the exemption.

Section 119.071(3)(e), F.S. – Building plans and other specified records that depict the structural elements of 911, E911, or public safety radio communication system infrastructure, structures, or facilities owned and operated by an agency, and geographical maps showing the actual or proposed locations of such communication system infrastructure, structures, or facilities are exempt. Disclosure is authorized under the circumstances set forth in the exemption.

Section 119.071(4)(a), F.S. – The social security number of all current and former agency employees which are held by the employing agency are confidential and exempt. Disclosure is authorized under the circumstances set forth in the section.

Section 119.071(4)(b)1., F.S. – Medical information pertaining to a prospective, current, or former officer or employee of an agency which, if disclosed, would identify that officer or employee is exempt. However, the information may be disclosed if the person to whom the information pertains or the person's legal representative provides written permission or pursuant to court order.

Section 119.071(4)(b)2., F.S. – Personal identifying information of a dependent child, as defined in cited statute, of a current or former officer or employee of an agency, which dependent child is insured by an agency group insurance plan, is exempt.

Section 119.071(4)(c), F.S. – Any information revealing undercover personnel of any criminal justice agency is exempt.

Section 119.071(4)(d), F.S. – Home addresses, telephone numbers, and other specified personal information of specified current and former public employees and officers and their families are exempt. For more information, please refer to the text of the Florida Statutes at www.leg.state.fl.us or you may review pages 144-155 of this Manual.

Section 119.071(4)(e), F.S. – Law enforcement geolocation information, as defined in the exemption, that is held by a law enforcement agency is exempt. The exemption does not apply to traffic citations, crash reports, homicide reports, arrest reports, or any other official reports issued by an agency which contain law enforcement geolocation information. Disclosure is authorized under specified circumstances.

Section 119.071(5)(a), F.S. – Social security numbers held by an agency are confidential and exempt. Disclosure is authorized under the circumstances set forth in the exemption.

Section 119.071(5)(b), F.S. – Bank account numbers and debit, charge, and credit card numbers held by an agency are exempt.

Section 119.071(5)(c), F.S. – Information that would identify or locate a child, as that term is defined in the exemption, who participates in a government-sponsored recreation program, as that term is defined in the exemption, is exempt. Information that would identify or locate a parent or guardian of the child participant is exempt.

Section 119.071(5)(d), F.S. – All records supplied by a telecommunications company, as defined by cited statute, to an agency which contain the name, address, and telephone number of subscribers are confidential and exempt.

Section 119.071(5)(e), F.S. – Any information provided to an agency for the purpose of forming ridesharing arrangements, which information reveals the identity of an individual who has provided his or her name for ridesharing, as defined in cited statute, is exempt.

Section 119.071(5)(f)1.a. and b., F.S. – The following information held by the Department of Commerce, the Florida Housing Finance Corporation, a county, a municipality, or a local housing finance agency is confidential and exempt: Medical history records and information related to health or property insurance provided by an applicant for or a participant in a federal, state, or local housing assistance program; and property photographs and

identifying information of an applicant for or a participant in a federal, state, or local assistance program for the purpose of disaster recovery assistance for a presidentially declared disaster. Disclosure is authorized under specified circumstances.

Section 119.071(5)(g), F.S. – Biometric identification information, as defined in the exemption, held by an agency before, on, or after the effective date of this exemption is exempt.

Section 119.071(5)(h), F.S. – Personal identifying information of an applicant for or a recipient of paratransit services which is held by an agency is confidential and exempt. Disclosure is authorized under the circumstances set forth in the exemption.

Section 119.071(5)(i), F.S. – Identification location information, as defined in the exemption, of current or former federal prosecutors, judges, and magistrates and their spouses and children is exempt, provided that certain conditions are met.

Section 119.071(5)(j), F.S. – Any information furnished by a person to an agency for the purpose of being provided with emergency notification by the agency is exempt.

Section 119.0711, F.S. – When an agency of the executive branch of state government seeks to acquire real property by purchase or through the exercise of eminent domain, all appraisals, other reports relating to value, offers, and counter offers are exempt until execution of a valid option contract, as defined in the exemption, or a written offer to sell that has been conditionally accepted by the agency, at which time the exemption shall expire. An agency of the executive branch may exempt title information, including names and addresses of property owners whose property is subject to acquisition by purchase or through the exercise of the power of eminent domain, from disclosure requirements to the same extent as appraisals, other reports relating to value, offers, and counteroffers.

Section 119.0712(1), F.S. – All personal identifying information contained in records relating to an individual's personal health or eligibility for health-related services held by the Department of Health is confidential and exempt from disclosure requirements. Information made confidential and exempt by this subsection shall be disclosed with the express written consent of the individual or the individual's legal authorized representative; in a medical emergency, but only to the extent necessary to protect the health or life of the individual; by court order upon good cause; or to a health research agency under the conditions set forth in the subsection.

Section 119.0712(2)(b), F.S. – Personal information, including highly restricted personal information as defined in cited federal law, contained in a motor vehicle record, as defined in the exemption, is confidential pursuant to the federal Driver's Privacy Protection Act of 1994, 18 U.S.C. ss 2721 et. seq. Such information may be released only as authorized by that act; however, information received pursuant to that act may not be used for mass commercial solicitation of clients for litigation against motor vehicle dealers.

Section 119.0712(2)(c), F.S. – E-mail addresses collected by the Department of Highway Safety and Motor Vehicles pursuant to cited statutes are exempt from disclosure requirements.

Section 119.0712(2)(d), F.S. – Emergency contact information contained in a motor vehicle record, is confidential and exempt. Without the express consent of the person to whom such emergency contact information applies, the emergency contact information contained in motor vehicle record may be released only to law enforcement agencies for purposes of contacting those listed in an emergency, or to a receiving facility, hospital, or licensed detoxification or addictions receiving facility pursuant to cited statutes for the sole purpose of informing a patient's emergency contacts of the patient's whereabouts.

Section 119.0712(2)(f)1, F.S. – Secure login credentials, as defined in the exemption, that are held by the Department of Highway Safety and Motor Vehicles are exempt.

Section 119.0712(2)(f)2, F.S. – Internet protocol addresses, geolocation data, and other information held by the Department of Highway Safety and Motor Vehicles which describes the location, computer, computer system, or computer network from which a user accesses a public

facing portal, as defined in the exemption, and the dates and times that a user accesses are exempt.

Section 119.0712(3), F.S. – The following information held by the Office of Financial Regulation is confidential: Any information received from another state or federal regulatory, administrative, or criminal justice agency that is otherwise confidential or exempt pursuant to the laws of that state or pursuant to federal law; any information received or developed by the Office as part of a joint or multiagency examination or investigation with such agencies.

Section 119.0712(4), F.S. – Information held by the Department of Military Affairs that is stored in a United States Department of Defense system of records, transmitted using a United States Department of Defense network or communications device, or pertaining to the United States Department of Defense, pursuant to cited federal law, is exempt.

Section 119.0713(1), F.S. – All complaints and other records in the custody of any unit of local government which relate to a complaint of discrimination relating to race, color, religion, sex, national origin, age, handicap, marital status, sale or rental of housing, the provision of brokerage services, or the financing of housing are exempt until a finding is made relating to probable cause, the investigation of the complaint becomes inactive, or the complaint or other record is made part of the official record of any hearing or court proceeding. This provision does not affect any function or activity of the Florida Commission on Human Relations. Access by specified agencies is authorized.

Section 119.0713(2), F.S. – The audit report of an internal auditor and the investigative report of the inspector general prepared for or on behalf of a unit of local government, as defined in the exemption, becomes a public record when the audit report or investigative report becomes final. An audit or investigation becomes final when it is presented to the unit of local government. Audit workpapers and notes related to such audit and information received, produced, or derived from an investigation are confidential until the audit or investigation is complete and the audit report becomes final or when the investigation is no longer active. An investigation is active if it is continuing with a reasonable, good faith anticipation of resolution and with reasonable dispatch.

Section 119.0713(3), F.S. – Any data, record, or document used directly or solely by a municipally owned utility to prepare and submit a bid relative to the sale, distribution, or use of any service, commodity, or tangible personal property to any customer or prospective customer is exempt. The exemption commences when a municipal utility identifies in writing a specific bid to which it intends to respond, and no longer applies when the conditions occur as set forth in the exemption.

Section 119.0713(4), F.S. – Proprietary confidential information, as defined in the exemption, which is held by an electric utility that is subject to Ch. 119 in conjunction with a due diligence review of an electric project, as defined in cited statute, or a project to improve the delivery, cost, or diversification of fuel or renewable energy resources is confidential and exempt.

Section 119.0713(5)(a), F.S. – The following information held by a utility owned or operated by a unit of local government is exempt from public disclosure requirements: Specified security technology information and customer meter-derived data and billing information in increments less than one billing cycle.

Section 119.0715, F.S. – A trade secret, as defined in s. 688.002, that is held by an agency is confidential and exempt. Disclosure is authorized to an officer or employee of another agency or governmental entity whose use of the trade secret is within the scope of his or her responsibilities.

Section 119.0725(2)(3)(5), F.S. – The following information held by an agency is confidential and exempt: Coverage limits and deductible or self-insurance amounts of insurance or other risk mitigation coverages acquired for the protection of information technology systems, operational technology systems, or data of an agency; information relating to critical infrastructure; cybersecurity incident information reported pursuant to cited statutes; specified information that identifies detection, investigation, or response practices for suspected or confirmed cyberse

incidents, if disclosure would facilitate unauthorized access to or unauthorized modification, disclosure, or destruction of data or information as specified in the exemption. Any portion of a meeting revealing information made confidential under subsection (2) is exempt from open meetings requirements. The exempt portion may not be off the record and must be recorded and transcribed; the recording and transcription are confidential and exempt. Disclosure of confidential information is authorized as provided in the exemption.

Section 121.031(5), F.S. – The names and addresses of retirees are confidential and exempt from s. 119.07(1) to the extent that no state or local governmental agency may provide the names or addresses of such persons in aggregate, compiled, or list form to any person except as authorized in the subsection.

Section 121.4501(19), F.S. – Personal identifying information of a member in the investment plan contained in Florida Retirement System records held by the State Board of Administration or the Department of Management Services is exempt from public disclosure requirements.

Section 125.0104(3)(h), F.S. – Department of Revenue records showing the amount of tourist development taxes collected, including the amount of taxes collected for and from each county in which the tourist development tax is applicable, are open for inspection except as provided in s. 213.053.

Section 125.0104(9)(d)1., F.S. – Information given to a county tourism promotion agency which, if released, would reveal the identity of persons or entities who provide information as a response to a sales promotion effort, an advertisement, or a research project or whose names, addresses, meeting or convention plan information or accommodations or other visitation needs become booking or reservation list data, is exempt from disclosure.

Section 125.0104(9)(d)2., F.S. – When held by a county tourism promotion agency, the following are exempt from disclosure: booking business records, as defined in s. 255.047; trade secrets and commercial or financial information gathered from a person and privileged or confidential, as defined and interpreted under 5 U.S.C. s. 552(b)(4).

Section 125.012(26), F.S. – Pursuant to authorization granted by this section concerning certain transportation-related projects defined in s. 125.011, a board of county commissioners is empowered to maintain the confidentiality of trade information and data to the extent that such information is protected under applicable federal and federally-enforced patent and copyright laws.

Section 125.025, F.S. – Pursuant to authorization granted by this section concerning operation of export trading companies, a board of county commissioners is empowered to maintain the confidentiality of trade information to the extent such information is protected under applicable federal export trading company law, and under federal and federally enforced patent and copyright laws.

Section 125.355(1), F.S. – Appraisals, offers, and counteroffers relating to a county's purchase of real property pursuant to this section are not available for public disclosure and are exempt from s. 119.07(1) until an option contract is executed or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the board of county commissioners. If a contract or agreement for purchase is not submitted to the board for approval, then the exemption from s. 119.07(1) expires 30 days after the negotiations end. A county that does not utilize the exemptions provided in this section may follow any procedure not in conflict with Ch. 119 for the purchase of real property which is authorized in its charter or established by ordinance.

Section 125.585(2), F.S. – A county employee's personal identifying information contained in records held by the employing county relating to that employee's participation in an employee assistance program is confidential and exempt.

Section 125.901(11), F.S. – Personal identifying information of a child or the parent or guardian of the child, held by a council on children's services, juvenile welfare board,

other similar entity created under this section or by special law, or held by a service researcher under contract with such entity, is exempt from disclosure requirements.

Section 163.01(15)(m), F.S. – Material received by a public agency in connection with its joint ownership or right to the services, output, capacity, or energy of an electric project under the Florida Interlocal Cooperation Act, which is designated by the person supplying such material as proprietary confidential business information, as defined in the paragraph, or which a court of competent jurisdiction has designated as confidential or secret, shall be kept confidential and exempt from s. 119.07(1).

Section 163.64, F.S. – An agency that participates in the creation or administration of a collaborative client information system may share client information, including confidential client information, with other members of the collaborative system as long as the restrictions governing the confidential information are observed by any other agency granted access to the confidential information.

Section 166.0444, F.S. – A municipal employee's personal identifying information contained in records held by the employing municipality relating to that employee's participation in an employee assistance program is confidential and exempt.

Section 166.045(1), F.S. – Appraisals, offers, and counteroffers relating to a municipality's purchase of real property pursuant to this section are not available for public disclosure and are exempt from s. 119.07(1) until an option contract is executed or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the governing body of the municipality. If a contract or agreement for purchase is not submitted to the governing body for approval, then the exemption from s. 119.07(1) expires 30 days after the negotiations end. A municipality that does not utilize the exemptions from Ch. 119 provided in this section may follow any procedure not in conflict with Ch. 119 for the purchase of real property which is authorized in its charter or established by ordinance.

Section 192.0105(4), F.S. – Taxpayers have the right to have information kept confidential, including those records set forth in the exemption.

Section 192.105, F.S. – Federal tax information obtained pursuant to 26 U.S.C. s. 6103 is confidential and exempt from s. 119.07(1).

Section 193.074, F.S. – All returns of property and returns required by former s. 201.022 submitted by the taxpayer pursuant to law shall be deemed to be confidential in the hands of the property appraiser, the clerk of the circuit court, the Department of Revenue, the tax collector, the Auditor General, and the Office of Program Policy Analysis and Government Accountability, and their employees and persons acting under their supervision and control, except upon court order or order of an administrative body having quasi-judicial powers in ad valorem tax matters.

Section 193.114(5), F.S. – For the purpose of furnishing copies of the tax roll under 119.07(1), the property appraiser is the custodian of the tax roll. The Department of Revenue or any state or local agency may use copies of the tax roll received by it for official purposes and shall permit inspection and examination thereof pursuant to s. 119.07(1), but is not required to furnish copies of the records. A social security number submitted under s. 196.011(1) (application for tax exemption) is confidential and exempt.

Section 195.027(3), F.S. – Financial records produced by a taxpayer under this section shall be confidential in the hands of the property appraiser, the Department of Revenue, the tax collector, and the Auditor General and shall not be divulged to any person, firm, or corporation, except upon court order or order of an administrative body having quasi-judicial powers in ad valorem tax matters, and such records are exempt from s. 119.07(1).

Section 195.027(6), F.S. – The information form disclosing unusual fees, costs and terms of financing of the sale or purchase of property shall be filed with the clerk of the circuit court at the time of recording and shall be confidential and exempt in the hands of all persons after delivery to the clerk, except as provided in the subsection.

Section 195.084(1), F.S. – This section (authorizing the exchange of information a

the Department of Revenue, the property appraisers, the tax collector, the Auditor General (the Office of Program Policy Analysis and Government Accountability) shall supersede statutes prohibiting disclosure only with respect to those entities, but the Department of Revenue may establish regulations setting reasonable conditions upon access to and custody of such information. The Auditor General, the Office of Program Policy Analysis and Government Accountability, the tax collectors and the property appraisers shall be bound by the same requirements of confidentiality as the department.

Section 195.096(2)(e), F.S. – All data and samples developed or obtained by the Department of Revenue in the conduct of assessment ratio studies are confidential and exempt until a presentation of the study findings is made to the property appraiser.

Section 196.101(4)(c), F.S. – Records of gross income produced by a taxpayer claiming exemption for totally and permanently disabled persons are exempt from s. 119.07(1) and are confidential in the hands of the property appraiser, the Department of Revenue, the tax collector, the Office of Program Policy Analysis and Government Accountability, and the Auditor General and shall not be divulged to any person, firm, or corporation, except upon court order or order of an administrative body having quasi-judicial powers in ad valorem tax matters.

Section 197.3225, F.S. – A taxpayer's e-mail address held by a tax collector for sending specified tax notices or for obtaining the taxpayer's consent to send notices is exempt from disclosure requirements.

Section 202.195, F.S. – Proprietary confidential business information, as defined in the exemption, which is obtained from a telecommunications company or franchised cable company for the purposes of imposing fees for occupying the public rights-of-way, assessing the local communications services tax, or regulating the public rights-of-way, held by a local government entity, is confidential and exempt from public disclosure requirements. Maps or other engineering data held by a local governmental entity that relate to the exact location and capacity of facilities for the provision of communications services shall be exempt from disclosure but only for 60 days after completion of construction of the facilities.

Section 206.27(2), F.S. – Any information concerning audits in progress or those records or files of the Department of Revenue described in this section which are currently the subject of pending investigation by the Department of Revenue or the Florida Department of Law Enforcement are exempt from s. 119.07(1) and are considered confidential; and may not be released except as authorized in the subsection.

Section 211.125(10), F.S. – All returns and information filed with the Department of Revenue under this part providing for a tax on production of oil and gas are confidential and exempt from s. 119.07(1), and such returns or information shall be protected from unauthorized disclosures as provided in s. 213.053.

Section 211.33(5), F.S. – The use of information contained in any tax return filed by a producer (i.e., a person severing solid minerals from the soils and waters of the state) or in any books, records or documents of a producer shall be as provided in s. 213.053, and shall be confidential and exempt from s. 119.07(1).

Section 212.0305(3)(d), F.S. – Records of the Department of Revenue showing the amount of taxes collected, including taxes collected from each county in which a resort tax is levied, are subject to the provisions of s. 213.053, and are confidential and exempt from s. 119.07(1).

Section 213.015(9), F.S. – Unless otherwise specified by law, Florida taxpayers have the right to have taxpayer tax information kept confidential.

Section 213.053(2)(a), F.S. – All information contained in returns, reports, accounts, or declarations received by the Department of Revenue, including investigative reports and information and including letters of technical advice, is confidential except for official purposes and is exempt from s. 119.07(1).

Section 213.0532(8), F.S. – Any financial records obtained pursuant to this section

relating to information-sharing arrangements between the Department of Revenue and financial institutions may be disclosed only for the purpose of, and to the extent necessary for, administration and enforcement of the tax laws of this state.

Section 213.0535(5), F.S. – A provision of law imposing confidentiality upon data shared under this section (providing for the Registration Information Sharing and Exchange Program within the Department of Revenue), including, but not limited to, a provision imposing penalties for disclosure, applies to recipients of this data and their employees. Data exchanged under this section may not be provided to a person or entity except as authorized in the exemption.

Section 213.21(3)(a), F.S. – The Department of Revenue shall maintain records of all compromises of a taxpayer's liability; the records of compromises shall not be subject to disclosure pursuant to s. 119.07(1) and shall be considered confidential information governed by s. 213.053.

Section 213.22(2), F.S. – The Department of Revenue may not disclose, pursuant to s. 119.07(1), a technical assistance advisement or request therefor to any person other than the person requesting the advisement or his or her representative, or for official departmental purposes without deleting identifying details of the person to whom the advisement was issued.

Section 213.27(6), F.S. – Confidential information shared by the Department of Revenue with debt collection or auditing agencies under contract with the department is exempt from s. 119.07(1) and such debt collection or auditing agencies are bound by the same requirements of confidentiality as the department.

Section 213.28(6), F.S. – Certified public accountants entering into contracts with the Department of Revenue are bound by the same confidentiality requirements and subject to the same penalties as the department under s. 213.053. Any return, return information, or documentation obtained from the Internal Revenue Service under an information-sharing agreement is confidential and exempt from disclosure and shall not be divulged or disclosed in any manner by any department officer or employee to any certified public accountant under a contract authorized by this section unless the department and the Internal Revenue Service mutually agree to such disclosure.

Section 215.4401(1), F.S. – Records and information of the State Board of Administration relating to acquiring, hypothecating, or disposing of real property or specified related interests are confidential and exempt from s. 119.07(1) in order to achieve certain stated purposes. Records relating to value, offers, counteroffers, or negotiations are confidential and exempt until closing is complete and all funds have been disbursed. Records relating to tenants, leases, and other specified matters are confidential and exempt until the executive director determines that release would not be detrimental to the board's interest or conflict with its fiduciary responsibilities.

Section 215.4401(2), F.S. – Records and other information relating to investments made by the State Board of Administration are confidential and exempt from s. 119.07(1) until 30 days after completion of an investment transaction. However, if in the executive director's opinion, it would be detrimental to the board's financial interests or cause a conflict with its fiduciary responsibilities, information concerning service provider fees may be kept confidential until 6 months after negotiations relating to such fees have been terminated.

Section 215.4401(3)(b), F.S. – “Proprietary confidential business information”, as defined in the exemption, that is held by the State Board of Administration regarding alternative investments is confidential and exempt for a period of 10 years after the termination of the alternative investment unless disclosure is permitted under the circumstances set forth in the exemption.

Section 215.555(4)(f), F.S. – Information described in 215.557 which is contained in an examination report conducted on an insurer pursuant to this subsection, is confidential and exempt, as provided in s. 215.557.

Section 215.557, F.S. – The reports of insured values under certain insurance policies by zip code submitted to the State Board of Administration pursuant to s. 215.555 are confidential and exempt.

Section 215.5587, F.S. – The following information contained in applications

home inspection reports submitted by applicants as part of the My Safe Florida Home program are exempt: The components of the mailing address other than the city and zip code and the applicant's name; any phone number or e-mail address provided by the applicant; detailed descriptions and pictures of the inside and outside of the applicant's homes.

Section 220.242, F.S. – Estimated tax returns filed under the Florida Income Tax Code are confidential and exempt from s. 119.07(1).

Section 252.355(4), F.S. – Records relating to the registration of persons with special needs for emergency management purposes pursuant to this section are confidential and exempt from s. 119.07(1), except such information is available to other emergency response agencies, as determined by the local emergency management director. Local law enforcement agencies shall be given complete shelter roster information upon request.

Section 252.385(5), F.S. – The address and telephone number of a person provided public emergency shelter during a storm or catastrophic event and held by the agency, as defined in s. 119.011, that provided the emergency shelter are exempt from disclosure.

Section 252.88(1), F.S. – Trade secret information which applicable federal law authorizes an employer to exclude from materials submitted shall be furnished to the State Hazardous Materials Emergency Response Commission upon request. However, such information shall be confidential and exempt from s. 119.07(1) and shall not be disclosed by the Commission except as authorized in the subsection.

Section 252.88(2) and (3), F.S. – When applicable law authorizes the withholding of disclosure of the location of specific hazardous chemicals, such information is confidential and exempt from s. 119.07(1). All information, including, but not limited to, site plans and specific location information on hazardous chemicals furnished to a fire department pursuant to applicable law, shall be confidential and exempt while in the possession of the fire department.

Section 252.905, F.S. – Any information furnished by a person or a business to the Division of Emergency Management for the purpose of being provided assistance with emergency planning is exempt.

Section 252.943, F.S. – In accordance with the federal Clean Air Act, trade secret information provided to the Division of Emergency Management by the owner or operator of a stationary source subject to the Accidental Release Prevention Program is confidential and exempt from disclosure, except as provided in the exemption.

Section 253.025(8)(f), F.S. – Except as provided in the exemption, appraisal reports prepared for the Board of Trustees of the Internal Improvement Trust Fund or an agency are confidential and exempt until an option contract is executed or, if no option contract is executed, until 2 weeks before a contract or agreement for purchase is considered for approval by the board of trustees.

Section 253.025(9)(d), F.S. – All offers or counteroffers shall be documented in writing and shall be confidential and exempt from s. 119.07(1) until an option contract is executed, or if no option contract is executed, until 2 weeks before a contract or agreement for purchase is considered for approval by the Board of Trustees of the Internal Improvement Trust Fund.

Section 253.0341(8)(a), F.S. – A written valuation of land determined to be surplus and related documents are confidential and exempt. The exemption expires 2 weeks before the contract or agreement regarding the disposition of the surplus land is first considered for approval by the Board of Trustees of the Internal Improvement Trust Fund. Prior to expiration of the exemption, disclosure of certain information is authorized under the circumstances described in the exemption.

Section 255.047(2), F.S. – The booking business records (as defined in the section) of a publicly owned or operated convention center, sports stadium, coliseum, or auditorium are exempt from disclosure. However, such facility shall furnish its booking business records and related information to the Department of Revenue upon the department's request if necessary.

the department to administer its duties.

Section 257.261, F.S. – Registration and circulation records of public libraries, except statistical reports of registration and circulation are confidential and exempt from s. 119.07(1). Except as authorized by court order, a person may not make known in any manner any information contained in such records, except as provided in this section. Violation of this section is a second degree misdemeanor.

Section 257.38(2) and (3), F.S. – Public records transferred to the Division of Library and Information Services of the Department of State are subject to s. 119.07(1), except that any record provided by law to be confidential shall not be made accessible until 50 years after creation of the record. Any nonpublic manuscript or other archival material which is placed in the keeping of the division under special terms and conditions, shall be made accessible only in accordance with such terms and conditions and shall be exempt from s. 119.07(1) to the extent necessary to meet the terms and conditions for a nonpublic manuscript or other archival material.

Section 257.38(4), F.S. – Any nonpublic manuscript or other archival material that is donated to and held by an official archive of a municipality or county contingent upon special terms and conditions that limit the right to inspect or copy such material is confidential and exempt from disclosure requirements except as otherwise authorized in the special conditions. Such nonpublic manuscript or archival material shall be made available for inspection and copying 50 years after the date of the creation of the nonpublic manuscript or material, at an earlier date specified in the special terms and conditions, or upon a showing of good cause before a court of competent jurisdiction.

Section 265.605(2), F.S. – Information which, if released, would identify donors and amounts contributed by donors to the Cultural Endowment Program Trust Fund, or to the local organization's matching fund, is, at the request of the donor, confidential and exempt from s. 119.07(1). Information which, if released, would identify prospective donors is confidential and exempt unless the name has been obtained from another organization or source.

Section 265.7015, F.S. – If a donor or prospective donor of a donation made for the benefit of a publicly owned performing arts center, as defined in the exemption, desires to remain anonymous, information that would identify the name, address, or telephone number of that donor or prospective donor is confidential and exempt.

Section 267.076, F.S. – Information identifying a donor or prospective donor to a publicly owned house museum designated by the United States Department of the Interior as a National Historic Landmark who desires to remain anonymous is confidential and exempt.

Section 267.135, F.S. – Information identifying the location of an archaeological site held by the Division of Historical Resources of the Department of State is exempt from public disclosure if the division finds that disclosure will create a substantial risk of harm, theft, or destruction at such site.

Section 267.17(3), F.S. – The identity of donors who desire to remain anonymous shall be confidential and exempt from s. 119.07(1), and that anonymity shall be maintained in the auditor's report of a citizen support organization to the Division of Historical Resources of the Department of State.

Section 267.1732(8), F.S. – The identity of a donor or prospective donor of property to a direct-support organization of the University of West Florida which is established to support the historic preservation efforts of the university, who desires to remain anonymous, is confidential and exempt from disclosure; and that anonymity must be maintained in the auditor's report.

Section 267.1736(9), F.S. – Any information identifying a donor or prospective donor to the direct-support organization, authorized by the University of Florida to assist it in the historic preservation of the City of St. Augustine, who desires to remain anonymous, is confidential and exempt, and that anonymity must be maintained in the auditor's report.

Section 279.11(1), F.S. – Records with regard to ownership of, or security interest

registered public obligations are confidential and exempt from s. 119.07(1).

Section 280.16(3), F.S. – Any information contained in a report of a qualified public depository required under this chapter or any rule adopted under this chapter, together with any information required of a financial institution that is not a qualified public depository, is, if made confidential by any law of the United States or of this state, confidential and exempt from s. 119.07(1) and not subject to dissemination to anyone other than the Chief Financial Officer under this chapter.

Section 282.318(4)(d)(e)(g), F.S. – The following information is confidential and exempt and may not be disclosed except as provided in the subsection: risk assessment information to determine security threats to data, information, and information technology resources of the agency; internal policies and procedures to assure the security of the data and information technology resources that, if disclosed, could facilitate the unauthorized modification, disclosure, or destruction of data, information, or information technology resources; and results of periodic internal audits and evaluations of the information technology security program for an agency's data and information technology resources.

Section 282.318(5), F.S. – Portions of risk assessments and other reports of a state agency's cybersecurity program are confidential and exempt if disclosure would facilitate unauthorized access to or unauthorized modification, disclosure or destruction of data or information as described in the exemption. Disclosure is authorized as provided in the exemption. The term "state agency" as used in this section is defined in s. 282.318(2), F.S.

Section 282.318(6), F.S. – Those portions of a public meeting which would reveal records which are confidential under subsection (5) are exempt from s. 286.011. All exempt portions shall be recorded and transcribed. Disclosure is authorized as provided in the exemption.

Section 284.40(2), F.S. – Claims files maintained by the Division of Risk Management of the Department of Financial Services are confidential, and shall be only for the use of the Department of Financial Services in fulfilling its duties and are exempt from s. 119.07(1).

NOTE: DUE TO SPACE LIMITATIONS, THE EXEMPTIONS FROM DISCLOSURE FOUND IN CHAPTER 286 ARE NOT SUMMARIZED IN THIS APPENDIX. THE TEXT OF THESE EXEMPTIONS IS CONTAINED IN APPENDIX B (SUNSHINE LAW AND RELATED STATUTES).

Section 287.0595(3), F.S. – Bids submitted to the Department of Environmental Protection for pollution response action contracts are confidential and exempt from s. 119.07(1), until selection of a bidder on such contract has been made and a contract signed or until the bids are no longer under active consideration.

Section 287.137(8)(a), F.S. – All information received by the Attorney General or a law enforcement agency pursuant to investigations into certain prohibited social media activities is confidential and exempt under such time as the investigation is completed or ceases to be active. This exemption shall be construed in conformity with s. 119.071(2)(c).

Section 288.002, F.S. – Materials that relate to methods of manufacture or production, potential trade secrets, potentially patentable material, actual trade secrets, business transactions, financial and proprietary information and agreements or proposals to receive funding that are received, generated, ascertained, or discovered by the former Enterprise Florida, Inc., including its affiliates and participants, are confidential and exempt from disclosure, except that a recipient of the former Enterprise Florida, Inc., research funds shall make available, upon request, the title and description of the project, the name of the researcher, and the amount and source of funding provided for the project. Effective July 1, 2023, the Department of Commerce is the custodian of any public records made confidential and exempt under this section.

Section 288.047(5)(e), F.S. – Information relating to wages and performance of participants which is submitted pursuant to a grant agreement prepared by CareerSource Florida, Inc., pursuant to the Quick-Response Training Program which, if released, would disclose

identity of the person to whom the information pertains or the person's employer is confidential and exempt from s. 119.07(1).

Section 288.047(7), F.S. – In providing instruction pursuant to the Quick-Response Training Program, materials relating to methods of manufacture or production, potential trade secrets, business transactions, or proprietary information received or discovered by employees of specified agencies are confidential and exempt from s. 119.07(1).

Section 288.075(2)-(6), F.S. – If a private entity requests in writing before an economic incentive agreement is signed that an economic development agency (EDA) maintain the confidentiality of information concerning the plans, intentions, or interests of the private entity to locate, relocate or expand its business activities in Florida, the information is confidential and exempt from disclosure for 12 months after the EDA receives a request for confidentiality or the information is otherwise disclosed, whichever occurs first. An EDA may extend the period of confidentiality for up to an additional 12 months under certain conditions. If a final project order for a signed economic development agreement is issued, then the information remains confidential and exempt for 180 days after the final project order is issued, until a date specified in the final project order, or until the information is otherwise disclosed, whichever occurs first. However, such confidentiality may not extend beyond the period of confidentiality established in the exemption. Trade secrets and the federal employer identification number, reemployment assistance account number, or Florida sales tax registration number held by an EDA are confidential and exempt, as well as other records as described in the exemption. Specified information held by an EDA relating to a specific business participating in an economic incentive program is no longer confidential or exempt 180 days after a final project order for an economic incentive agreement is issued, until a date specified in the final project order, or if the information is otherwise disclosed, whichever occurs first.

Section 288.075(7), F.S. – Tax returns, financial information, credit history information, credit reports, and credit scores held by an economic development agency pursuant to its administration of a state or federally funded small business loan program are exempt from disclosure. Disclosure of information in an aggregated and anonymized format is not prohibited.

Section 288.1226(7), F.S. – The identity of a donor or prospective donor to the Florida Tourism Industry Marketing Corporation who desires to remain anonymous and all information identifying such donor or prospective donor are confidential and exempt from disclosure, and such anonymity shall be maintained in the auditor's report.

Section 288.776(3)(d), F.S. – Personal financial records, trade secrets or proprietary information of applicants for loans extended by the Florida Export Finance Corporation are confidential and exempt from s. 119.07(1).

Section 288.9607(5), F.S. – Personal financial records, trade secrets or proprietary information of applicants delivered to or obtained by the Florida Development Finance Corporation are confidential and exempt from s. 119.07(1).

Section 288.9626(2) and (3), F.S. – The following records held by the Florida Opportunity Fund are confidential and exempt: materials relating to methods of manufacture or production, potential trade secrets, or patentable material received, generated, ascertained, or discovered during the course of research or through research projects and that are provided by a proprietor; information that would identify an investor or potential investor who desires to remain anonymous in projects reviewed by the Fund; as well as proprietary confidential business information regarding alternative investments for 7 years after the termination of the alternative investment. That portion of the meeting of the board of the Fund at which such confidential information is discussed is confidential and exempt; the exempt portion of the meeting shall be recorded and transcribed as provided therein. The transcript and minutes of the exempt meeting are confidential.

Section 288.9627(2) and (3), F.S. – The following records held by the Institute for Commercialization of Florida Technology are confidential and exempt: materials relating to methods of manufacture or production, potential trade secrets, or patentable material received

generated, ascertained, or discovered through research by universities and other publicly owned organizations in this state and that are provided to the Institute by a proprietor; information that would identify an investor or potential investor who desires to remain anonymous in projects reviewed by the Institute for assistance; information received from a person in another state or the Federal Government which is otherwise confidential or exempt by law of that entity; and proprietary confidential business information for 7 years after the termination of the Institute's financial commitment to the company. That portion of the meeting of the board of the Institute at which such confidential information is discussed is confidential and exempt; the exempt portion of the meeting shall be recorded and transcribed as provided therein. The transcript and minutes of the exempt meeting are confidential.

Section 288.985, F.S. – Specified information held by the Florida Defense Support direct-support organization relating to selection criteria for the realignment and closure of military bases and missions is exempt and that portion of direct-support organization meetings where exempt records are presented and discussed is exempt as well as records generated during the closed meeting.

Section 292.055(9), F.S. – Any information identifying a donor or prospective donor to the Department of Veterans' Affairs direct-support organization who desires to remain anonymous is confidential and exempt; portions of meetings of the direct-support organization during which the identity of such donor or potential donor is discussed are exempt.

Section 296.09(1), F.S. – The health record and annual reevaluation of residents of the Veterans' Domiciliary Home of Florida are confidential and exempt from disclosure and must be preserved for a period of time as determined by the director.

Section 310.102(3)(e) and (5)(a), F.S. – Except as otherwise provided in the section, all information obtained by the probable cause panel of the Board of Pilot Commissioners from the consultant as part of an approved treatment program for impaired licensees is confidential and exempt. Except as otherwise provided in the section, all information obtained by the consultant and the Department of Business and Professional Regulation pursuant to this section is confidential and exempt.

Section 311.13, F.S. – Seaport security plans created pursuant to s. 311.12 are exempt from public disclosure. Materials that depict critical seaport operating facilities are also exempt if the seaport reasonably determines that such items contain information that is not generally known and that could jeopardize seaport security. The exemption does not apply to information relating to real estate leases, layout plans, blueprints, and information related thereto.

Section 315.18, F.S. – Any proposal or counterproposal exchanged between a deepwater port listed in s. 311.09(1) and any nongovernmental entity, relating to the sale, use or lease of land or of port facilities, and any financial records submitted by any nongovernmental entity to such a deepwater port for the purpose of the sale, use or lease of land or of port facilities, are confidential and exempt from disclosure until 30 days before such proposal or counterproposal is considered for approval by the governing body of the deepwater port. If no proposal or counterproposal is submitted to the governing body, the proposal or counterproposal shall cease to be exempt 90 days after the cessation of negotiations.

Section 316.066(2)(a)(b)(c)(f), F.S. – Crash reports that reveal the identity, home or employment telephone number or home or employment address of, or other personal information concerning the parties involved in the crash and that are held by an agency are confidential for a period of 60 days, except as authorized in the exemption. Reports may be released 60 days after the report is filed to authorized entities and agencies, or in accordance with specified provisions of cited federal law.

Section 316.066(2)(g), F.S. – If crash reports are created by or submitted to an agency electronically as data elements within a computerized database or if personal information from a crash report is entered into a computerized database, such crash data held by an agency is confidential. Sixty days after the date the crash report is filed, an agency may provide crash data derived from the report which includes personal information to authorized entities

accordance with specified provisions of cited federal law.

Section 316.0777(3)(4), F.S. – Certain images and data obtained through the use of an automated license plate recognition system and personal identifying information of an individual in data generated from such images are confidential and exempt. Disclosure is authorized in specified circumstances.

Section 316.650(11), F.S. – Driver information, as defined in the exemption, contained in a uniform traffic citation is exempt from disclosure requirements. Driver information may be released as provided in s. 119.0712(2)(b) and pursuant to the sale and redisclosure provisions in cited federal law.

Section 319.1414(5), F.S. – Information received by the Department of Highway Safety and Motor Vehicles as a result of an investigation or examination conducted pursuant to this section (department-authorized private rebuilt inspection providers) is confidential and exempt until the investigation or examination ceases to be active or administrative action taken by the department has concluded or been made part of a hearing or court proceeding. Release is authorized under the circumstances set forth in the exemption.

Section 319.25(7), F.S. – Information received by the Department of Highway Safety and Motor Vehicles as a result of an investigation or examination conducted pursuant to this section (title certificates) is confidential and exempt until the investigation or examination ceases to be active or administrative action taken by the department has concluded or been made part of a hearing or court proceeding. Release is authorized under the circumstances set forth in the exemption.

Section 320.025(3), F.S. – All records relating to the registration application of a law enforcement agency, Attorney General's Medicaid Fraud Control Unit, or public defender's office, or any office of criminal conflict and civil regional counsel, for motor vehicle or vessel registration and license plates or decals issued under fictitious names, are exempt from s. 119.07(1) as long as the information is retained by the Department of Highway Safety and Motor Vehicles.

Section 320.05(2), F.S. – Information on motor vehicle or vessel registration records of the Department of Highway Safety and Motor Vehicles shall not be made available to a person unless the person requesting the information furnishes positive proof of identification.

Section 320.861(5), F.S. – Information received by the Department of Highway Safety and Motor Vehicles as a result of an investigation or examination conducted pursuant to this section (motor vehicle licenses) is confidential and exempt until the investigation or examination ceases to be active or administrative action taken by the department has concluded or been made part of a hearing or court proceeding. Release is authorized under the circumstances set forth in the exemption.

Section 322.125(3) and (4), F.S. – When a member of the Medical Advisory Board acts directly as a consultant to the Department of Highway Safety and Motor Vehicles, a board member's individual review of the physical and mental qualifications of a licensed driver or applicant is exempt from s. 286.011. Reports received or made by the board or its members for the purpose of assisting the department in determining whether a person is qualified to be licensed are for confidential use of the board or department and may not be divulged to any person except to the driver or applicant or used as evidence in any trial except proceedings under s. 322.271 or s. 322.31.

Section 322.126(3), F.S. – Disability reports are confidential and exempt from s. 119.07(1) and may be used solely for the purpose of determining the qualifications of any person to operate a motor vehicle.

Section 322.142(4), F.S. – Reproductions of color photographic or digital imaged licenses may be made and issued only for the purposes set forth in the subsection and are exempt from s. 119.07(1).

Section 322.20(3), F.S. – The release by the Department of Highway Safety and Motor Vehicles of the driver history record, with respect to crashes involving a licensee, shall not include any notation or record of the occurrence of a motor vehicle crash unless the licensee received

traffic citation as a direct result of the crash, and to this extent such notation or record from s. 119.07(1).

Section 322.20(9), F.S. – The Department of Highway Safety and Motor Vehicles shall furnish without charge specified driver license information from its records to the courts for the purpose of jury selection or to any state agency, state attorney, sheriff or chief of police. Such court, state agency, state attorney, or law enforcement agency may not sell, give away, or allow the copying of such information.

Section 322.71(5), F.S. – Information received by the Department of Highway Safety and Motor Vehicles as a result of an investigation or examination conducted pursuant to this section (driver licenses) is confidential and exempt until the investigation or examination ceases to be active or administrative action taken by the department has concluded or been made part of a hearing or court proceeding. Release is authorized under the circumstances set forth in the exemption.

Section 324.242, F.S. – Information as set forth in the exemption that pertains to personal injury protection and property damage liability insurance policies held by the Department of Highway Safety and Motor Vehicles is confidential and exempt. Specified disclosures are authorized as set forth in the exemption.

Section 328.40(3), F.S. – All records kept or made by the Department of Highway Safety and Motor Vehicles under the vessel registration law are public records except for confidential reports.

Section 331.22, F.S. – Airport security plans of an aviation authority or aviation department of a county or municipality which operates an international airport are exempt from disclosure. In addition, except as otherwise provided in the section, specified materials that depict critical airport operating facilities are exempt to the extent that the authority or department which operates an airport determines that such information is not generally known and could jeopardize the security of the airport.

Section 334.049(4), F.S. – Information obtained by the Department of Transportation as a result of research and development projects and revealing a method of process, production, or manufacture which is a trade secret as defined by s. 688.002, is confidential and exempt from s. 119.07(1).

Section 337.14(1), F.S. – Financial information required by the Department of Transportation pursuant to this subsection shall be confidential and exempt.

Section 337.162, F.S. – Complaints submitted to the Department of Business and Professional Regulation and maintained by the Department of Transportation pursuant to this section relating to alleged violations of state professional licensing laws or rules shall be confidential and exempt. Any complaints submitted to the Department of Business and Professional Regulation are confidential and exempt.

Section 337.168, F.S. – A document or electronic file revealing the Department of Transportation's official cost estimate for a project is confidential and exempt until the contract for the project has been executed or until the project is no longer under active consideration. The bid analysis and monitoring system is confidential and exempt.

Section 338.155(6), F.S. – Personal identifying information held by the Department of Transportation, a county, a municipality, or an expressway authority for the purpose of paying, prepaying, or collecting tolls and associated charges due for the use of toll facilities is exempt from s. 119.07(1).

Section 339.0805(1)(c), F.S. – The application and financial information required for certification by the Department of Transportation as a socially and economically disadvantaged business enterprise are confidential and exempt from s. 119.07(1).

Section 339.55(10), F.S. – Financial information, as defined in the exemption, of a private entity applicant required by the Department of Transportation as part of the application p

for loans or credit enhancements from the state-funded infrastructure bank is exempt from s. 119.07(1). The exemption does not apply to records of an applicant who is in default of a loan issued under this section.

Section 341.0521, F.S. – Personal identifying information held by a public transit provider for the purpose of facilitating the prepayment of transit fares or the acquisition of a prepaid transit fare card or similar device is exempt from disclosure.

Section 350.01(9), F.S. – Those portions of a hearing conducted by the Public Service Commission wherein proprietary confidential business information that is confidential or exempt from disclosure pursuant to cited statutes, is discussed are exempt from s. 286.011. No exempt portion may be made off the record and all exempt portions shall be recorded and transcribed. The recordings and transcripts are confidential unless a court finds that the hearing was not restricted to the discussion of proprietary confidential information, in which case only that portion which reveals nonexempt information may be disclosed to a third party.

Section 350.121, F.S. – Any records obtained by the Public Service Commission pursuant to an inquiry are confidential and exempt from s. 119.07(1) while such inquiry is pending. If, at the conclusion of an inquiry the commission undertakes a formal proceeding, any matter determined by the commission or by a court or administrative agency to be trade secrets or confidential proprietary business information coming into its possession pursuant to such inquiry shall be confidential and exempt.

Section 364.107, F.S. – Personal identifying information of a participant in a telecommunications carrier's Lifeline Assistance Plan under s. 364.10 held by the Public Service Commission is confidential and exempt except as provided therein.

Section 364.183, F.S. – Records provided by a telecommunications company to the Public Service Commission which are found by the commission to constitute proprietary confidential business information as defined in the section shall be confidential and exempt from s. 119.07(1).

Section 365.171(12)(a) and (b), F.S. – Any record, recording, or information, or portions thereof, obtained by a public agency or public safety agency for the purpose of providing emergency services and which reveals the name, address, telephone number, or personal information about, or information which may identify any person requesting emergency service or reporting an emergency by accessing an emergency communications system is confidential and exempt from public disclosure requirements except that such record or information may be disclosed to a public safety agency. The exemption applies only to the name, address, telephone number, or personal information which may identify any person requesting emergency services or reporting an emergency while such information is in the custody of the public agency or public safety agency providing emergency services. However, disclosure of the location of a coronary emergency to a private person or entity that owns an automated external defibrillator is authorized in some circumstances, as set forth in the exemption.

Section 365.174, F.S. – Proprietary confidential business information, as defined in the exemption, that is submitted by a provider to the Emergency Communications Board, the Division of Telecommunications within the Department of Management Services, or the Department of Revenue, is confidential and exempt from s. 119.07(1) and may not be disclosed except as provided in the exemption.

Section 366.04(9)(c), F.S. – Upon request by a communications services provider, any records that are received by the Public Service Commission under this paragraph which are proprietary confidential business information under cited statutes shall retain their status as confidential or exempt from s. 119.07(1), F.S.

Section 366.093, F.S. – Records provided by a public utility company to the Public Service Commission which, upon the request of the public utility or any person, are found by the commission to constitute proprietary confidential business information as defined in the section shall be confidential and exempt from s. 119.07(1).

Section 367.156, F.S. – Records provided by a water or wastewater utility to the Public

Service Commission which, upon the request of the utility or any person, are for the purpose of a commission to constitute proprietary confidential business information as defined in the section shall be confidential and exempt from s. 119.07(1).

Section 368.108, F.S. – Records provided by a natural gas transmission company to the Public Service Commission which, upon the request of the company or any other person, are found by the commission to constitute proprietary confidential business information as defined in the section shall be confidential and exempt from s. 119.07(1).

Section 373.089(1)(b)(c), F.S. – A written valuation of land determined to be surplus by the governing board of a water management district pursuant to this section; related documents used to form, or which pertain to, the valuation; and written offers to purchase such land are confidential and exempt. The exemption expires 2 weeks before the contract or agreement regarding the purchase, exchange, or disposal of the surplus land is first considered by the district. Before expiration of the exemption, disclosure is authorized as provided in the exemption.

Section 373.139(3)(a), F.S. – Appraisal reports, offers, and counteroffers for the acquisition of real property by water management districts created under Ch. 373 are confidential and exempt from s. 119.07(1) until an option contract is executed, or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the governing board. However, disclosure is authorized under some circumstances as described in the subsection. If negotiations are terminated by the district, the appraisal report, offers and counteroffers shall become available pursuant to s. 119.07(1).

Section 373.4598(4)(b), F.S. – Appraisal reports, offers, and counter offers in relation to this subsection (Everglades Agricultural area reservoir project) are confidential and exempt, as provided in s. 373.139.

Section 373.69ArticleXIII(a)(8) and (9), F.S. – The mediator selected by parties to the Apalachicola-Chattahoochee-Flint River Basin Compact shall not divulge confidential information disclosed to the mediator by the parties or by witnesses in the course of the mediation. All records received by a mediator while serving as mediator shall be considered confidential and each party to the mediation shall maintain the confidentiality of the information.

Section 377.075(4)(f), F.S. – Company data collected by the State Geologist from specified agencies may be maintained as confidential subject to the same requirements as that required by the federal agency of jurisdiction or, if no specific language exists in federal law, the confidential period shall not exceed 10 years.

Section 377.22(2)(h), F.S. – Information required by this paragraph relating to oil and gas resources, at the request of the operator, shall be exempt from s. 119.07(1) and held confidential by the Division of Resource Management of the Department of Environmental Protection for a period of 1 year after the completion of a well.

Section 377.2408(3), F.S. – Any information relating to the location of the geophysical operation and other information relating to leasing plans, exploration budgets, and other proprietary information that could provide an economic advantage to competitors shall be kept confidential by the Department of Environmental Protection for 10 years and exempt from s. 119.07(1), and shall not be released to the public without the consent of the person submitting the application to conduct geophysical operations.

Section 377.2409, F.S. – Information on geophysical activities conducted on state-owned mineral lands received by the Division of Resource Management of the Department of Environmental Protection pursuant to this section shall, upon the request of the person conducting the activities, be held confidential for 10 years and shall be exempt from disclosure.

Section 377.2421(2), F.S. – Geologic data which is maintained by the Division of Resource Management of the Department of Environmental Protection pursuant to this section shall be subject to the same confidentiality requirements that are required by the federal agency and are exempt from s. 119.07(1) to the extent necessary to meet federal requirements.

Section 377.2424(3), F.S. – The Department of Environmental Protection shall

geophysical permit information with a county or municipality upon request and on its own initiative, share such information with a county or municipality. However, the county or municipality shall maintain the confidential status of such information, as required by s. 377.2408(3) and such information is exempt from s. 119.07(1).

Section 377.606, F.S. – Proprietary information obtained by the Department of Agriculture and Consumer Services as the result of a required report, investigation, or verification relating to energy resources shall be confidential and exempt from s. 119.07(1) if disclosure would be likely to cause substantial harm to the competitive position of the person providing the information and the provider has requested confidentiality.

Section 377.701(4), F.S. – No state employee may divulge or make known in any manner any proprietary information under the Petroleum Allocation Act, if the disclosure of such information would be likely to cause substantial harm to the competitive position of the person providing such information and if the person requests that such information be held confidential, except in accordance with a court order, or in the publication of statistical information compiled by methods which would not disclose the identity of individual suppliers or companies. Such proprietary information is confidential and exempt from s. 119.07(1).

Section 378.208(5), F.S. – The Department of Environmental Protection may adopt rules to require mine operators to submit a copy of their most recent annual financial statements. The financial statement, except for a financial statement that is a public record in the custody of another governmental agency, shall be confidential and exempt from s. 119.07, and the department shall ensure the confidentiality of such statements.

Section 378.406(1)(a), F.S. – Any information relating to prospecting, rock grades, or secret processes or methods of operation which may be required, ascertained, or discovered by inspection or investigation shall be exempt from s. 119.07(1) if the applicant requests the Department of Environmental Protection to keep such information confidential and informs the department of the basis for such confidentiality. Should the secretary determine that such information shall not be confidential, the secretary shall provide notice of his or her intent to release the information.

Section 379.1026, F.S. – Site-specific location information held by an agency of animals listed by a federal agency as threatened or endangered is exempt from disclosure. The exemption does not apply to the site-specific location of animals held in captivity.

Section 379.223(3), F.S. – The identity and all information identifying a donor or prospective donor to a citizen support organization established by the Fish and Wildlife Conservation Commission who desires to remain anonymous is confidential and exempt from disclosure, and such anonymity shall be maintained in the auditor's report of the citizen support organization.

Section 379.362(6), F.S. – Except as provided in the exemption, reports required of wholesale dealers regarding saltwater products are confidential and exempt from s. 119.07(1).

Section 381.0031(6), F.S. – Information submitted in reports of diseases of public health significance to the Department of Health as required by this section is confidential and exempt from s. 119.07(1), and shall be made public only when necessary to public health.

Section 381.00318, F.S. – A complaint alleging a business entity's, a governmental entity's, or an educational institution's violation of statutes prohibiting discrimination based on health care choices, and all information relating to an investigation of such complaint, held by the Department of Legal Affairs or the Department of Health is confidential and exempt until the investigation is completed or ceases to be active, as defined in the exemption. Specified information as described in the exemption remains confidential after the investigation is completed or ceases to be active.

Section 381.004(2), (3), (4), and (5), F.S. – Except as otherwise provided, human immunodeficiency virus test results, and the identity of any person upon whom a test has been performed, are confidential and exempt from s. 119.07(1). No person to whom the results of a test have been disclosed pursuant to this section may disclose the results to another person

as authorized in the section. Such confidential information is exempt from s. 119.07

Section 381.0041(9), F.S. – All blood banks shall be governed by the provisions of s. 381.004(2) relating to confidentiality of HIV test results and the identity of test subjects.

Section 381.0055(1) and (2), F.S. – Information which is confidential by operation of law and which is obtained by the Department of Health and the health agencies specified in this section relating to quality assurance activities shall retain its confidential status and be exempt from s. 119.07(1). Such information which is obtained by a hospital or health care provider from the department or health agencies pursuant to this section shall retain its confidential status and be exempt from s. 119.07(1).

Section 381.0055(3), F.S. – Portions of meetings, proceedings, reports and records of the Department of Health and the health agencies set forth in this section, which relate solely to patient care quality assurance and where specific persons or incidents are discussed are confidential and exempt from s. 286.011, and are confidential and exempt from s. 119.07(1).

Section 381.0056(4)(a)16., F.S. – Provisions in the school health services plan developed pursuant to this section for maintenance of health records of individual students must be in accordance with s. 1002.22, relating to confidentiality of student records.

Section 381.775, F.S. – Except as provided in the exemption, all oral and written records, information, letters, and reports received, made, or maintained by the Department of Health relative to any applicant for or recipient of services under the brain and spinal cord injury program are privileged, confidential, and exempt from s. 119.07(1). The in camera proceeding before designated officials to determine whether records are relevant to an inquiry and should be released and all records relating thereto are confidential and exempt from s. 119.07(1).

Section 381.82(3)(d), F.S. – Research grant applications provided to the Alzheimer's Disease Research Grant Advisory Board and any records generated by the board relating to review of such applications, except final recommendations, are confidential. Those portions of a meeting during which applications are discussed are exempt, but the closed portions must be recorded.

Section 381.8531, F.S. – The following information held by the Florida Center for Brain Tumor Research is confidential and exempt from disclosure requirements: Any information received from an individual from another state or nation or the federal government that is otherwise confidential or exempt. Personal identifying information of a donor to the central repository or the brain tumor registry is also confidential and exempt from disclosure.

Section 381.915(8)(j), F.S. – Proprietary business information, as defined in the exemption, held by the Department of Health or the Cancer Connect Collaborative is confidential and exempt. Portions of meetings of the collaborative during which confidential proprietary business information is discussed are exempt from open meetings requirements.

Section 381.92201(1), (2), and (3), F.S. – Records relating to biomedical research grant applications presented to the peer review panel are confidential and exempt; that portion of a peer review panel in which grant applications under cited statutes are discussed is exempt from public meetings requirements; and records generated by the peer review panel relating to review of such applications, except final recommendations, are confidential and exempt. Also published at s. 215.56021, F.S.

Section 381.95(1), F.S. – Information identifying or describing the name, location, pharmaceutical cache, contents, capacity, equipment, physical features, or capabilities of individual medical facilities, storage facilities, or laboratories established, maintained, or regulated by the Department of Health as part of the state's plan of defense against terrorism is exempt from public disclosure requirements.

Section 381.987(1)(2)(3), F.S. – The following information held by the Department of Health is confidential and exempt: A patient's or caregiver's personal identifying information in the medical marijuana use registry established under s. 381.986, F.S., and all personal identifying

information pertaining to the physician certification for marijuana and the dispensing. Access is authorized under circumstances set forth in the exemption.

Section 382.008(6), F.S. – All information relating to cause of death in all death and fetal death records and the parentage, marital status, and medical information included in all fetal death records are confidential and exempt from s. 119.07(1), except for health research purposes approved by the Department of Health, nor shall copies of same be provided except as provided in s. 382.025.

Section 382.008(8), F.S. – All information relating to the cause of death and parentage of a nonviable fetus, the marital status of such fetus' parent, and any medical information included in nonviable birth records held by a state agency is confidential and exempt, except for research purposes as approved by the Department of Health. Certified copies may be issued as provided in the exemption.

Section 382.013(4), F.S. – In the event that a child of undetermined parentage is later identified and a new certificate of birth is prepared, the original birth certificate shall be sealed and filed, shall be confidential and exempt, and shall not be opened to inspection except by, nor shall certified copies of the same be issued except by court order to, any person other than the registrant if of legal age.

Section 382.013(5), F.S. – The original birth certificate shall contain all information required by the Department of Health for legal, social, and health research purposes. However, information concerning parentage, marital status, and medical details shall be confidential and exempt, except for health research purposes as approved by the department, nor shall copies be issued except as provided by s. 382.025.

Section 382.017(1), F.S. – After registering a certificate of foreign birth in the new name of an adoptee, the Department of Health shall place the adoption report or decree under seal, not to be broken except pursuant to court order.

Section 382.025(1), F.S. – Except for birth records over 125 years old which are not under seal pursuant to court order, all birth records of this state are confidential and exempt from s. 119.07(1). Certified copies of the original birth certificate or a new or amended certificate, or affidavits thereof, are confidential and exempt from s. 119.07(1) and shall be issued only as authorized by the Department of Health to those individuals and entities listed in the subsection.

Section 382.025(2), F.S. – A certification of the death or fetal death certificate which includes the confidential portions, shall be issued by the Department of Health only to the individuals and entities specified in the subsection. All portions of a death certificate shall cease to be exempt 50 years after the death.

Section 382.025(3), F.S. – Records or data issued by the Department of Health to government and research entities as set forth in this subsection are exempt from s. 119.07(1) and copies of records or data issued pursuant to this subsection remain the property of the department.

Section 382.025(4), F.S. – Except as provided in this section, preparing or issuing certificates of live birth, death, or fetal death is exempt from the provisions of s. 119.07(1), F.S.

Section 383.14(3)(c), F.S. – The confidential registry of cases maintained by the Department of Health pursuant to this section [relating to phenylketonuria and other metabolic, hereditary and congenital disorders] shall be exempt from s. 119.07(1).

Section 383.32(3), F.S. – Birth center clinical records are confidential and exempt from s. 119.07(1). A client's clinical records shall be open to inspection only if the client has signed a consent to release information or the review is made for a licensure survey or complaint investigation.

Section 383.325, F.S. – Inspection reports of birth centers which have been filed with or issued by any governmental agency are to be maintained as public information. However, any record which, by state or federal law or regulation, is deemed confidential shall be exempt from s. 119.07(1) and shall not be distributed or made available as public information unless or

such confidential status expires, except as provided in s. 383.32(2)(c) requiring records made available for audit by licensure personnel.

Section 383.412, F.S. – Information held by the State Child Abuse Death Review Committee or local committee which reveals the identity of the surviving siblings of a deceased child whose death occurred as the result of a verified report of abuse or neglect is confidential and exempt. Any information held by the Committee or a local committee which reveals the identity of a deceased child whose death is not the result of abuse or neglect, or the identity of the surviving siblings, family members, or others living in the deceased child's home, is confidential and exempt. Portions of committee meetings at which information made confidential and exempt pursuant to subsection (2) are discussed are exempt from open meetings requirements. The closed portion of the meeting must be recorded; the recording is exempt from disclosure.

Section 383.51, F.S. – The identity of parents who leave an infant at a hospital, emergency medical services station, or fire station in accordance with s. 383.50, is confidential and exempt from public disclosure requirements.

Section 384.26(2), F.S. – All information gathered by the Department of Health and its authorized representatives in the course of contact investigation of sexually transmissible disease infection shall be considered confidential and exempt from s. 119.07(1), and subject to the provisions of s. 384.29.

Section 384.282(3), F.S. – Except as provided in this section, the name of any person subject to proceedings initiated by the Department of Health relating to a public health threat resulting from a sexually transmissible disease, shall be confidential and exempt from s. 119.07(1).

Section 384.287(6), F.S. – An authorized person who receives the results of a test for sexually transmissible disease pursuant to this section, which results disclose human immunodeficiency virus infection and are otherwise confidential pursuant to law, shall maintain the confidentiality of the information received and the identity of the person tested as required by s. 381.004.

Section 384.29, F.S. – All information and records held by the Department of Health and its authorized representatives relating to known or suspected cases of sexually transmissible diseases are confidential and exempt from s. 119.07(1). Such information may not be released or made public by the department or its representatives, or by a court or parties to a lawsuit, except as provided in the section. Except as provided in the section, information disclosed pursuant to a subpoena is confidential and exempt from s. 119.07(1).

Section 384.30(2), F.S. – The fact of consultation, examination, and treatment of a minor for a sexually transmissible disease is confidential and exempt from s. 119.07(1) and shall not be divulged directly or indirectly, such as sending a bill for services rendered to a parent or guardian, except as provided in s. 384.29.

Section 385.202(3), F.S. – Information which discloses or could lead to the disclosure of the identity of any person whose condition or treatment has been reported and studied pursuant to this section relating to the statewide cancer registry shall be confidential and exempt from s. 119.07(1) except as provided in the subsection.

Section 390.01114(6)(f), F.S. – All hearings under this section, including appeals, shall remain confidential and closed to the public, as provided by court rule.

Section 390.01116, F.S. – Any information that can be used to identify a minor petitioning a circuit court for a judicial waiver, as provided in s. 390.01114, of the notice requirements under the Parental Notice of Abortion Act is confidential and exempt if held by a circuit court, an appellate court, the office of criminal conflict and civil regional counsel, or the Justice Administrative Commission.

Section 390.01118, F.S. – Any information that can be used to identify a minor petitioning a circuit court for a judicial waiver, as provided in s. 390.01114, of the consent requirements under the Parental Notice of and Consent for Abortion Act is confidential and exempt if held by a circuit court, an appellate court, the office of conflict and civil regional counsel, or the Justice Administrative Commission.

Section 390.0112(3), F.S. – Reports concerning pregnancy termination submitted to the Agency for Health Care Administration pursuant to this section shall be confidential and exempt and shall not be revealed except upon court order in a civil or criminal proceeding.

Section 392.54(2), F.S. – All information gathered by the Department of Health and its authorized representatives in the course of contact investigation of tuberculosis exposure or infection shall be confidential, subject to the provisions of s. 392.65. Such information is exempt from s. 119.07(1).

Section 392.545(3), F.S. – The name of any person subject to proceedings initiated by the Department of Health relating to a public health threat from tuberculosis shall not be revealed by the department, its authorized representatives, the courts, and other parties to the lawsuit except as permitted in s. 392.65.

Section 392.65, F.S. – All information and records held by the Department of Health and its authorized representatives relating to known or suspected cases of tuberculosis or exposure to tuberculosis shall be strictly confidential and exempt from s. 119.07(1). Such information may not be released or made public by the department or its representatives, or by a court or parties to a lawsuit, except as authorized in the subsection. Except as provided in the section, information disclosed pursuant to a subpoena is confidential and exempt from s. 119.07(1).

Section 393.0674, F.S. – It is a third degree felony for any person to willfully, knowingly, or intentionally release information from the juvenile records, and a first degree misdemeanor for any person to willfully, knowingly, or intentionally release information from the criminal records or central abuse registry, of a person obtained under s. 393.0655, s. 393.066, or s. 393.067 to any other person for any purpose other than screening for employment as specified in those sections.

Section 393.13(4)(i)1., F.S. – Central client records of persons with developmental disabilities are confidential and exempt from s. 119.07(1) and no part of such records shall be released except as authorized in this paragraph.

Section 394.4615(1) and (8), F.S. – Clinical records of persons subject to “The Baker Act” are confidential and exempt from s. 119.07(1). Such records may be released only under the circumstances specified in the statute. Any person, agency, or entity receiving information pursuant to this section shall maintain such information as confidential and exempt from s. 119.07(1).

Section 394.464(1) and (3), F.S. – All petitions for voluntary and involuntary admission for mental health treatment, court orders, and related records that are filed with or by a court under “The Baker Act” are confidential and exempt. Pleadings and other documents made confidential and exempt may be disclosed by the court upon request to certain persons and entities. The clerk may not publish personal identifying information on a court docket or in a publicly accessible file.

Section 394.467(6)(a)3., F.S. – The independent expert’s report which is submitted at a hearing on involuntary inpatient placement is confidential and not discoverable, unless the expert is to be called as a witness for the patient at the hearing.

Section 394.47891(12), F.S. – Information relating to a participant or a person considered for participation in a veterans treatment court program contained in specified records is confidential and exempt.

Section 394.47892(8), F.S. – Information relating to a participant or a person considered for participation in a mental health court program contained in specified records is confidential and exempt.

Section 394.907(7), F.S. – Records of quality assurance programs of community mental health centers which relate solely to actions taken in carrying out the provisions of this section and records obtained by the Department of Children and Family Services to determine licensee compliance with this section are confidential and exempt from s. 119.07(1). Meetings or por

of meetings of quality assurance program committees that relate solely to actions taken to this section are exempt from s. 286.011.

Section 394.921(2), F.S. – Psychological or psychiatric reports, drug and alcohol reports, treatment records, medical records, or victim impact statements that have been submitted to the court or admitted into evidence in Jimmy Ryce Act proceedings shall be part of the record but shall be sealed and may be opened only pursuant to a court order.

Section 395.0162(2), F.S. – Any records, reports or documents which are confidential and exempt from s. 119.07(1), shall not be distributed or made available for purposes of compliance with this section (relating to inspection reports of licensed facilities) unless or until such confidential status expires.

Section 395.0193(4), F.S. – Reports of final disciplinary actions taken by the governing board of a licensed facility pursuant to s. 395.0193(3) which have been forwarded to the Division of Health Quality Assurance of the Agency for Health Care Administration pursuant to this subsection are not subject to inspection under the provisions of s. 119.07(1), even if the division's investigation results in a finding of probable cause.

Section 395.0193(7), F.S. – The proceedings and records of peer review panels, committees, or governing boards of licensed facilities (i.e., a hospital or surgical facility licensed in accordance with Ch. 395) which relate solely to actions taken in carrying out this section (i.e., disciplinary proceedings against staff) are not subject to inspection under s. 119.07(1) and meetings held to achieve the objectives of such panels, committees or governing boards are not open to the public under Ch. 286.

Section 395.0197(6)(c), F.S. – The annual report submitted by a facility licensed under Ch. 395 (hospitals and surgical facilities) to the Agency for Health Care Administration concerning information on incidents as provided in this section is confidential and is not available to the public pursuant to s. 119.07(1) or any other law providing access to public records.

Section 395.0197(7), F.S. – An adverse incident report submitted by a facility licensed under Ch. 395 to the Agency for Health Care Administration pursuant to this subsection shall not be available to the public pursuant to s. 119.07(1) or any other law providing access to public records, except as authorized therein.

Section 395.0197(13), F.S. – Records of licensed facilities which are obtained by the Agency for Health Care Administration under cited subsections in order to carry out the provisions of this section relating to incidents and injuries are not available to the public under s. 119.07(1), nor shall they be discoverable or admissible in any civil or administrative action, except in disciplinary proceedings by the agencies set forth in the subsection.

Section 395.0197(14), F.S. – The meetings of the committees and governing board of a facility licensed under this chapter (hospitals and surgical facilities) held solely for the purpose of achieving the objectives of risk management as provided by this section shall not be open to the public under Ch. 286. The records of such meetings are confidential and exempt from s. 119.07(1), except as provided in subsection (13).

Section 395.1025, F.S. – Notification to an emergency medical technician, paramedic or other person that a patient they treated or transported has an infectious disease shall be done in a manner to protect the confidentiality of such patient information and shall not include the patient's name.

Section 395.1056, F.S. – Those portions of a comprehensive emergency management plan that address the response of a public or private hospital to an act of terrorism held by specified agencies are confidential and exempt from disclosure requirements but may be disclosed to another agency for anti-terrorism efforts as set forth in the exemption. That portion of a public meeting which would reveal information contained in a comprehensive emergency management plan that addresses the response of a hospital to an act of terrorism is exempt from open meetings requirements.

Section 395.3025(4), F.S. – Patient records are confidential and must not be disclosed without the consent of the patient or his or her legal representative except that appropriate disclosure may be made as provided in the subsection.

Section 395.3025(7)(a), F.S. – If the content of any patient treatment record is provided under this section, the recipient, if other than the patient or the patient's representative, may use such information only for the purpose provided and may not further disclose any information unless expressly permitted by written consent of the patient. The content of such patient records is confidential and exempt from disclosure.

Section 395.3025(8), F.S. – Patient records at hospitals and surgical facilities are exempt from disclosure under s. 119.07(1), except as provided in subsections (1) through (5) of this section.

Section 395.3025(9), F.S. – A facility licensed under Ch. 395 (hospitals and surgical facilities) may prescribe the content and custody of limited-access records which the facility may maintain on its employees. Such records are limited to information regarding evaluations of employee performance and shall be accessible only as provided in the subsection. Such limited-access employee records are exempt from s. 119.07(1) for a period of 5 years from the date such records are designated limited-access records.

Section 395.3025(10) and (11), F.S. – Except as provided in the exemption, the home addresses, telephone numbers, and photographs of employees of any licensed hospital or surgical facility who provide direct patient care or security services, as well as specified information about the spouses and children of such employees, are confidential and exempt. The same information must also be held confidential by the facility upon written request by other employees who have a reasonable belief, based upon specific circumstances that have been reported in accordance with the procedure adopted by the facility, that release of the information may be used to threaten, intimidate, harass, inflict violence upon, or defraud the employee or any member of the employee's family.

Section 395.3035(2), F.S. – Certain public hospital records and information, including contracts for managed care arrangements, strategic plans, trade secrets, as described in the subsection, are confidential and exempt from disclosure.

Section 395.3035(3), F.S. – Those portions of a meeting of a public hospital's governing board, relating to contract negotiations as described in the subsection are exempt from the public meeting requirements; however, all governing board meetings at which the board is scheduled to vote on contracts, except managed care contracts, are open to the public. All portions of a board meeting closed to the public shall be subject to procedural requirements as set forth in the subsection.

Section 395.3035(4), F.S. – Those portions of a meeting of a public hospital's governing board at which written strategic plans that are confidential pursuant to s. 395.3035(2), are discussed, reported on, modified, or approved by the governing board are exempt from open meetings requirements provided that certain procedural requirements as set forth in the subsection are complied with.

Section 395.3035(5), F.S. – Any public records such as tapes, minutes, and notes, generated at a public hospital governing board meeting which is closed to the public pursuant to this section are confidential and exempt from disclosure. All such records shall be retained and shall cease to be exempt at the same time as the transcript of the meeting becomes available to the public.

Section 395.3036, F.S. – The records of a private entity that leases a public hospital or other public health care facility are confidential and exempt from disclosure and the meetings of the governing board of a private entity are exempt from open meetings requirements when the public lessor complies with the public finance accountability provisions of s. 155.40(18) with respect to the transfer of any public funds to the private lessee and when the private lessee meets at least 3 of 5 criteria set forth in the exemption.

Section 395.4025(13), F.S. – Patient care, transport, or treatment records or patient care quality assurance proceedings, records, or reports obtained or made pursuant to this section (relating to trauma centers) or pursuant to other statutes cited in the subsection, must be held confidential by the Department of Health and are exempt from s. 119.07(1).

Section 395.51(1) and (2), F.S. – Information which is confidential by operation of law and which is obtained by a trauma agency or committee assembled pursuant to s. 395.50, shall retain its confidential status and be exempt from s. 119.07(1). Such information which is obtained by a hospital or emergency medical services provider from a trauma agency or committee shall retain its confidential status and be exempt from s. 119.07(1).

Section 395.51(3), F.S. – Portions of meetings, proceedings, reports and records of a trauma agency or committee assembled pursuant to this chapter, which relate solely to patient care quality assurance are confidential and exempt from s. 286.011. Patient care quality assurance, for the purpose of this section, shall include consideration of specific persons, cases, incidents relevant to the performance of quality control and system evaluation.

Section 397.334(10), F.S. – Information relating to a participant or a person considered for participation in a treatment-based drug court program which is contained in specified records is confidential and exempt. Disclosure is permitted under specified conditions.

Section 397.4075(3), F.S. – It is a third degree felony to willfully, knowingly, or intentionally release any criminal or juvenile information obtained under Ch. 397, “Substance Abuse Services,” for any purpose other than background checks of personnel for employment.

Section 397.4103(5), F.S. – Records of substance abuse service providers which relate solely to actions taken in carrying out this section relating to quality improvement and records obtained by the Department of Children and Families to determine a provider’s compliance with this section are confidential and exempt. Meetings or portions of meetings of quality improvement program committees that relate solely to actions taken pursuant to this section are exempt from s. 286.011.

Section 397.501(7), F.S. – Records of substance abuse service providers pertaining to the identity, diagnosis, and prognosis of and service provision to any individual are confidential in accordance with Ch. 397 and federal confidentiality regulations, and are exempt from disclosure. Such records may not be disclosed without the individual’s written consent except under circumstances specified in the subsection.

Section 397.6760(1), F.S. – Petitions for involuntary assessment and stabilization, court orders, related records, and personal identifying information regarding substance abuse impaired persons which are filed with or by a court under Part V of ch. 397, are confidential. Disclosure is authorized upon request to persons and entities specified in the exemption.

Section 397.752, F.S. – An inmate’s substance abuse service records are confidential in accordance with s. 397.501(7).

Section 400.0077(1), F.S. – Except as otherwise provided in the subsection, the following records relating to long-term care ombudsman councils are confidential and exempt from s. 119.07(1): resident records held by an ombudsman or by the state or a local ombudsman council; the names or identities of complainants or residents involved in a complaint; and any other information about a complaint.

Section 400.0077(2), F.S. – That portion of a long-term care ombudsman council meeting in which the council discusses information that is confidential and exempt from s. 119.07(1) is closed to the public and exempt from s. 286.011.

Section 400.022(1)(m), F.S. – Personal and medical records of nursing home residents are confidential and exempt from s. 119.07(1).

Section 400.0255(14), F.S. – Except as provided in this subsection, in any proceeding under this section (relating to hearings of facility decisions to transfer or discharge nursing home residents) the following information concerning the parties is confidential and exempt

disclosure: names and addresses, medical services provided, social and economic personal information evaluations, medical data, and information verifying income eligibility and amount of medical assistance payments.

Section 400.119, F.S. – Records of meetings of the risk management and quality assurance committee of a long-term care facility, as well as incident reports filed with the facility's risk manager and administrator, notifications of the occurrence of an adverse incident, and adverse-incident reports from the facility are confidential and exempt. Meetings of an internal risk management and quality assurance committee are exempt from open meetings requirements and are not open to the public.

Section 400.494(1), F.S. – Information about patients received by persons employed by, or providing services to, a home health agency or received by the licensing agency through reports or inspection is confidential and exempt from s. 119.07(1) and shall be disclosed only as authorized in the exemption.

Section 400.611, F.S. – The interdisciplinary record of hospice patient care and billing records are confidential and may not be released except as provided in the exemption. Information obtained from patient records by a state agency pursuant to its statutory authority to compile statistical data is confidential and exempt from s. 119.07(1).

Section 400.945, F.S. – Medical and personal identifying information about patients of a home medical equipment provider which is received by the licensing agency through reports or inspection is confidential and exempt.

Section 401.30(3), F.S. – Reports to the Department of Health from emergency medical services licensed pursuant to Part III, Ch. 401, which cover statistical data are public records except that the names of patients and other patient identifying information contained in such reports are confidential and exempt from s. 119.07(1).

Section 401.30(4), F.S. – Records of emergency calls which contain patient examination or treatment information are confidential and exempt from s. 119.07(1), and may not be disclosed except as provided in the subsection.

Section 401.414(3), F.S. – A complaint concerning an alleged violation of Part III of Ch. 401, relating to emergency medical services, and all information obtained in the investigation by the Department of Health shall be confidential and exempt from s. 119.07(1) until 10 days after probable cause is found or the subject of the investigation waives confidentiality, whichever occurs first. However, the department is not prohibited from providing such information to a law enforcement or regulatory agency.

Section 401.425(5), F.S. – The records obtained or produced by an emergency medical review committee providing quality assurance activities as described in subsections (1) through (4) of the section are exempt from disclosure and committee proceedings and meetings regarding quality assurance activities are exempt from open meetings requirements.

Sections 402.165(8) and 402.166(8), F.S. – All information obtained or produced by the Florida Statewide Advocacy Council or by a local advocacy council that is made confidential by law, that relates to the identity of a client subject to the protections of this section, or that relates to the identity of an individual providing information to the council about abuse or alleged violations of rights, is confidential and exempt from disclosure. Portions of meetings before such councils relating to the identity of such individuals or where testimony is provided relating to records otherwise made confidential by law are not subject to open meetings requirements. All records prepared by council members which reflect a mental impression, investigative strategy, or theory are exempt from s. 119.07(1) until completion of the investigation or the investigation ceases to be active as defined in the section.

Section 402.22(3), F.S. – Statutory confidentiality requirements apply to information used by interdisciplinary teams involved in decisions regarding the design and delivery of specified services to students residing in residential care facilities operated by the Department of Children and Families and the Agency for Persons with Disabilities, and such information is exempt

ss. 119.07(1) and 286.011.

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Section 402.308(3)(a), F.S. – Disclosure of the social security number submitted by an applicant for a child care facility license issued by the Department of Children and Families shall be limited to child support enforcement purposes.

Section 402.88(4), F.S. – All records and personal identifying information related to the enrollment of persons in a persons with disabilities registry established pursuant to s. 402.88 and held by a local law enforcement agency are confidential and exempt. Disclosure is authorized by court order or as otherwise provided in the exemption.

Section 403.067(7)(c)6., F.S. – Agricultural records relating to production methods, profits, or financial information held by the Department of Agriculture and Consumer Services in connection with its duties relating to water pollution reduction are confidential and exempt from disclosure requirements.

Section 403.074(3), F.S. – Proprietary information obtained by the Department of Environmental Protection during a visit to provide onsite technical assistance pursuant to the Pollution Prevention Act shall be treated in accordance with s. 403.111, unless such confidentiality is waived by the party who requested assistance.

Section 403.111, F.S. – Except as otherwise provided in this section, upon a determination of confidentiality by the Department of Environmental Protection in accordance with the standard and procedures established in subsection (1), specified manufacturing or financial information which is obtained through inspection or investigation by the department shall be exempt from s. 119.07(1), shall not be disclosed in public hearings, and shall be kept confidential by the department.

Section 405.02, F.S. – Research groups, governmental health agencies, medical societies and in-hospital medical staff committees may use or publish released information only for the purpose of advancing medical research or education.

Section 405.03, F.S. – The identity of any person treated or studied as provided in this chapter (relating to medical information available for research) shall be confidential and exempt from s. 119.07(1).

Section 406.075(3)(b), F.S. – All proceedings and findings of the probable cause panel investigating a medical examiner are exempt from s. 286.011 until probable cause has been found or the subject of the investigation waives confidentiality. The complaint, investigative findings, and recommendations of the probable cause panel are exempt from s. 119.07(1) until 10 days after probable cause has been found or until the subject has waived confidentiality. The commission may provide such information at any time to any law enforcement or regulatory agency.

Section 406.135(2)(a), F.S. – Except as provided in the exemption, autopsy photographs and video and audio recordings of an autopsy held by the medical examiner are confidential and exempt from public disclosure.

Section 406.135(2)(b), F.S. – An autopsy report of a minor whose death was related to an act of domestic violence held by a medical examiner is confidential and exempt, except as provided in the exemption.

Section 406.135(2)(c), F.S. – An autopsy report of a person whose manner of death was suicide held by a medical examiner is confidential and exempt except as provided in the exemption.

Section 408.061(1)(d), F.S. – Specific provider contract reimbursement data which are obtained by the Agency for Health Care Administration from health care facilities, health care providers, or health insurers as a result of onsite inspections may not be used by the state for purposes of direct provider contracting and are confidential and exempt from disclosure.

Section 408.061(9), F.S. – Portions of patient records obtained or generated by the Agency for Health Care Administration which contain identifying information of any person

or the spouse, relative, or guardian of such person or any other identifying information that specifically or otherwise identifies the patient, either directly or indirectly, are confidential and exempt from disclosure.

Section 408.061(10), F.S. – The identity of any health care provider, health care facility, or health care insurer who submits proprietary business information, as defined in the section, to the Agency for Health Care Administration is confidential and exempt from disclosure except as provided in the subsection.

Section 408.061(12), F.S. – Confidential health care information may be released to other governmental entities or to parties contracting with the Agency for Health Care Administration; however, the receiving entity shall retain the confidentiality of such information as provided in this section.

Section 408.185, F.S. – Trade secrets and other confidential proprietary business information submitted by a member of the health care community to the Office of the Attorney General pursuant to a request for an antitrust no-action letter are confidential and exempt from disclosure for one year after the date of submission.

Section 408.910(14), F.S. – Personal identifying information of an enrollee or participant in the Florida Health Choices Program is confidential and exempt from public disclosure. In addition, certain proprietary confidential business information is confidential.

Section 409.1678(6), F.S. – Information about the location of a safe house, safe foster home, or other residential facility serving victims of sexual exploitation, as defined in cited statute, which is held by an agency, is confidential and exempt; however, the information may be disclosed as provided in the exemption.

Section 409.175(12), F.S. – It is unlawful for any person, agency, family foster home, summer day camp, or summer 24-hour camp providing care for children to release information from the criminal or juvenile records obtained under this section to any other person for any purpose other than screening for employment as specified in this section.

Section 409.175(16), F.S. – Specified personal information about foster parent applicants, licensed foster parents, and the families of foster parent applicants and licensees, held by the Department of Children and Families is exempt from disclosure unless otherwise provided by a court or as provided in the exemption. The name, address, and telephone number of persons providing character or neighbor references are exempt.

Section 409.176(12), F.S. – It is unlawful for any person or facility to release information from the criminal or juvenile records obtained under Ch. 435, s. 409.175 or this section (relating to registration of residential child-caring agencies) for any purpose other than screening for employment as specified in those statutes.

Section 409.25661, F.S. – Information obtained by the Department of Revenue under an insurance claims data exchange system is confidential and exempt until such time as the department determines whether a match exists. If a match exists, such information becomes available for public disclosure. If a match does not exist, the nonmatch information shall be destroyed as provided in s. 409.25659, F.S.

Section 409.2577, F.S. – Information gathered or used by the parent locator service is confidential and exempt from s. 119.07(1) and such information may be made available only to the persons and agencies and for the purposes listed in the section.

Section 409.2579, F.S. – Information concerning applicants for or recipients of Title IV-D child support services is confidential and exempt from s. 119.07(1). The use or disclosure of such information by the IV-D program is limited to the purposes, and subject to the limitations, set forth in the section.

Section 409.441(4), F.S. – All information about clients which is part of a runaway youth center's intake and client records system is confidential and exempt from s. 119.07(1).

Section 409.821, F.S. – Information identifying a Florida Kidcare applicant held by specified agencies is confidential and exempt, and may be disclosed only as authorized in the exemption.

Section 409.910(17)(i), F.S. – All information obtained and documents prepared pursuant to an investigation of a Medicaid recipient, the recipient's legal representative, or any other person relating to an allegation of recipient fraud or theft is confidential and exempt from s. 119.07(1); until such time as the Agency for Health Care Administration takes final agency action; until the case is referred for criminal prosecution; until an indictment or information is filed in a criminal case; or at all times if otherwise protected by law.

Section 409.91196(1) and (2), F.S. – The rebate amount, percent of rebate, manufacturer's pricing, and supplemental rebate, and other trade secrets that the Agency for Health Care Administration has identified for use in negotiations, held by the agency under cited statute are confidential and exempt from public disclosure requirements. That portion of a meeting of the Medicaid Pharmaceutical and Therapeutics Committee at which this information is discussed is exempt from public meetings requirements. A record of an exempt portion of a meeting must be made and maintained.

Section 409.913(12), F.S. – The complaint and all information obtained pursuant to an investigation of a Medicaid provider, or the authorized representative of a provider, relating to an allegation of fraud, abuse, or neglect are confidential and exempt from s. 119.07(1) until such time as the Agency for Health Care Administration takes final agency action; until the Attorney General refers the case for criminal prosecution; until 10 days after the complaint is determined to be without merit; or at all times if otherwise protected by law.

Section 409.920(9)(f), F.S. – Pursuant to the conduct of the statewide program of Medicaid fraud control, the Attorney General shall safeguard the privacy rights of all individuals and provide safeguards to prevent the use of patient medical records beyond the scope of a specific investigation of fraud or abuse without the patient's written consent.

Section 410.037, F.S. – Information about disabled adults receiving services under ss. 410.031-410.036 (relating to home care of disabled adults) which is received by the Department of Children and Families or its authorized employees, or by persons who provide services to disabled adults or elderly persons as volunteers or pursuant to contracts with the department is confidential and exempt from s. 119.07(1). Such information may not be disclosed publicly in a manner that identifies a disabled adult without the written consent of the person or his or her legal guardian.

Section 410.605, F.S. – Information about disabled adults receiving services under the Community Care for Disabled Adults Act which is received by the Department of Children and Families or its authorized employees, or by persons who provide services to disabled adults as volunteers or pursuant to contracts with the department is confidential and exempt from s. 119.07(1). Such information may not be disclosed publicly in a manner which would identify a disabled adult without the written consent of such person or the disabled adult's legal guardian.

Section 413.012(1), F.S. – All records furnished to the Division of Blind Services in connection with state or local vocational rehabilitation programs and containing information as to personal facts about applicants or clients given to the state or local vocational rehabilitation agency, its representatives or its employees in the course of the administration of the program including lists of names, addresses and records of client evaluations are confidential and exempt from s. 119.07(1).

Section 413.341, F.S. – Oral and written records, information, letters and reports received, made, or maintained by the Division of Vocational Rehabilitation of the Department of Education relative to any applicant or eligible individual are privileged, confidential, and exempt from s. 119.07(1), and may not be released except as provided in the section. Records that come into the possession of the division and that are confidential by other provisions of law are confidential and exempt from the provisions of s. 119.07(1), and may not be released by the division, except as provided in this section.

Section 413.405(11), F.S. – Meetings, hearings, and forums of the Florida Rehabilitation Council established to assist the Division of Vocational Rehabilitation in the planning and development of statewide rehabilitation programs and services shall be open and accessible to the public unless there is a valid reason for an executive session.

Section 413.615(7)(a) and (b), F.S. – The identity of, and all information identifying, a donor or prospective donor to the Florida Endowment Foundation for Vocational Rehabilitation who desires to remain anonymous is confidential and exempt from disclosure. Portions of the meetings of the foundation during which the identity of donors or prospective donors is discussed are exempt from open meetings requirements. Records relating to clients or applicants to the Division of Vocational Rehabilitation that come into the possession of the foundation and that are confidential by other provisions of law are confidential and exempt from disclosure, and may not be released by the foundation. Portions of meetings of the foundation during which the identities of such clients or applicants are discussed are exempt from open meetings requirements.

Section 413.615(11), F.S. – The identities of donors and prospective donors to the Florida Endowment Foundation for Vocational Rehabilitation who desire to remain anonymous shall be protected and the anonymity shall be maintained in the auditor's report.

Section 414.106, F.S. – That portion of a meeting held by the Department of Children and Families, CareerSource Florida, Inc., or a local workforce development board or local committee created pursuant to s. 455.007 at which personal identifying information contained in records relating to temporary cash assistance is discussed is exempt from open meetings requirements, if the information identifies a participant, a participant's family or household member.

Section 414.295(1), F.S. – Except as provided in the exemption, personal identifying information of a temporary cash assistance program participant, a participant's family or a participant's family or household member, except for information identifying a noncustodial parent, held by the agencies set forth in the exemption, is confidential and exempt from public disclosure requirements.

Section 415.1045(1)(a), F.S. – All photographs and videotapes taken during the course of a protective investigation of alleged abuse or neglect of a vulnerable adult are confidential and exempt from public disclosure as provided in s. 415.107.

Section 415.107(1), F.S. – All records concerning reports of abuse, neglect or exploitation of a vulnerable adult, including reports made to the central abuse hotline and all records generated as a result of such reports are confidential and exempt from s. 119.07(1) and may not be disclosed except as authorized in ss. 415.101-415.113.

Section 415.107(3)(l), F.S. – Access to records concerning reports of abuse, neglect or exploitation of a vulnerable adult shall be granted to any person in the event of the death of a vulnerable adult determined to be a result of abuse, neglect, or exploitation. Information identifying the person reporting abuse, neglect or exploitation shall not be released. Any information otherwise made confidential or exempt by law shall not be released pursuant to this paragraph.

Section 415.107(6), F.S. – The identity of any person reporting adult abuse, neglect or exploitation may not be released without that person's written consent to any person except as authorized in the subsection. This subsection grants protection only for the person who reports adult abuse, neglect or exploitation and protects only the fact that the person is the reporter.

Section 415.1103(10), F.S. – Confidential or exempt information obtained by an elder or vulnerable adult abuse fatality review team retains that status when held by the review team. Information contained in a record created by a review team that reveals the identity of a victim of abuse, exploitation or neglect or the identity of persons responsible for the welfare of such victim is confidential and exempt. Portions of review team meetings relating to abuse, exploitation, or neglect or abuse-related deaths of elderly persons or otherwise vulnerable adults, and the prevention of such abuse, exploitation, neglect, or deaths, during which exempt or confidential information, the identity of the victim, or the identity of persons responsible for the welfare

the victim is discussed are exempt from open meetings requirements.

Section 415.111(2), F.S. – A person who knowingly and willfully makes public or discloses any confidential information contained in the central abuse hotline, or in other computer systems, or in the records of any case of abuse, neglect, or exploitation of a vulnerable adult except as provided in ss. 415.101-415.113 commits a second degree misdemeanor.

Section 420.6231, F.S. – Individual identifying information of a person in specified homeless management information system is confidential and exempt. Release of aggregate information that does not disclose identifying information is not precluded.

Section 427.705(6), F.S. – The names, addresses, and telephone numbers provided to the Public Service Commission or administrator of the telecommunications access system established for the hearing impaired and speech impaired populations, by applicants for specialized telecommunications devices are confidential and exempt from s. 119.07(1). The information may be released to contractors only for the purposes set forth in the subsection.

Section 430.105, F.S. – Personal identifying information in a record held by the Department of Elderly Affairs that relates to an individual's health or eligibility for or receipt of health-related, elder care, or long-term care services is confidential and exempt from public disclosure requirements. Such information may be disclosed to another governmental entity for the purpose of administering the department's programs for the elderly or if the affected individual or his or her legal representative provides written consent.

Section 430.207, F.S. – Information about functionally impaired elderly persons receiving services under the Community Care for the Elderly Act which is received by the Department of Elderly Affairs or its authorized employees, or by persons who provide services to functionally impaired elderly persons as volunteers or pursuant to contracts with the department is confidential and exempt from s. 119.07(1).

Section 430.504, F.S. – Information about clients of programs created or funded under s. 430.501 or s. 430.503 (relating to Alzheimer's Disease) which is received by the Department of Elderly Affairs or its authorized employees, or by persons who provide services to clients of programs created or funded under these sections as volunteers or pursuant to contracts with the department is confidential and exempt from s. 119.07(1).

Section 430.608, F.S. – Identifying information about elderly persons receiving services under ss. 430.601-430.606 which is collected and held by the Department of Elderly Affairs or its employees, by volunteers, or by persons who provide services to elderly persons under ss. 430.601-430.606 through contracts with the department, is confidential and exempt from disclosure.

Section 435.09, F.S. – No criminal or juvenile information obtained under this section may be used for any other purpose than determining whether persons meet the minimum standards for employment or for an owner or director of a covered service provider. The criminal and juvenile records obtained by the department or employer are exempt from s. 119.07(1).

Section 440.102(8), F.S. – Except as provided in this subsection, all information, interviews, reports, statements, memoranda, and drug test results received or produced as a result of a drug-testing program are confidential and exempt from disclosure, and may not be used or received in evidence, obtained in discovery, or disclosed in any public or private proceedings except in accordance with this section or in determining compensability under the workers' compensation law.

Section 440.108, F.S. – All investigatory records made or received pursuant to s. 440.107, [relating to enforcement of employer compliance with workers' compensation coverage requirements], and any records necessary to complete an investigation held by the Department of Financial Services are confidential and exempt until the investigation is completed or ceases to be "active" as defined in the exemption. After the investigation is completed or ceases to be active, information in the records remains confidential and exempt if it would jeopardize the integrity of another active investigation; reveal a trade secret, business or personal financial information

or personal identifying information regarding the identity of a confidential informant or cause unwarranted damage to the good name or reputation of an individual or jeopardize the safety of an individual, or reveal investigative techniques or procedures.

Section 440.125, F.S. – Medical records and reports of an injured employee and any information identifying an injured employee in medical bills provided to the Department of Financial Services pursuant to s. 440.13, are confidential and exempt, except as otherwise provided by this section and Ch. 440.

Section 440.132, F.S. – Investigatory records of the Agency for Health Care Administration made or received pursuant to s. 440.134, and any examination records necessary to complete an investigation are confidential and exempt, until the investigation is completed or ceases to be “active,” as that term is defined in the subsection, except that medical records which specifically identify patients must remain confidential and exempt.

Section 440.1851(1), F.S. – Personal identifying information of an injured or deceased employee which is contained in records of the Department of Financial Services pursuant to the Workers’ Compensation Law is confidential, except as otherwise provided in the exemption.

Section 440.25(3), F.S. – Information from the files, reports, case summaries, mediator’s notes, or other communications or materials, oral or written, relating to a mediation conference under the Workers’ Compensation Law obtained by any person performing mediation duties is privileged and confidential and may not be disclosed without the written consent of all parties to the conference.

Section 440.3851, F.S. – Except as provided in the exemption, claims files of the Florida Self-Insurers Guaranty Association, Incorporated, and medical records that are part of a claims file and other information relating to the medical condition or medical status of a claimant, are confidential and exempt. Portions of meetings of the Association at which such confidential records are discussed are exempt from open meetings requirements.

Section 440.39(7), F.S. – Documents and inspection results produced pursuant to this subsection relating to investigation and prosecution of claims against third-party tortfeasors, are confidential and exempt from s. 119.07(1).

Section 440.515, F.S. – The Department of Financial Services shall maintain reports from self-insurers filed pursuant to former s. 440.51(6) as confidential and exempt from s. 119.07(1). The reports shall be released only as authorized in this section.

Section 443.101(11)(c), F.S. – Disclosure of drug tests and other information pertaining to drug testing of individuals who receive compensation under this chapter (Reemployment Assistance) shall be governed by s. 443.1715.

Section 443.1316(2)(b), F.S. – Provisions of cited statutes which relate to confidentiality of records apply to collection of reemployment assistance contributions and reimbursements by the Department of Revenue unless prohibited by federal law.

Section 443.1715(1), F.S. – Except as provided in the subsection, information revealing an employing unit’s or individual’s identity obtained from an employing unit or any individual under the administration of Ch. 443 (Reemployment Assistance), is confidential and exempt from s. 119.07(1) and may be disclosed only as authorized in the subsection.

Section 443.1715(3)(b), F.S. – Unless otherwise authorized by law, information described in the subsection and received by an employer through a drug-testing program, or obtained by a public employee under this chapter (Reemployment Assistance) is confidential and exempt until introduced into the public record under a hearing conducted under s. 443.151(4).

Section 447.205(10), F.S. – Deliberations of the Public Employees Relations Commission in any proceeding before it are exempt from s. 286.011 except any hearing held or oral argument heard by the commission pursuant to Ch. 120 or Ch. 447 shall be open to the public. All draft orders developed in preparation for or preliminary to the issuance of a final written order are confidential and exempt from s. 119.07(1).

Section 447.307(2), F.S. – The petitions and dated statements signed by regarding whether employees desire to be represented in a proposed bargaining unit are confidential and exempt from s. 119.07(1), except that an employee, employer, or employee organization shall be given an opportunity to verify and challenge signatures as provided in the subsection.

Section 447.605(1), F.S. – All discussions between the chief executive officer of a public employer, or his or her representative, and the legislative body or the public employer relative to collective bargaining shall be closed and exempt from s. 286.011.

Section 447.605(3), F.S. – All work products developed by the public employer in preparation for and during collective bargaining negotiations shall be confidential and exempt from s. 119.07(1).

Section 455.213(10), F.S. – Disclosure of a license applicant's social security number obtained by the Department of Business and Professional Regulation pursuant to this section shall be limited to the purpose of administration of the child support enforcement program and use by the department, and as otherwise provided by law.

Section 455.217(5), F.S. – Meetings and records of meetings of any member of the Department of Business and Professional Regulation or of any board within the department held for the exclusive purpose of creating or reviewing licensure examination questions or proposed examination questions are confidential and exempt from ss. 119.07(1) and 286.011.

Section 455.2235(3), F.S. – Information relating to the mediation of a case pursuant to this section shall be subject to the confidentiality provisions of s. 455.225.

Section 455.225(2), F.S. – For cases dismissed prior to a finding of probable cause, the report submitted by the Department of Business and Professional Regulation regarding dismissal of a complaint which the department has previously determined to be legally sufficient is confidential and exempt from s. 119.07(1).

Section 455.225(4), F.S. – All proceedings of a probable cause panel of a board within the Department of Business and Professional Regulation are exempt from s. 286.011 until 10 days after the panel finds probable cause or until the subject of the investigation waives confidentiality.

Section 455.225(10), F.S. – The complaint and all information obtained pursuant to an investigation by the Department of Business and Professional Regulation are confidential and exempt from s. 119.07(1), until 10 days after probable cause has been found or until the regulated professional or subject of the investigation waives confidentiality, whichever is first. However, this exemption does not apply to actions against unlicensed persons pursuant to s. 455.228 or the applicable practice act.

Section 455.229(1) and (2), F.S. – Information required by the Department of Business and Professional Regulation of an applicant is open to public inspection pursuant to s. 119.07, except financial information, medical information, school transcripts, examination questions, answers, papers, grades and grading keys, which are confidential and exempt from s. 119.07(1) and shall not be discussed with or made accessible to anyone except as provided in the subsection. Information supplied to the department which is exempt or confidential remains exempt or confidential while in the custody of the department. Examination questions and answers may be considered only in camera in any Ch. 120 administrative proceeding. Examination questions and answers provided at the hearing are confidential and exempt from s. 119.07(1) unless invalidated by the administrative law judge.

Section 455.232(1), F.S. – No officer, employee or person under contract with the Department of Business and Professional Regulation or any board therein, or any subject of an investigation shall convey knowledge or information to any person not lawfully entitled to such information or knowledge about any meeting or public record, which at the time such knowledge or information is conveyed, is exempt from ss. 119.01, 119.07(1) or 286.011.

Section 455.32(15), F.S. – The exemptions set forth in cited provisions of Ch. 455, relating

to records of the Department of Business and Professional Regulation, also apply held by the corporation with which the department contracts pursuant to the Management Privatization Act.

Section 456.014(1) and (2), F.S. – Information required by the Department of Health of an applicant is open to public inspection pursuant to s. 119.07, except financial information, medical information, school transcripts, examination questions, answers, papers, grades and grading keys, which are confidential and exempt from s. 119.07(1) and shall not be discussed with or made accessible to anyone except as provided in the subsection. Examination questions and answers may be considered only in camera in any Ch. 120 administrative proceeding. Examination questions and answers provided at the hearing are confidential and exempt from s. 119.07(1) unless invalidated by the administrative law judge.

Section 456.017(4), F.S. – Meetings of any member of the Department of Health or of any board within the department held for the exclusive purpose of creating or reviewing licensure examination questions or proposed examination questions are exempt from open meetings requirements and any public records such as tape recordings, minutes, or notes, generated during or as a result of such meetings are confidential and exempt from disclosure.

Section 456.046, F.S. – A patient name or other information that identifies a patient which is in a record obtained by the Department of Health for the purpose of compiling a practitioner profile pursuant to s. 456.041 is confidential and exempt from disclosure.

Section 456.051(1), F.S. – The report of a claim or action for damages for personal injury which is required to be filed with the Department of Health under cited statutes is public information except for the name of the claimant or injured person, which remains confidential.

Section 456.057(7)(a), F.S. – Except as otherwise provided in the exemption, patient records generated by health care practitioners may not be furnished to any person other than the patient, the patient's legal representative, or other health care practitioners and providers involved in the patient's care and treatment.

Section 456.057(9), F.S. – All patient records obtained by the Department of Health and any other documents maintained by the department which identify the patient by name are confidential and exempt and shall be used solely for the purpose of the department and the appropriate board in disciplinary proceedings.

Section 456.073(2), F.S. – For cases dismissed prior to a finding of probable cause, the report submitted by the Department of Health regarding dismissal of a complaint which the department has previously determined to be legally sufficient is confidential and exempt from s. 119.07(1).

Section 456.073(4), F.S. – All proceedings of a probable cause panel of a board within the Department of Health are exempt from s. 286.011 until 10 days after the panel finds probable cause or until the subject of the investigation waives confidentiality.

Section 456.073(9)(c), F.S. – The identity of the expert whose report supported the Department of Health's recommendation for closure of a complaint, which report is provided to the complainant in accordance with this paragraph, shall remain confidential.

Section 456.073(10), F.S. – Except as provided in this subsection, a complaint and all information obtained pursuant to an investigation by the Department of Health is confidential and exempt from s. 119.07(1), until 10 days after probable cause has been found or until the regulated professional or subject of the investigation waives confidentiality, whichever is first.

Section 456.076(13), F.S. – All information obtained by the consultant pursuant to the impaired practitioner program provided by this section is confidential and exempt from s. 119.07(1), F.S.

Section 456.078(4), F.S. – Information relating to the mediation of a case pursuant to this section shall be subject to the confidentiality provisions of s. 456.073.

Section 456.082, F.S. – No officer, employee or person under contract with the Department of Health, or any subject of an investigation shall convey knowledge or information to any person not lawfully entitled to such information or knowledge about any meeting or public record, which at the time such knowledge or information is conveyed, is exempt from ss. 119.01, 119.07(1) or 286.011.

Section 456.4503, F.S. – A physician's personal identifying information, other than the name, licensure status, or licensure number, obtained from the coordinated information system described in cited law and held by specified agencies is exempt unless disclosure is authorized by law in the sending state. Portions of meetings of the Interstate Medical Licensure Compact Commission are exempt under specified circumstances.

Section 458.3193, F.S. – All personal identifying information contained in records provided by physicians licensed under chapter 458 or 459 in response to physician workforce surveys required as a condition of license renewal and held by the Department of Health is confidential and exempt, and shall be disclosed only as provided in the subsection. NOTE: Also published in s. 459.0083, F.S.

Section 458.331(1)(s), F.S. – If the Department of Health files a petition for enforcement against a physician pursuant to this paragraph, the licensee shall not be named or identified by initials in any public court records or documents, and the proceedings shall be closed to the public. *See also* ss. 457.109(1)(o) (acupuncturist); 459.015(1)(w) (osteopathic physician); 464.018(1)(j) (nurse); 466.028(1)(s) (dentist), and 486.125(1)(a)1., F.S. (physical therapist).

Section 458.337(3), F.S. – Records of a medical organization or hospital taking disciplinary action against a physician which have been furnished to the Department of Health for the purpose of disciplinary proceedings shall be confidential and exempt from s. 119.07(1).

Section 458.339(3), F.S. – Medical reports pertaining to the mental and physical condition of physicians which are maintained by the Department of Health pursuant to this section shall remain confidential and exempt from s. 119.07(1) until probable cause is found and an administrative complaint is issued.

Section 458.341, F.S. – Patient medical records obtained during a search of a physician's office by the Department of Health pursuant to this section are confidential and exempt from s. 119.07(1).

Section 459.016(3), F.S. – Records of a medical organization taking disciplinary action against an osteopathic physician which have been furnished to the Department of Health for the purpose of disciplinary proceedings shall be confidential and exempt from s. 119.07(1).

Section 459.017(3), F.S. – Medical reports pertaining to the mental and physical condition of osteopathic physicians which are maintained by the Department of Health pursuant to this section shall remain confidential and exempt from s. 119.07(1) until probable cause is found and an administrative complaint issued.

Section 459.018, F.S. – Patient medical records obtained during a search of an osteopathic physician's office by the Department of Health pursuant to this section are confidential and exempt from s. 119.07(1).

Section 464.0096, F.S., – Specified records obtained from the coordinated licensure health information system established in s. 464.0095 are exempt as are portions of meetings of the Interstate Commission of Nurse Licensure Compact Administrators where exempt records are discussed.

Section 464.208(2), F.S. – Criminal records or juvenile records relating to vulnerable adults that are obtained by the Board of Nursing for purposes of determining whether a person meets the requirements of Part II of Ch. 464, relating to certified nursing assistants are confidential and exempt from s. 119.07(1).

Section 465.017(3), F.S. – Except as permitted in the enumerated chapters, records maintained in a pharmacy relating to the filling of prescriptions and the dispensing of medication

drugs shall not be furnished to persons other than the patient or legal representative of the patient or to the patient's spouse if the patient is incapacitated and has provided written authorization. Rules adopted by the Board of Pharmacy relative to disposal of records of prescription drugs shall be consistent with the duty to preserve the confidentiality of such records in accordance with applicable state and federal law.

Section 466.022(3), F.S. – Peer review information regarding dentists obtained by the Department of Health as background information shall remain confidential and exempt from ss. 119.07(1) and 286.011 regardless of whether probable cause is found.

Section 466.0275(2), F.S. – Medical reports pertaining to the mental and physical condition of dentists which are maintained by the Department of Health pursuant to this section shall remain confidential and exempt from s. 119.07(1) until probable cause is found and an administrative complaint is issued.

Section 466.041(3), F.S. – Any report of hepatitis B carrier status filed by a licensee or applicant in compliance with the requirements established by the Board of Dentistry shall be confidential and exempt from s. 119.07(1), except for the purpose of investigation or prosecution of an alleged violation of this chapter by the Department of Health.

Section 468.1336, F.S. – An audiologist's or speech-language pathologist's personal identifying information, other than the name, licensure status, or licensure number, obtained from the coordinated database and reporting system described in cited law and held by specified agencies is exempt unless disclosure is authorized by law in the sending state. Portions of meetings of the Audiology and Speech-Language Pathology Interstate Compact Commission are exempt when exempt records are discussed.

Section 471.038(7), F.S. – The exemptions set forth in ss. 455.217, 455.225, and 455.229, for records of the Department of Business and Professional Regulation apply to records created or maintained by the Florida Engineers Management Corporation, except as provided in the subsection.

Section 472.0131(5), F.S. – Meetings and records of meetings of any member of the Department of Agriculture and Consumer Services or of the Board of Professional Surveyors and Mappers held for the exclusive purpose of creating or reviewing licensure examination questions or proposed examination questions are confidential and exempt; however, the exemption does not affect the right of a person to review an examination as provided in subsection (3).

Section 472.0201(1) and (2), F.S. – All information required by the Department of Agriculture and Consumer Services of any applicant shall be a public record and open to public inspection except financial information, medical information, school transcripts, examination questions, answers, papers, grades, and grading keys, which are confidential and exempt and shall not be discussed with or made accessible to anyone except as provided therein. Any information supplied to the department by any other agency which is exempt from Ch. 119 or is confidential shall remain exempt or confidential pursuant to applicable law while in the custody of the department. Examination questions and answers provided by the department to an administrative law judge in an administrative hearing are confidential and exempt unless invalidated by the administrative law judge.

Section 472.02011, F.S. – An officer, employee, or person under contract with the Department of Agriculture and Consumer Services or the Board of Professional Surveyors and Mappers, or any subject of an investigation may not convey knowledge or information to any person who is not lawfully entitled to such knowledge or information about any public meeting or public record, which at the time such knowledge or information is conveyed is exempt from disclosure.

Section 472.033(2), (4), and (10), F.S. – For cases involving a complaint to the Department of Agriculture and Consumer Services that are dismissed before a finding of probable cause, the report of the department is confidential and exempt from s. 119.07(1). All proceedings of the probable cause panel are exempt from s. 286.011 until 10 days after pro

cause has been found to exist by the panel or until the subject of the investigation waives her privilege of confidentiality. The complaint and all information obtained pursuant to the investigation by the department are confidential and exempt from s. 119.07(1) until 10 days after probable cause has been found to exist by the probable cause panel or by the department, or until the regulated professional or subject of the investigation waives his or her privilege of confidentiality, whichever occurs first. However, the exemption does not apply to actions against unlicensed persons pursuant to s. 472.036.

Section 474.214(1)(h), F.S. – If the Department of Business and Professional Regulation files a petition for enforcement against a veterinarian pursuant to this paragraph, the licensee shall not be named or identified by initials in any other public court records and the enforcement proceedings shall be closed.

Section 474.2167, F.S. – Animal medical records held by a state college of veterinary medicine are confidential and exempt.

Section 474.2185, F.S. – Medical reports pertaining to the mental and physical condition of veterinarians which are maintained by the Department of Business and Professional Regulation pursuant to this section shall remain confidential and exempt from s. 119.07(1) until probable cause is found and an administrative complaint is issued.

Section 481.205(3)(a), F.S. – Complaints and any information obtained pursuant to an investigation by the Board of Architecture and Interior Design are confidential and exempt from disclosure as provided in s. 455.225(2) and (10), F.S.

Section 486.113, F.S. – A physical therapist's or physical therapist assistant's personal identifying information, other than the name, licensure status, or licensure number, obtained from the coordinated database and reporting system described in cited law and held by specified agencies is exempt unless disclosure is authorized by law in the sending state. Portions of meetings of the Physical Therapy Compact Commission or the executive board or a committee are exempt when specified information is discussed.

Section 487.031(5), F.S. – Information relative to formulas of products acquired by the Department of Agriculture and Consumer Services pursuant to the registration of pesticides is confidential and exempt from s. 119.07(1).

Section 487.041(5), F.S. – Confidential data received from the Department of Agriculture and Consumer Services by governmental agencies in providing review and comment to the department regarding pesticide registration shall be confidential and exempt from s. 119.07(1).

Section 490.0076, F.S. – A psychologist's personal identifying information, other than the psychologist's name, licensure status, or licensure number, obtained from the coordinated licensure information system, as described in s. 490.0075, and held by the Department of Health or the Board of Psychology is exempt from disclosure requirements unless disclosure is authorized by the state that originally reported the information to the information system. A meeting or portions of a meeting of the Psychology Interjurisdictional Compact Commission, established in s. 490.0075, at which matters specifically exempted from disclosure by state or federal statute are discussed is exempt from s. 286.011. Records generated during an exempt meeting are exempt from disclosure requirements.

Section 491.017 – The Counseling Compact Commission or the executive committee or other committees of the commission may convene in a closed, nonpublic meeting if specified topics must be discussed. If a meeting is closed, the commission's counsel must certify that the meeting may be closed and must reference each relevant exempting provision. Minutes must be kept as described in the exemption. The minutes and documents of a closed meeting must remain under seal subject to release as provided in the exemption.

Section 491.018, F.S. – A counselor's personal identifying information, other than the counselor's name licensure status, or licensure number obtained from the data system, as described in Article X of s. 491.017, and held by the Department of Health or the Board of Clinical Social Work, Marriage and Family Therapy, and Mental Health Counseling is exempt from disclosure.

requirements unless disclosure is authorized by the state that originally reported the information to the data system. A meeting or portions of a meeting of the Counseling Compact Commission, or the executive committee or other committees of the commission, at which matters specifically exempted from disclosure by state or federal law are discussed is exempt. Records generated during an exempt meeting are exempt.

Section 493.6121(5), F.S. – Criminal justice information submitted to the Department of Agriculture and Consumer Services pursuant to the department’s prescribed duties relating to licensure of private investigative, private security, and repossession services, is confidential and exempt from s. 119.07(1).

Section 493.6121(7), F.S. – An investigation conducted by the Department of Agriculture and Consumer Services pursuant to this chapter relating to private investigative, private security, and repossession services, is exempt from s. 119.07(1) until a probable cause determination has been made, the case is closed prior to a determination of probable cause, or the subject of the investigation waives confidentiality.

Section 493.6122, F.S. – The residence telephone number and residence address of certain licensees maintained by the Department of Agriculture and Consumer Services is confidential and exempt from s. 119.07(1), except that this information may be provided to law enforcement agencies. When the residence telephone number or address is or appears to be the business telephone number or address, this information is public record.

Section 494.00125(1), F.S. – Except as provided therein, information relating to an investigation by the Office of Financial Regulation pursuant to the Mortgage Brokerage and Mortgage Lending Act, including any consumer complaint received by the office or the Department of Financial Services, is confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active” as defined in the subsection, unless disclosure would result in certain enumerated consequences. If the investigation could endanger the safety of employees or their families, specified information about such personnel and their families is confidential and exempt from s. 119.07(1).

Section 494.00125(2), F.S. – All audited statements submitted pursuant to this act (relating to mortgage brokerage and lending) are confidential and exempt from s. 119.07(1), except that employees of the Office of Financial Regulation shall have access to such information in the administration and enforcement of the act and prosecution of violations.

Section 494.00125(3), F.S. – Credit history information and credit scores held by the Office of Financial Regulation and related to licensing under ss. 494.001-494.0077 are confidential and exempt except as provided therein.

Section 497.172(1), F.S. – Portions of meetings of the Board of Funeral, Cemetery, and Consumer Services at which licensure examination questions or answers are discussed are exempt from open meetings requirements; however, the closed meetings must be recorded. Such recordings are exempt from disclosure.

Section 497.172(2), F.S. – Meetings of the probable cause panel of the Board of Funeral, Cemetery, and Consumer Services, pursuant to s. 497.153 are exempt from open meeting requirements although such meetings must be recorded. Records of exempt meetings of the probable cause panel are exempt from disclosure requirements until 10 days after a determination regarding probable cause is made.

Section 497.172(3) and (4), F.S. – Except as provided therein, information held by the Department of Financial Services pursuant to a financial examination or inspection under Ch. 497 is confidential and exempt until the examination or inspection is completed or ceases to be active. Information held by the department relating to an investigation of a violation of Ch. 497 is confidential and exempt until the investigation is completed or ceases to be active or until 10 days after a determination regarding probable cause is made. Trade secrets are confidential and exempt.

Section 499.051(7)(a)(b), F.S. – The complaint and all information obtained pursuant to

to an investigation by the Department of Business and Professional Regulation under Drug and Cosmetic Act are confidential and exempt from disclosure until the investigation and enforcement action are completed. Disclosure is authorized as provided in the exemption.

Section 500.148(1), F.S. – The complaint and all information deemed confidential under cited federal enactments and which is provided to the Department of Agriculture and Consumer Services during a joint food safety or food illness investigation, as a requirement for conducting a federal-state contract or partnership activity, or for regulatory review, is confidential and exempt and may not be disclosed except as provided in the exemption.

Section 501.171(11), F.S. – Information received by the Department of Legal Affairs pursuant to a notice of a data breach or pursuant to certain investigations is confidential and exempt until the investigation is completed or ceases to be active, although certain information remains confidential. Disclosure is authorized under specified circumstances.

Section 501.1735(6), F.S. – All information received by the Department of Legal Affairs pursuant to a notification of a violation of s. 501.1735, relating to protection of children in online spaces, or received by the department pursuant to an investigation by the department or a law enforcement agency of a violation of that section is confidential and exempt until such time as the investigation is completed or ceases to be active, although certain information remains confidential. Disclosure is authorized as provided in the exemption.

Section 501.1736(11), F.S. – All information held by the Department of Legal Affairs pursuant to a notification of a violation or an investigation of a violation of this section relating to certain social media violations is confidential and exempt until the investigation is completed or ceases to be active although specified information remains confidential. Certain disclosures are authorized.

Section 501.1737(9)(a), F.S. – All information held by the Department of Legal Affairs pursuant to a notification of a violation or an investigation of a violation of this section relating to certain age verification violations is confidential and exempt until the investigation is completed or ceases to be active although specified information remains confidential. Certain disclosures are authorized.

Section 501.2041(10)(a), F.S. – All information received by the Department of Legal Affairs pursuant to an investigation by the department or a law enforcement agency into certain prohibited social media platform activities is confidential and exempt until such time as the investigation is completed or ceases to be active. This exemption shall be construed in conformity with s. 119.071(2)(c), F.S. Specified information as described in the exemption remains confidential after the investigation is completed or ceases to be active.

Section 501.2065, F.S. – Criminal or civil intelligence, investigative information, or any other information held by any state or federal agency that is obtained by the Department of Legal Affairs in the course of an investigation under Part II of Ch. 501 and that is confidential or exempt from s. 119.07(1) retains its status as confidential or exempt from s. 119.07(1).

Section 501.722, F.S. – All information received by the Department of Legal Affairs pursuant to a notification of a violation of part V of ch. 501, relating to certain data privacy provisions, or received by the department pursuant to an investigation by the department of law enforcement agency of a violation of that part, is confidential and exempt until such time as the investigation is completed or ceases to be active, although specified information remains confidential. Disclosure is authorized as provided in the exemption. This exemption takes effect on July 1, 2024.

Section 517.12(13), F.S. – Currency transaction reports filed with the Office of Financial Regulation by dealers and investment advisers pursuant to this subsection are confidential and exempt from s. 119.07(1) except as provided in the subsection.

Sections 517.2015 (securities) and 520.9965 (retail installment sales), F.S. – Except as provided in the exemption, information relating to an investigation by the Office of Financial Regulation pursuant to the Florida Securities and Investor Protection Act, or pursuant to

retail installment sales laws, including a consumer complaint, is confidential and exempt s. 119.07(1) until the investigation is completed or ceases to be “active” as defined in the subsection, unless disclosure would result in any of the enumerated consequences. If the investigation could endanger the safety of employees or their families, specified information about such personnel and their families is confidential and exempt.

Section 517.2016, F.S. – Information that would reveal examination techniques or procedures used by the Office of Financial Regulation pursuant to the Florida Securities and Investor Protection Act is confidential and exempt.

Section 526.311(2), F.S. – Any records, documents, or other business material, regardless of form or characteristics, obtained by the Department of Agriculture and Consumer Services in an investigation of an alleged violation of the Motor Fuel Marketing Practices Act are confidential and exempt from disclosure, while the investigation is pending. At the conclusion of the investigation, any matter determined by the department or by a state or federal judicial or administrative body to be a trade secret or proprietary confidential business information held by the department pursuant to such investigation shall be confidential and exempt from disclosure.

Section 527.0201(8), F.S. – Liquefied petroleum gas competency examinations of the Department of Agriculture and Consumer Services are confidential and exempt.

Section 527.062(1), F.S. – Information compiled by the Department of Agriculture and Consumer Services pursuant to an investigation of an accident involving liquefied petroleum gas or equipment is confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active” as defined in the subsection.

Section 539.003, F.S. – Except as provided in the subsection, records relating to pawnbroker transactions delivered to appropriate law enforcement officials are confidential and exempt.

Section 542.28(9), F.S. – Notwithstanding s. 119.07(1), it is the duty of the Attorney General or a state attorney to maintain the secrecy of all evidence, testimony, documents, work product, or other results of an investigative demand relevant to an antitrust investigation; however, the Attorney General or state attorney may disclose such investigative evidence to the agencies enumerated in the section.

Section 548.021(2), F.S. – Disclosure of a license applicant’s social security number which is obtained by the State Athletic Commission pursuant to the statute is limited to child support enforcement purposes.

Section 548.062(2), F.S. – Proprietary confidential business information, as defined in the exemption, provided by a promoter to the Florida State Boxing Commission or obtained by the commission through an audit of a promoter’s books and records is confidential and exempt. Disclosure is authorized under specified circumstances.

Section 550.0251(9), F.S. – All information obtained by the Florida Gaming Control Commission pursuant to an investigation for an alleged violation of the chapter or rules of the division is exempt from disclosure until an administrative complaint is issued or the investigation is closed or ceases to be active, as defined therein. The division may, however, provide information to any law enforcement agency or other regulatory agency. With the exception of active criminal intelligence or criminal investigative information and any other information that, if disclosed, would jeopardize the safety of an individual, all other information, records and transcriptions become public when the investigation is closed or ceases to be active.

Section 550.2415(1)(a), F.S. – Test results and the identities of racing animals being tested and of their trainers and owners are confidential and exempt for 10 days after testing of all samples collected on a particular day has been completed and any positive test results derived from such samples have been reported to the director of the Florida Gaming Control Commission or administrative action has been commenced.

Section 556.113, F.S. – Proprietary confidential business information held by Sun

State One-Call of Florida, Inc., for the purpose of describing the extent and root cause to an underground facility or using the member ticket management software system is exempt.

Section 559.5558(2), F.S. – Information held by the Office of Financial Regulation pursuant to an investigation or examination of a violation of statutes relating to consumer collection practices is confidential and exempt until the investigation or examination is complete or no longer active. Disclosure is authorized to a law enforcement agency or another administrative agency in the performance of its official duties and responsibilities. However, specified information, including certain consumer information, remains confidential.

Section 559.952(5)(h), F.S. – Certain information provided to and held by the Office of Financial Regulation in a Financial Technology Sandbox application by specified providers of innovative financial products or services is confidential and exempt. Confidential information may be released as provided in the exemption.

Section 560.129, F.S. – Except as otherwise provided in the exemption, information concerning an investigation or examination by the Office of Financial Regulation pursuant to this chapter (Money Services Businesses), including any consumer complaint received by the office or the Department of Financial Services, is confidential and exempt from disclosure until the investigation or examination ceases to be “active” as that term is defined in the exemption. Confidentiality is also provided for other records such as trade secrets and personal financial records. Other records may also remain confidential if disclosure would result in any of the consequences listed in the exemption. Quarterly reports submitted under s.560.118(2) are confidential.

Section 560.312(1)(2), F.S. – Payment instrument transaction information held by the Office of Financial Regulation pursuant to s. 560.310, F.S. (check cashing and foreign currency exchangers) which identifies a licensee, payor, payee, or conductor is confidential and exempt, except as provided in the exemption.

Section 560.4041, F.S. – Information that identifies a drawer or deferred presentment provider contained in the database authorized under s. 560.404, is confidential and exempt from public disclosure requirements and may not be released except as provided in the subsection.

Section 561.19(2)(b), F.S. – Any portion of the drawing results of a particular county to determine which applicants are to be considered for beverage licenses which reveals the rank order of persons not receiving notice of selection is confidential and exempt from s. 119.07(1), until such time as all of the licenses from that county’s drawing have been issued.

Section 569.215(1), F.S. – Proprietary confidential business information received by specified state officials or outside counsel representing the state for the purpose of negotiation or verification of annual tobacco settlement payments is confidential and exempt from public disclosure requirements.

Section 570.077, F.S. – Information held by the Department of Agriculture and Consumer Services as part of a joint or multi-agency examination or investigation with another state or federal regulatory, administrative or criminal justice agency which is confidential or exempt under the laws or regulations of that state or federal agency is confidential and exempt. Disclosure is authorized under specified circumstances. The exemption does not apply to information held by the department as part of an independent examination or investigation conducted by the department.

Section 570.544(8), F.S. – Records of the Division of Consumer Services of the Department of Agriculture and Consumer Services are public records; however, customer lists, customer names, and trade secrets are confidential and exempt from s. 119.07(1). Disclosure necessary to enforcement procedures does not violate this prohibition.

Section 570.686, F.S. – The identity of a donor to the Florida Agriculture Center and Horse Park Authority, if requested by the donor in writing, is confidential and exempt from disclosure.

Section 570.691(6), F.S. – The identity of a donor or prospective donor of a support organization established to assist programs of the Department of Agriculture and Consumer Services who desires to remain anonymous and all information identifying such donor or prospective donor is confidential and exempt from disclosure.

Section 570.715(5), F.S. – Appraisal reports for conservation easement acquisition are confidential and exempt, for use by the Department of Agriculture and Consumer Services and the Board of Trustees of the Internal Improvement Trust Fund, until an option contract is executed or, if no option contract is executed, until 2 weeks before a contract or agreement for purchase is considered for approval by the board of trustees. However, disclosure is authorized under some circumstances, as described in the paragraph. The department may release a report when the passage of time has rendered the conclusions of value invalid or when the department has terminated negotiations.

Section 570.822(8)(a)(b), F.S. – Tax returns, credit history information, credit reports, and credit scores held by the Department of Agriculture and Consumer Services pursuant to its administration of the Agriculture and Aquaculture Producers Natural Disaster Recovery Loan Program are exempt from disclosure requirements. Disclosure of information in an aggregated and anonymized format is not prohibited.

Section 581.199, F.S. – It is unlawful for any authorized representative who in an official capacity obtains under the provisions of this chapter (relating to plant industry) any information entitled to protection as a trade secret, as defined in s. 812.081, to reveal that information to any unauthorized person.

Section 585.611(1), F.S. – Personal identifying information of those persons employed by, under contract with, or volunteering for a public research facility, including a state university, that conducts animal research is exempt from disclosure when such information is contained in specified records relating to animal research.

Section 595.409(1)(2), F.S. – Personal identifying information of an applicant for or participant in a school food and nutrition service program held by the Departments of Agriculture and Consumer Services, or Education is exempt. Such information shall be disclosed as provided in the exemption.

Section 597.0042, F.S. – Certain aquaculture records held by the Department of Agriculture and Consumer Services are confidential and exempt. Disclosure to another governmental entity in the performance of its duties is authorized.

Section 601.10(8), F.S. – Any non published reports or data related to studies or research conducted, caused to be conducted, or funded by the Department of Citrus under s.601.13, is confidential and exempt.

Section 607.0505(6), F.S. – Information provided to, and records and transcripts obtained by, the Department of Legal Affairs pursuant to this section relating to corporations or alien business organizations are confidential and exempt from s. 119.07(1) while the investigation is active. The department shall not disclose confidential information, records, or transcripts except as authorized by the Attorney General in the circumstances listed in the subsection. Similar confidentiality provisions exist relating to information received by the department regarding nonprofit corporations (s. 617.0503[6]).

Section 616.242(14)(b), F.S. – All investigatory records made or received by the Department of Agriculture and Consumer Services pursuant to an amusement ride investigation are confidential and exempt from public disclosure requirements until the investigation is completed or cases to be “active” as that term is defined in the exemption.

Section 624.23, F.S. – Personal financial and health information as defined therein held by the Department of Financial Services or the Office of Insurance Regulation relating to a consumer's complaint or inquiry regarding a matter or activity regulated under the Florida Insurance Code or s. 440.191 is confidential and exempt. The confidential and exempt information may be disclosed to the persons and entities described in the exemption.

Section 624.231, F.S. – If the Department of Financial Services or the Office of Insurance Regulation determines that any portion of a record requested by a person is exempt pursuant to Ch. 119, the insurance code, or Ch. 641, the department or office shall disclose to the person in writing that the requested record will be provided in a redacted format and that there will be additional fees charged for staff time associated with researching and redacting the exempt portion of the record. Before the department or office provides the record, the person must affirm his or her request to receive the record.

Section 624.310(3)(f), F.S. – An emergency order entered by the Office of Insurance Regulation or the Department of Financial Services against a licensee or affiliated party under this subsection is confidential and exempt from s. 119.07(1) until made permanent, unless the department or office finds that the confidentiality will result in substantial risk of financial loss to the public. Emergency cease and desist orders that are not made permanent are available for public inspection 1 year from the date the emergency order expires; however, portions of such order shall remain confidential if disclosure would result in any of the consequences listed in the paragraph.

Section 624.311(2), F.S. – Records of insurance claim negotiations of any state agency or political subdivision are confidential and exempt from s. 119.07(1) until termination of all litigation and settlement of all claims arising out of the same incident.

Section 624.319(3), F.S. – Examination reports of insurers prepared by the Office of Insurance Regulation or the Department of Financial Services or its examiner pursuant to this section are confidential and exempt from s. 119.07(1) until filed. Investigation reports are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active,” as that term is defined in the paragraph. After an investigation is completed or ceases to be active, portions of such records shall remain confidential and exempt if disclosure would result in any of the consequences listed in the paragraph. Work papers held by the Department of Financial Services or the Office of Insurance Regulation are confidential and exempt from disclosure until the examination report is filed or until the investigation is complete or no longer active; however, portions of work papers may remain confidential under the conditions specified therein. Information received from another governmental entity or the National Association of Insurance Commissioners, which is confidential or exempt when held by that entity, for the department’s or office’s use in the performance of its examination or investigation duties are confidential and exempt from disclosure requirements. Lists of insurers or regulated companies are confidential and exempt from s. 119.07(1), if the conditions set forth in the paragraph apply.

Section 624.40851(1) and (2), F.S. – Risk-based capital plans and reports as described in the exemption that are held by the Office of Insurance Regulation, as well as specified additional related materials, are confidential and exempt from disclosure. Hearings relating to the office’s actions regarding such risk-based capital records, are exempt from open meetings requirements, subject to specified conditions.

Section 624.4212(2)(3)(4), F.S. – Certain proprietary confidential business information held by the Office of Insurance Regulation, specified reports submitted, and confidential information received from other jurisdictions which is held by the Office relating to insurer valuation and solvency, are confidential and exempt. Disclosure is authorized under specified circumstances.

Section 624.82(1), F.S. – Orders, records, and other information in the possession of the Office of Insurance Regulation relating to the supervision of any insurer are confidential and exempt from s. 119.07(1), except as otherwise provided in this section. Proceedings and hearings relating to the office’s supervision of any insurer are exempt from s. 286.011, except as otherwise provided in this section.

Section 624.86, F.S. – During the period of administrative supervision, the Office of Insurance Regulation may meet with a supervisor appointed under this part or representatives of the supervisor, and such meetings are exempt from s. 286.011.

Section 625.121(3)(a)9., F.S. – Except as otherwise provided in this paragraph

memorandum or other material in support of the actuarial opinion required to be filed with the Office of Insurance Regulation under this subsection, is confidential and exempt from s. 119.07(1) and is not subject to subpoena or discovery directly from the Office.

Section 625.1214(1), F.S. – Documents, reports, materials, and other information created, produced, or obtained pursuant to ss. 625.121 and 625.0212 (valuation of policies and contracts) are privileged, confidential, and exempt as provided in s. 624.4212, and are not subject to subpoena or discovery directly from the Office of Insurance Regulation.

Section 626.511(3), F.S. – Any information or record regarding the termination of an appointment which is furnished to the Office of Insurance Regulation or the Department of Financial Services under this section is confidential and exempt from s. 119.07(1).

Section 626.601(6), F.S. – The complaint and any information obtained pursuant to the investigation by the Office of Insurance Regulation or the Department of Financial Services are confidential and exempt from s. 119.07(1), unless the department or the Office takes specified action against the individual or entity.

Section 626.631(2), F.S. – Except as provided in the subsection, the records or evidence of the Department of Financial Services relative to a hearing on the suspension or revocation of a license or appointment are confidential and exempt from s. 119.07(1) until after the material has been published at the hearing.

Section 626.84195(2), F.S. – Proprietary business information, as defined in the exemption, provided to the Office of Insurance Regulation by a title insurance agency or insurer is confidential and exempt until such information is otherwise publicly available or is no longer treated by the title insurance agency or insurer as proprietary business information.

Section 626.842(3), F.S. – Information contained in credit or character reports furnished to the Department of Financial Services under this section (relating to applications of title insurance agents) is confidential and exempt from s. 119.07(1).

Section 626.8433(3), F.S. – Any information or record furnished to the Department of Financial Services under this section regarding the reasons for termination of the appointment of a title insurance agent is confidential and exempt from s. 119.07(1).

Section 626.884(2), F.S. – Except as provided in the subsection, information contained in the books and records of an insurance administrator is confidential and exempt from s. 119.07(1) if the disclosure would reveal a trade secret as defined in s. 688.002.

Section 626.921(8), F.S. – Information furnished to the Department of Financial Services pursuant to pertinent statutes relating to policies and examinations of surplus lines agents is confidential and exempt if disclosure would reveal information specific to a particular policy or policy holder. Information furnished to the Florida Surplus Lines Service Office under the Surplus Lines Law is confidential and exempt if disclosure would reveal information specific to a particular policy or policy holder.

Section 626.9651, F.S. – The Department of Financial Services and the Financial Services Commission must adopt rules consistent with other provisions of the Florida Insurance Code to govern the use of a consumer's nonpublic personal financial and health information.

Section 626.989(5), F.S. – Records of the Department of Financial Services and the Office of Insurance Regulation relating to an investigation of insurance fraud under this section are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be "active," as that term is defined in the subsection, unless disclosure would result in certain enumerated consequences.

Section 626.9891(11)(a), F.S. – Information relating to investigation and tracking of insurance fraud submitted by insurers to the Department of Financial Services is exempt from public disclosure.

Section 627.0628(3)(g), F.S. – A trade secret as defined in s. 668.002 that is used in the

designing and constructing a hurricane or flood loss model and that is provided in this section, by a private company, to the Florida Commission on Hurricane Loss Projection Methodology, Office of Insurance Regulation, or the appointed consumer advocate, is confidential and exempt. That portion of a meeting of the commission or of a rate proceeding on an insurer's rate filing at which a trade secret made confidential by this exemption is discussed is exempt from open meetings requirements. The closed meeting must be recorded; the recording is exempt from disclosure.

Section 627.06292(1), F.S. – Reports of hurricane loss data and associated exposure data that are specific to a particular insurance company, as reported by an insurer or a licensed rating organization to the Office of Insurance Regulation or to a state university center are exempt from disclosure requirements.

Section 627.311(4)(a), F.S. – Certain records of the Florida Automobile Joint Underwriting Association, as described in the exemption, are confidential and exempt from disclosure as set forth in the subsection.

Section 627.311(4)(b), F.S. – The Florida Automobile Joint Underwriting Association must keep portions of meetings during which confidential and exempt underwriting files or confidential and exempt claims files are discussed exempt from open meetings requirements, subject to the conditions set forth in the exemption. A copy of the transcript, less any confidential and exempt information, of any closed meeting during which confidential and exempt claims files are discussed shall become public as to individual claims files after settlement of that claim.

Section 627.3121, F.S. – Certain records held by the Florida Workers' Compensation Joint Underwriting Association, Inc., as described in the exemption, are confidential and exempt and may only be released as prescribed therein. That portion of a meeting of the association's board of governors, or any subcommittee of the association's board, at which records made confidential and exempt by the section are discussed is exempt from open meeting requirements; the transcript and minutes of exempt portions of meetings are confidential and exempt from disclosure. Those portions of the transcript or the minutes pertaining to a confidential and exempt claims file are no longer confidential and exempt upon termination of all litigation with regard to that claim.

Section 627.351(4)(g), F.S. – All records, relating to the Medical Malpractice Joint Underwriting Association or its operation are open for public inspection, except that a claim file in the possession of the Association is confidential and exempt from s. 119.07(1) during processing of that claim. Information in these files that identifies an injured person is confidential and exempt from s. 119.07(1).

Section 627.351(6)(x)1., F.S. – Certain records of the Citizens Property Insurance Corporation, as described in the exemption, are confidential and exempt from disclosure.

Section 627.351(6)(x)4., F.S. -- Portions of meetings of the Citizens Property Insurance Corporation are exempt from open meetings requirements where confidential underwriting files or confidential open claims files are discussed, subject to the conditions set forth in the exemption. A copy of the transcript, less any exempt matters, of any closed meeting where claims are discussed shall become public as to individual claims after settlement of the claim.

Section 627.3518(11), F.S. – Proprietary confidential business information, as defined in the exemption, that is provided to the Citizens Property Insurance Corporation clearinghouse is confidential and exempt.

Section 627.352, F.S. – Those portions of a risk assessment, an evaluation, an audit, and any other report of the Citizen Property Insurance Corporation's information technology security program are confidential and exempt from disclosure requirements, if disclosure would facilitate unauthorized access to or unauthorized modification, disclosure, or destruction of data or security information as described in the exemption. Portions of meetings which would reveal such data and information are exempt from s. 286.011, F.S. All exempt portions must be recorded and transcribed and the recordings and transcript must be kept confidential and exempt.

Confidential and exempt records must be made available to agencies specified in the

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Section 627.6699(8)(c), F.S. – Information relating to rating and renewal practices of small employer health insurance carriers which is submitted by the carriers to the Office of Insurance Regulation pursuant to this subsection constitutes proprietary and trade secret information and may not be disclosed except as agreed to by the carrier or pursuant to court order.

Section 627.912(2)(e), F.S. – The name and address of the injured person that is contained in reports to the Office of Insurance Regulation regarding professional liability claims is confidential and exempt from s. 119.07(1) and must not be disclosed without the person's consent, except for disclosure to the Department of Health.

Section 627.9122(2)(e), F.S. – The name of the injured person contained in a claim report filed by an insurer providing liability coverage for officers and directors is confidential and exempt from s. 119.07(1), and must not be disclosed by the Office of Insurance Regulation without the consent of the injured person.

Section 627.9126(3)(a)6., F.S. – The names of claimants identified in reports filed by liability insurers with the Office of Insurance Regulation are confidential and exempt from s. 119.07(1).

Section 628.801(4), F.S. – Filings and related documents filed by insurance holding companies as provided in this section are confidential and exempt as provided in s. 624.4212 and are not subject to subpoena or discovery directly from the Office of Insurance Regulation.

Section 631.195, F.S. – Specified records of an insurer which are made or received by the Department of Financial Services acting as a receiver are confidential and exempt, including personal and financial information of a consumer, consumer claim files, personnel and payroll records, underwriting files, specified risk information and corporate governance records submitted pursuant to cited statutes and confidential information received from other governmental entities. Release is authorized under certain circumstances.

Section 631.398(1), F.S. – Reports and recommendations made by specified persons to the Office of Insurance Regulation or to the Department of Financial Services relative to the solvency, liquidation, rehabilitation, or conservation of a member insurer or germane to the solvency of a company seeking to do insurance business in this state, are confidential and exempt from s. 119.07(1) until the termination of a delinquency proceeding.

Section 631.582, F.S. – Certain records of the Florida Insurance Guaranty Association such as specified claims, medical records that are part of a claims file, information relating to the medical condition or medical status of a claimant, and records pertaining to matters reasonably encompassed in privileged attorney-client communications of the association, are confidential and exempt.

Section 631.62(2), F.S. – A request from the board of directors of the Florida Insurance Guaranty Association that the Office of Insurance Regulation order an examination of any member insurer is confidential and exempt from s. 119.07(1) until the examination report is released to the public.

Section 631.62(3), F.S. – The reports and recommendations by the board of directors of the Florida Insurance Guaranty Association on any matter germane to the solvency, liquidation, rehabilitation, or conservation of any member insurer are confidential and exempt from s. 119.07(1) until the termination of a delinquency proceeding.

Section 631.723(1), F.S. – The reports and recommendations by the board of directors of the Florida Life and Health Insurance Guaranty Association to the Department of Financial Services or to the Office of Insurance Regulation on any matter germane to the solvency, liquidation, rehabilitation, or conservation of any member insurer or a company seeking to do insurance business in Florida are confidential and exempt from s. 119.07(1) until the termination of a delinquency proceeding.

Section 631.723(3), F.S. – A request by the board of directors of the Florida Life

Health Insurance Guaranty Association that the Office of Insurance Regulation examination of any member insurer is confidential and exempt from s. 119.07(1) until the examination report is released to the public.

Section 631.724, F.S. – Negotiations or meetings of the Florida Life and Health Insurance Guaranty Association involving discussions of the association's powers and duties under 631.717 are exempt from s. 286.011. Records of such negotiations or meetings are confidential and exempt from s. 119.07(1) until the termination of a delinquency proceeding.

Section 631.931, F.S. – The reports and recommendations by the board of directors of the Florida Workers' Compensation Insurance Guaranty Association under s. 631.917 on any matter germane to the solvency, liquidation, rehabilitation, or conservation of any member insurer are confidential and exempt until the termination of a delinquency proceeding.

Section 631.932, F.S. – Negotiations between a self-insurance fund and the Florida Workers' Compensation Insurance Guaranty Association are exempt from s. 286.011. Documents related to such negotiations that reveal identifiable payroll and loss and individual claim information are confidential and exempt.

Section 633.112(7), F.S. – Records obtained or prepared by the State Fire Marshal pursuant to his or her investigation of fires and explosions are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be "active" as that term is defined in the subsection.

Section 633.126(5), F.S. – Discussions involving officials of the Department of Financial Services and an insurance company in accordance with this section (relating to investigation of fraudulent insurance claims and crimes) are confidential and exempt from s. 286.011.

Section 633.324(1), F.S. – Test material relating to applicants for licensure, certification, or permitting by the State Fire Marshal is made confidential by s. 119.071(1)(a). An applicant may waive confidentiality in writing for purposes of discussion with the State Fire Marshal or his or her staff.

Section 634.045(5), F.S. – The filings made by a guarantee organization pursuant to this section relating to guarantee agreements provided by motor vehicle service agreement companies are confidential and exempt from s. 119.07(1).

Section 634.201(3), F.S. – The Department of Financial Service's records or evidence relative to a hearing for the suspension or revocation of the license or appointment of a salesman of automobile warranties are confidential and exempt from s. 119.07(1) until such investigation is completed or ceases to be "active," as that term is defined in the subsection.

Section 634.348, F.S. – Active examination or investigatory records of the Department of Financial Services or the Office of Insurance Regulation made or received pursuant to Part II, Ch. 634 (Home Warranty Associations) are confidential and exempt from s. 119.07(1) until such investigation is completed or ceases to be "active," as that term is defined in the section.

Section 634.4065(5), F.S. – The filings made by a guarantee organization pursuant to this section relating to guarantee agreements provided by service warranty associations are confidential and exempt from s. 119.07(1).

Section 634.444, F.S. – Active examination or investigatory records of the Department of Financial Services or the Office of Insurance Regulation made or received pursuant to Part III, Ch. 634 (Service Warranty Associations) are confidential and exempt from s. 119.07(1) until such investigation is completed or ceases to be "active," as that term is defined in the section.

Section 636.064(1) and (2), F.S. – Information pertaining to the diagnosis, treatment, or health of an enrollee of a prepaid limited health service organization is confidential and exempt from disclosure and shall only be available pursuant to specific written consent of the enrollee or as otherwise provided by law. Any proprietary financial information contained in contracts entered into with providers by prepaid limited health service organizations is confidential and exempt from disclosure.

Section 636.064(3), F.S. – Information obtained or produced by the Department of Financial Services or the Office of Insurance Regulation pursuant to an investigation or examination of a prepaid limited health service organization is confidential and exempt from disclosure until the examination report has been filed pursuant to s. 624.319 or until the investigation is completed or ceases to be “active,” as that term is defined in the subsection. Except for information specified in the subsection, all information obtained by the office pursuant to an examination or investigation shall be available after the examination report has been filed or the investigation is completed or ceases to be active.

Section 641.515(2), F.S. – Patient-identifying information contained in reports and records prepared or obtained under cited statutes (relating to investigation of health maintenance organizations) by the Agency for Health Care Administration or by an outside source, is confidential and exempt from s. 119.07(1).

Section 641.55(5)(c), F.S. – Except as otherwise provided in this subsection, any identifying information contained in the reports of a health maintenance organization filed with the Agency for Health Care Administration under this subsection is confidential and exempt from s. 119.07(1).

Section 641.55(6), F.S. – Incident reports filed with the Agency for Health Care Administration by a health maintenance organization pursuant to this subsection are confidential and exempt from s. 119.07(1).

Section 641.55(8), F.S. – Identifying information in records of a health maintenance organization which are obtained by the Agency for Health Care Administration pursuant to this section (internal risk management program) is confidential and exempt from s. 119.07(1). Identifying information contained in records obtained under s. 456.071 is exempt to the extent that it is part of the record of disciplinary proceedings made available to the public by the agency or appropriate board.

Section 648.26(3), F.S. – Except as provided in the exemption, the Department of Financial Services’ investigatory records pertaining to bail bond agents are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active,” as that term is defined in the subsection. Certain disclosures are authorized as provided in the exemption.

Section 648.34(3), F.S. – Information in a character and credit report furnished to the Department of Financial Services as part of an application for licensure as a bail bond agent is confidential and exempt from s. 119.07(1).

Section 648.39(1), F.S. – Information furnished to the Department of Financial Services pursuant to this subsection regarding the termination of appointment of a managing general agent, bail bond agent is confidential and exempt from s. 119.07(1).

Section 648.46(3), F.S. – The complaint and all information obtained pursuant to the investigation of a bail bond licensee by the Department of Financial Services are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active,” as defined in the subsection. Certain disclosures are authorized as provided in the exemption.

Section 651.105(3), F.S. – Reports of the results of such financial examinations or providers engaged in the execution of care contracts must be kept on file by the Office of Insurance Regulation. Any investigatory records, reports or documents held by the office are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active,” as that term is defined in the subsection.

Section 651.111(2), F.S. – Unless the complainant who has filed a complaint against a continuing care provider specifically requests otherwise, neither the substance of the complaint which is provided to the provider nor any copy of the complaint or any record which is published, released, or otherwise made available to the provider shall disclose the name of any person mentioned in the complaint except the names of Office of Insurance Regulation personnel conducting the investigation or inspection pursuant to this chapter.

Section 651.121(5)(c), F.S. – Except for proceedings conducted under (authorizing the Office of Insurance Regulation to place a facility in administrative supervision), the books and records of the Continuing Care Advisory Council to the Office of Insurance Regulation of the Financial Services Commission shall be open to inspection at all times.

Section 651.134, F.S. – Any active investigatory record of the Office of Insurance Regulation made or received under Ch. 651 (Continuing Care Contracts) and any active examination record necessary to complete an active investigation is confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active,” as that term is defined in the section.

Section 655.0321, F.S. – The Office of Financial Regulation shall consider the public purposes specified in s. 119.14(4)(b) in determining whether the hearings and proceedings conducted pursuant to s. 655.033 (cease and desist orders) and s. 655.037 (suspension or removal orders) shall be closed and exempt from s. 286.011, and whether related documents shall be confidential and exempt from s. 119.07(1).

Section 655.033(6), F.S. – An emergency order entered by the Office of Financial Regulation pursuant to this subsection (relating to the issuance of cease and desist orders to financial institutions in certain circumstances) is confidential and exempt from s. 119.07(1) until the order is made permanent, unless the office finds that such confidentiality will result in substantial risk of financial loss to the public.

Section 655.057(1), F.S. – Except as otherwise provided in this section and except for such portions thereof which are otherwise public record, all records and information relating to an investigation by the Office of Financial Regulation are confidential and exempt from s. 119.07(1) until the investigation is completed or ceases to be “active” as that term is defined in the section. After the investigation is completed or ceases to be active, portions of the records shall be confidential and exempt from s. 119.07(1) to the extent that disclosure would cause any of the consequences listed in the subsection.

Section 655.057(2), F.S. – Except as otherwise provided in this section and except for such portions thereof which are public record, reports of examinations, operations, or condition, prepared by, or for the use of, the Office of Financial Regulation or other agency responsible for regulation of banking institutions in this state are confidential and exempt from s. 119.07(1). Examination, operation, or condition reports of a financial institution shall be released within 1 year after the appointment of a liquidator, receiver, or conservator to such financial institution. However, any portion of such reports which discloses the identities of depositors, bondholders, members, borrowers, or stockholders, other than directors, officers, or controlling stockholders of the institution, shall remain confidential and exempt from s. 119.07(1).

Section 655.057(3), F.S. – Except as otherwise provided in this section and except for those portions that are otherwise public record, after an investigation relating to an informal enforcement action is completed or ceases to be active, informal enforcement actions are confidential and exempt to the extent that disclosure would cause any of the consequences listed in the subsection.

Section 655.057(4), F.S. – Except as otherwise provided in this section and except for those portions that are otherwise public record, trade secrets as defined in s. 688.002 which comply with s. 655.0591 and which are held by the Office of Financial Regulation in accordance with its statutory duties with respect to the financial institutions codes are confidential and exempt.

Section 655.057(5)(a)(b), F.S. – Specified information received by the Office of Financial Regulation pursuant to an application for authority to organize a new state bank or new state trust company is confidential. Personal identifying information, as defined in the exemption, of a proposed officer or director who is associated with another financial institution received by the office pursuant to such application is exempt until the application is approved and the charter is issued.

Section 655.057(6), F.S. – Any confidential information or records obtained by the Office of Financial Regulation pursuant to this subsection (authorizing specified disclosures of records or information) shall be maintained as confidential and exempt from s. 119.07(1).

Section 655.057(7), F.S. – Confidential records and information furnished pursuant to a legislative subpoena shall be kept confidential by the legislative body which received the records or information except in a case involving an investigation of charges against a public official subject to impeachment in which case the legislative body shall determine the extent of disclosure.

Section 655.057(8), F.S. – Except as otherwise provided in this subsection, the list of members of a credit union or mutual association which is submitted to the Office of Financial Regulation is confidential and exempt from s. 119.07(1).

Section 655.057(9), F.S. – Except as otherwise provided in this subsection, any portion of the list of shareholders of a bank, trust company, and stock association which is submitted to the Office of Financial Regulation pursuant to this subsection and which reveals the identities of the shareholders is confidential and exempt from s. 119.07(1).

Section 655.057(10), F.S. – Confidential documents supplied to the Office of Financial Regulation or to employees of a financial institution by other governmental agencies shall be confidential and exempt from s. 119.07(1) and may be made public only with the consent of such agency or corporation.

Section 655.50(7), F.S. – Except as provided in the exemption, all reports and records filed with the Office of Financial Regulation pursuant to this section (Florida Control of Money Laundering and Terrorist Financing in Financial Institutions Act) are confidential and exempt from s. 119.07(1).

Section 662.1465, F.S. – In specified statutory proceedings in which a family trust company is a party, the clerk must, on written notice from a party, keep all court records of that case separate from other court records and confidential. However, disclosure is required to specified individuals.

Section 662.148(2), F.S. – Certain information, including personal identifying information, held by the Office of Financial Regulation, which relates to a family trust company, is confidential and exempt.

Section 663.416(2), F.S. – Certain information, including personal identifying information of the customers or prospective customers of an affiliated international trust entity, held by the Office of Financial Regulation is confidential and exempt.

Section 663.540(2), F.S. – Certain information, including personal identifying information of the customers or prospective customers of an affiliated international trust entity which appears in the records of a qualified limited services affiliate, held by the Office of Financial Regulation is confidential and exempt.

Section 681.1097(4), F.S. – A mediation conference conducted pursuant to the RV Mediation and Arbitration Program shall be confidential.

Section 687.144(6), F.S. – The material compiled by the Office of Financial Regulation in an investigation or examination under this act (relating to loan brokers) is confidential until the investigation or examination is complete.

Section 688.006, F.S. – In an action under the Uniform Trade Secrets Act, a court shall preserve the secrecy of an alleged trade secret by reasonable means as described in the section.

Section 717.117(11), F.S. – Social security numbers and property identifiers contained in reports to the Department of Financial Services concerning unclaimed property are confidential and exempt.

Section 717.1301(5), F.S. – Material compiled by the Department of Financial Services in an investigation under the Disposition of Unclaimed Property Act is confidential until the investigation is complete; provided that such material remains confidential if it is submitted

another agency for investigation or prosecution and such investigation has not been or become inactive.

Section 721.071, F.S. – If a developer or other person filing material with the Division of Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation pursuant to chapter 721 relating to time-share plans expects the division to keep the material confidential on grounds that the material constitutes a trade secret as defined in s. 812.081, that person shall file the material together with an affidavit of confidentiality as provided in the section. If the division is satisfied as to the facial validity of the claim of confidentiality, it shall keep the affidavit and supporting documentation confidential and shall not disclose such information except upon administrative or court order.

Section 723.006(3), F.S. – Except as otherwise provided in the subsection, mobile home park financial records, as defined in the subsection, which are acquired by the Division of Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation pursuant to an investigation under this section are confidential and exempt.

Section 733.604(1)(b), F.S. – Any inventory of an estate filed with the clerk of court in conjunction with the administration of an estate or of an elective estate filed with the clerk of the court in conjunction with an election made in accordance with Part II, Ch. 732, whether initial, amended, or supplementary, is confidential and exempt. Any accounting, whether interim, final, amended, or supplementary, filed with the clerk of court in an estate proceeding is confidential and exempt. Disclosure is authorized under specified circumstances.

Section 741.29(3), F.S. – A law enforcement agency shall, without charge, send a copy of the initial police report of domestic violence, as well as any subsequent, supplemental, or related report, which excludes victim/witness statements or other materials that are part of an active criminal investigation and are exempt from disclosure under Ch. 119 to the nearest locally certified domestic violence center within 24 hours after the agency's receipt of the report.

Section 741.30(3)(b), F.S. – A petitioner seeking an injunction for protection against domestic violence may furnish his or her address to the court in a separate confidential filing for safety reasons if the petitioner requires the location of his or her current residence to be confidential.

Section 741.313(7), F.S. – Personal identifying information contained in records documenting an act of domestic or sexual violence that is submitted to an agency by an agency employee seeking to take leave as provided therein as provided therein is confidential and exempt. A written request for leave submitted by an agency employee and any agency time sheet reflecting such request are confidential and exempt until 1 year after the leave has been taken.

Section 741.3165, F.S. – Information that is confidential or exempt and that is obtained by a domestic violence fatality review team conducting activities as described in s. 741.316 shall retain its confidential or exempt status when held by the team. Information contained in a record created by a team pursuant to s. 741.316 that reveals the identity of a victim of domestic violence or the identity of the victim's children is confidential and exempt. Portions of meetings of the team regarding domestic violence fatalities and their prevention, during which confidential or exempt information, the identity of the victim, or the identity of the victim's children are discussed, are exempt from s. 286.011, F.S.

Section 741.406, F.S. – The name, address, and telephone number of a participant in the Address Confidentiality Program for Victims of Domestic Violence may not be included in any list of registered voters available to the public.

Section 741.465, F.S. – The addresses, corresponding telephone numbers, and social security numbers of program participants in the Address Confidentiality Program for Victims of Domestic Violence held by the Office of the Attorney General are exempt from disclosure, except that the information may be disclosed under the following circumstances: to a law enforcement agency for purposes of assisting in the execution of a valid arrest warrant; if directed by court order, to a person identified in the order; or if the certification has been canceled. The n

addresses, and telephone numbers of participants contained in voter registration records are exempt, except the information may be disclosed under the following circumstances. to a law enforcement agency for purposes of assisting in the execution of an arrest warrant or, if directed by court order, to a person identified in the order.

Section 741.4651, F.S. – The names, addresses, and telephone numbers of victims of stalking or aggravated stalking are exempt in the same manner as participants in the Address Confidentiality Program for Victims of Domestic Violence under s. 741.465 are exempt from disclosure, provided the victim files a sworn statement of stalking with the Office of the Attorney General and otherwise complies with ss. 741.401-741.409.

Section 742.091, F.S. – Records of any proceeding under the determination of paternity statute which was subsequently dismissed when the mother of the illegitimate child and reputed father marry thereby making the child legitimate are sealed against public inspection.

Section 742.16(9), F.S. – All papers and records pertaining to the affirmation of parental status for gestational surrogacy, including the original birth certificate, are confidential and exempt and subject to inspection only upon court order.

Section 744.1076, F.S. – A court order appointing a court monitor is exempt from public disclosure requirements. Reports of a court monitor relating to the medical condition, financial affairs, or mental health of the ward are confidential and exempt. The reports may be subject to inspection as determined by the court or upon a showing of good cause. Court determinations relating to a finding of no probable cause and court orders finding no probable cause are confidential; however, such determinations and findings may be subject to inspection as determined by the court or upon a showing of good cause.

Section 744.2103(2), F.S. – No report or disclosure of the personal or medical records of a ward of a public guardian shall be made, except as authorized by law.

Section 744.21031, F.S. – Home addresses, telephone numbers, and other specified personal information of current or former public guardians and employees with fiduciary responsibility, as defined in the exemption, as well as the names and specified information about the spouses and children of these individuals are exempt from disclosure. An agency that is the custodian of the information shall maintain the exempt status only if the specified individuals submit a written request for exempt status to the custodial agency.

Section 744.2104(2) F.S. – All records held by the Office of Public and Professional Guardians relating to the medical, financial, or mental health of vulnerable adults, persons with a developmental disability, or persons with a mental illness, are confidential and exempt from public disclosure requirements.

Section 744.2105(6), F.S. – Personal identifying information of a donor or prospective donor of funds or property to the direct-support organization of the Office of Public and Professional Guardians who wishes to remain anonymous is confidential and exempt.

Section 744.2111(1)(2)(3), F.S. – A complaint and any information held by the Department of Elderly Affairs as part of the investigative process are confidential and exempt until the investigation is completed or ceases to be “active,” as that term is defined in the exemption. However, once the investigation is completed or ceases to be active, specified personal information relating to complainants or wards remains confidential. The exemption does not prohibit the department from providing such information to any law enforcement agency, any other regulatory agency in the performance of its official duties and responsibilities, or the clerk of court under s. 744.368, or pursuant to court order.

Section 744.3701, F.S. – Unless otherwise ordered by the court, upon a showing of good cause, an initial, annual, or final guardianship report or amendment thereto, or any record relating to the settlement of a claim is subject to inspection only by the individuals specified in the section. Court records relating to the settlement of a ward’s or minor’s claim are confidential and exempt and may not be disclosed except as specifically authorized.

Section 760.11(12), F.S. – Complaints filed with the Commission on Human Relations and all records in the commission's custody which relate to and identify a particular person, including, but not limited to, the entities specified in the subsection are confidential and may not be disclosed except to the parties or in the course of a hearing or proceeding under this section. This restriction does not apply to any record which is part of the record of a hearing or court proceeding.

Section 760.34(1), F.S. – Nothing said or done in the course of informal endeavors by the Commission on Human Relations to resolve complaints about discriminatory housing practices may be made public or used as evidence in a subsequent proceeding under ss. 760.20-760.37 without the written consent of the persons concerned.

Section 760.36, F.S. – A conciliation agreement arising out of a complaint filed under the Fair Housing Act shall be made public unless the complainant and the respondent otherwise agree and the Commission on Human Relations determines that disclosure is not required to further the purposes of the Act.

Section 760.40(2), F.S. – Except as provided in the subsection, DNA analysis results information held by a public entity is exempt from s. 119.07(1).

Section 760.50(5), F.S. – Employers shall maintain the confidentiality of information relating to the medical condition or status of any person covered by health or life insurance benefits provided or administered by the employer. Such information in the possession of a public employer is exempt from s. 119.07(1).

Section 765.51551, F.S. – Donor-identifying information maintained in the anatomical gifts donor registry is confidential and exempt as provided in the exemption.

Section 766.101(7)(c), F.S. – Proceedings of medical review committees are exempt from s. 286.011 and any advisory reports provided to the Department of Health are confidential and exempt from s. 119.07(1), regardless of whether probable cause is found.

Section 766.106(6)(b)3., F.S. – An examination report on an injured claimant which is made pursuant to this section relating to medical malpractice claims is available only to the parties and their attorneys and may be used only for the purpose of presuit screening. Otherwise, such report is confidential and exempt from s. 119.07(1).

Section 766.1115(4)(c), F.S. – All patient medical records and any identifying information contained in adverse incident reports and treatment outcomes which are obtained by governmental entities contracting with health care providers under this paragraph, are confidential and exempt.

Section 766.305(3), F.S. – Information furnished by a person seeking compensation under the Florida Birth-Related Neurological Injury Compensation Plan pursuant to this subsection shall remain confidential and exempt under the provisions of s. 766.315(5)(b).

Section 766.314(8), F.S. – Information obtained by the Florida Birth-Related Neurological Injury Compensation Association to determine the actual cost of maintaining the fund on an actuarially sound basis shall be utilized solely for the purpose of assisting the association. Such information shall otherwise be confidential and exempt.

Section 766.315(5)(b), F.S. – A claim file in the possession of the Florida Birth-Related Neurological Injury Compensation Association or its representative is confidential and exempt until termination of litigation or settlement of the claim, although medical records and other portions of the claim file may remain confidential and exempt as otherwise provided by law.

Section 768.28(16)(b), F.S. – Claims files maintained by any risk management program administered by the state, its agencies and subdivisions are confidential and exempt until termination of all litigation and settlement of all claims arising out of the same incident, although portions of the claims files may remain exempt, as otherwise provided by law. Claims files records may be released to other governmental agencies as provided in the paragraph; such records held by the receiving agency remain confidential as provided in the paragraph.

Section 768.28(16)(c), F.S. – Portions of meetings and proceedings conducted to a risk management program administered by the state, its agencies or subdivisions relating solely to the evaluation of claims or relating solely to offers of compromise of claims filed with the program are exempt from s. 286.011.

Section 768.28(16)(d), F.S. – Minutes of the meetings and proceedings of a risk management program administered by the state, its agencies or its subdivisions relating solely to the evaluation of claims or relating solely to offers of compromise of claims filed with such risk management programs are exempt from s. 119.07(1) until termination of all litigation and settlement of all claims arising out of the same incident.

Section 784.046(4)(b), F.S. – A petitioner seeking an injunction for protection against repeat violence, sexual violence or dating violence and related court actions may furnish an address to the court in a separate confidential filing for safety reasons if the petitioner requires the location of his or her current residence to be confidential pursuant to s. 119.071(2)(j).

Section 784.0485(3)(b), F.S. – A petitioner seeking an injunction for protection against stalking may furnish his or her address to the court in a separate confidential filing if, for safety reasons, the petitioner requires the location of the current residence to be confidential.

Section 787.03(6)(c)1., F.S. – The current address and telephone number of the person taking a child or incompetent person when fleeing from domestic violence or to preserve the minor or incompetent person from danger and the current address and telephone number of the minor or incompetent person which are contained in the report made to a sheriff or state attorney under s. 787.03(6)(b) by the person who takes such child or incompetent person, are confidential and exempt from public disclosure requirements.

Section 787.06(10), F.S. – Information about the location of a residential facility offering services for adult victims of human trafficking involving commercial sexual activity, which is held by an agency is confidential and exempt; however, the information may be disclosed as provided in the exemption.

Section 790.0601, F.S. – Personal identifying information of an individual who has applied for or received a license to carry a concealed weapon or firearm held by the Division of Licensing of the Department of Agriculture and Consumer Services or by a tax collector appointed by the Department to receive applications and fees is confidential and exempt from disclosure requirements. Information made confidential and exempt shall be disclosed with express written consent of the applicant or licensee, by court order, or upon request by a law enforcement agency in connection with the performance of lawful duties.

Section 790.0625(4), F.S. – All personal identifying information that is provided pursuant to s. 790.06 and contained in the records of a tax collector appointed under this section is confidential and exempt except as provided in s. 790.0601.

Section 790.065(2)(a)4.d., F.S. – The hearing on the petition filed by a person who has been adjudicated mentally defective or committed to a mental institution for relief from the firearm disabilities imposed by such adjudication or commitment may be open or closed as the petitioner may choose.

Section 790.065(4)(a), F.S. – Any records containing information specified in this section relating to a buyer or transferee of a firearm who is not prohibited under state or federal law from receipt or transfer of a firearm shall be confidential and exempt from s. 119.07(1) and may not be disclosed by the Department of Law Enforcement to any other person or agency.

Section 790.335(2), F.S. – Subject to specified exceptions, a governmental agency or any other person, public or private, may not knowingly and willfully keep or cause to be kept any list, record or registry of privately owned firearms or any list, record, or registry of the owners of those firearms.

Section 794.024, F.S. – A public employee or officer having access to the photograph, name or address of a person alleged to be a victim of an offense described in this chapter (s

battery), chapter 800 (lewdness, indecent exposure), s. 827.03 (aggravated child abuse (child abuse), or s. 827.071 (sexual performance by a child) may not willfully and knowingly disclose it to a person not assisting in the investigation or prosecution of the alleged offense or to any person other than the defendant, the defendant's attorney, a person specified in a court order entered by the court having jurisdiction over the alleged offense, to organizations authorized to receive such information made exempt by s. 119.071(2)(h), or to a rape crisis center or sexual assault counselor who will be offering services to the victim.

Section 794.03, F.S. – It is unlawful to print, publish, or broadcast or cause or allow to be printed, published or broadcast in any instrument of mass communication the name, address or other identifying fact or information of the victim of any sexual offense. Such identifying information is confidential and exempt.

Section 815.045, F.S. – It is a public necessity that trade secret information as defined in s. 812.081, be expressly made confidential and exempt from the public records law because it is a felony to disclose such records.

Section 823.15(7), F.S. – Personal identifying information of a person who fosters, adopts, or otherwise receives legal custody of an animal from an animal shelter or animal control agency operated by a humane society or local government is exempt.

Section 828.30(5), F.S. – An animal owner's name, street address, phone number, and animal tag number contained in a rabies vaccination certificate provided to the animal control authority is confidential and exempt from disclosure except as provided in the exemption.

Section 877.19(3), F.S. – Certain information on hate crimes which is reported to the Florida Department of Law Enforcement pursuant to this statute is confidential and exempt. Data required pursuant to this section shall be used only for research or statistical purposes and shall not include any information that may reveal the identity of a crime victim.

Section 893.0551(2), F.S. – Certain identification and location information of a patient or patient's agent, a health care practitioner, a dispenser, an employee of the practitioner who is acting on behalf of and at the direction of the practitioner; a pharmacist, or a pharmacy, that is contained in Department of Health records under the electronic prescription drug monitoring program for monitoring the prescribing and dispensing of controlled substances is confidential and exempt from disclosure.

Section 895.06(2), F.S. – A subpoena issued pursuant to this chapter is confidential for 120 days after the date of its issuance. The subpoenaed person or entity may not disclose the existence of the subpoena to any person or entity other than his or her attorney during the 120-day period.

Section 895.06(7), F.S. – Information held by an investigative agency pursuant to an investigation of a violation of s. 895.03 is confidential and exempt; however, the information may be disclosed as provided in the subsection. Information made confidential and exempt under this exemption is no longer confidential and exempt once all investigations to which the information pertains are completed, as defined in the exemption, unless the information is otherwise protected by law.

Section 896.102(2), F.S. – Information and documents filed with the Department of Revenue regarding certain currency transactions are confidential and exempt; however, the information may be released as provided in the subsection.

Section 905.17(1), F.S. – Stenographic records, notes and transcriptions made by a court reporter during a grand jury session are confidential and exempt from s. 119.07(1) and shall be filed with the clerk who shall keep them in a sealed container not subject to public inspection.

Section 905.24, F.S. – Grand jury proceedings are secret and a grand juror or interpreter appointed pursuant to s. 90.6063(2) shall not disclose the nature or substance of the deliberations or vote of the grand jury.

Section 905.26, F.S. – Unless ordered by the court, a grand juror, reporter, stenographer

interpreter, or officer of the court may not disclose the finding of an indictment against a person who is not in custody or under recognizance, except by issuing or executing process on the indictment, until the person has been arrested.

Section 905.27, F.S. – Persons present or appearing during a grand jury proceeding, including a grand juror, a state attorney, an assistant state attorney, a reporter, a stenographer, or an interpreter, as well as the custodian of a grand jury record, may not disclose the testimony of a witness examined before the grand jury or other evidence received by it except when required by a court to disclose the testimony for one of the purposes set forth in the exemption.

Section 905.28(1), F.S. – A report or presentment of a grand jury relating to an individual which is not accompanied by a true bill or indictment is confidential and exempt and shall not be made public until the individual concerned has been furnished a copy and given 15 days to file a motion to repress or expunge the report.

Section 905.395, F.S. – Unless pursuant to court order, it is unlawful for any person knowingly to publish, broadcast, disclose, divulge, or communicate or cause or permit such publication or communication to any person outside the statewide grand jury room, any of the proceedings or identity of persons referred to or being investigated by the statewide grand jury.

Section 914.27, F.S. – Information held by a law enforcement agency, prosecutorial agency, or the Victim and Witness Protection Review Committee which discloses the identity or location of a victim or witness who has been identified or certified for protective or relocation services is confidential and exempt from disclosure. Identity and location of immediate family members of such victims or witnesses are also protected as are relocation sites, techniques or procedures utilized or developed as a result of the victim and witness protective services.

Section 916.1065(1), F.S. – A forensic behavioral health evaluation filed with the court pursuant to Ch. 916, is confidential and exempt.

Section 916.107(8), F.S. – Except as provided in the subsection, a forensic client's clinical record is confidential and exempt from s. 119.07(1).

Section 918.16(1), F.S. – Except as provided in s. 918.16(2), in any civil or criminal trial, if any person under 16 or any person with an intellectual disability as defined in cited statute is testifying concerning any sex offense, the court shall clear the courtroom of all persons except parties to the cause and their immediate families or guardians, attorneys and their secretaries, officers of the court, jurors, newspaper reporters or broadcasters and court reporters, and at the request of the victim, victim or witness advocates designated by the state attorney's office.

Section 918.16(2), F.S. – If the victim of a sex offense is testifying concerning that offense in any civil or criminal trial, the court shall clear the courtroom of all persons upon the request of the victim, regardless of the victim's age or mental capacity, except that parties to the cause and their immediate families or guardians, attorneys and their secretaries, officers of the court, jurors, newspaper reporters or broadcasters and court reporters, and at the request of the victim, victim or witness advocates designated by the state attorney may remain in the courtroom.

Section 925.055(2), F.S. – The names of confidential informants that may be revealed to auditors of law enforcement investigative funds are confidential and exempt.

Section 932.703(2)(e), F.S. – The court may seal any portion of the application and the record of any proceeding under the Florida Contraband Forfeiture Act which is exempt or confidential and exempt from disclosure requirements or may otherwise be sealed pursuant to Rule 2.420, Florida Rules of Judicial Administration.

Section 934.08(1)(b), F.S. – A state or federal law enforcement official who receives intelligence information as described in the paragraph is subject to any limitations on the unauthorized disclosure of such information.

Section 934.09(8)(c), F.S. – Applications made and orders granted authorizing interception of wire, oral or electronic communications pursuant to cited statutes shall be sealed by the judge and shall be disclosed only upon a showing of good cause before a judge.

Section 934.33(7), F.S. – The record maintained by an investigative or law enforcement agency which contains specified identifying information regarding the installation and use of a pen register or trap and trace device must be provided under seal to the court.

Section 937.028(1), F.S. – When fingerprints are taken for the purpose of identifying a child, should that child become missing, the state agency, public or private organization, or other person taking such fingerprints shall not release the fingerprints to any law enforcement agency or other person for any purpose other than the identification of a missing child. Such records and data are exempt from s. 119.07(1).

Section 943.03(2), F.S. – Records related to a Florida Department of Law Enforcement investigation requested by the Governor concerning official misconduct of public officials and employees, are confidential and exempt from s. 119.07(1) until the investigation is completed or is no longer “active” as defined in the subsection.

Section 943.031(9)(c) and (d), F.S. – The Florida Violent Crime and Drug Control Council may close portions of meetings during which the council will hear or discuss active criminal investigative information or active criminal intelligence information and such portions of meetings are exempt from open meetings requirements, provided that the conditions set forth in the subsection are met. A tape recording of, and any minutes and notes generated during, the closed portion of a meeting are confidential and exempt until the criminal investigative or intelligence information ceases to be active.

Section 943.0314, F.S. – That portion of a meeting of the Domestic Security Oversight Council at which the council will hear or discuss active criminal investigative information or active criminal intelligence information is exempt from open meetings requirements provided that the conditions set forth in the exemption are complied with. An audio or video recording of, and any minutes and notes generated during, a closed meeting are exempt from public disclosure requirements until such time as the criminal investigative information or criminal intelligence information heard or discussed therein ceases to be active.

Section 943.0321(4), F.S. – Information that is exempt from public disclosure under Ch. 119 when in the possession of the Florida Domestic Security and Counter-Terrorism Intelligence Center retains its exemption from public disclosure after such information is revealed to a law enforcement agency or prosecutor, except as otherwise provided by law. Exempt information obtained by the center from a law enforcement agency or prosecutor retains its exemption from public disclosure, except as otherwise provided by law.

Section 943.053(3), F.S. – Criminal history information relating to a juvenile and compiled by the Criminal Justice Information Program from intrastate sources is confidential and exempt except as provided in the exemption.

Section 943.053(5), (8), (9), and (10), F.S. – Sealed records received by a court for the purpose of assisting judges in their case-related responsibilities, or by a private entity under contract to operate a juvenile offender facility, county detention facility or state correctional facility pursuant to cited laws remain confidential and exempt from disclosure.

Section 943.057, F.S. – This section (providing for access to criminal justice information in the Department of Law Enforcement for research or statistical purposes) does not require release of confidential information or require the department to accommodate requests that would disrupt ongoing operations beyond the extent required by s. 119.07.

Section 943.0582(5), F.S. – Nonjudicial records held by the Florida Department of Law Enforcement pertaining to the arrest of juveniles for certain crimes who have had the records sealed or expunged pursuant to s. 943.0582, are confidential. Disclosure is authorized as provided in the exemption.

Section 943.0583(10)(a), F.S. – A criminal history record of a human trafficking victim that is ordered expunged under this section that is retained by the Florida Department of Law Enforcement is confidential and exempt except that the record shall be made available to criminal justice agencies for their respective criminal justice purposes; to any governmental agency t

authorized by law to determine eligibility to purchase or possess a firearm or to carry a firearm for use in the course of such agency's official duties; or by court order.

Section 943.0583(11)(12), F.S. – Criminal intelligence information or criminal investigative information that reveals or may reveal the identity of a person who is a victim of human trafficking whose criminal history record has been ordered expunged or has been expunged under s. 943.0583 is confidential and exempt. Disclosure is authorized under specified circumstances. A petition filed under this section and all documents related to the petition are confidential and exempt.

Section 943.0585(6), F.S. – A criminal history record ordered expunged that is retained by the Department of Law Enforcement pursuant to this section is confidential and exempt and is not available to any person or entity except upon court order.

Section 943.0585(6)(d), F.S. – Information relating to the existence of an expunged criminal history record which is provided in accordance with paragraph (a), is confidential and exempt, except that the Florida Department of Law Enforcement shall disclose the existence of an expunged record to the agencies set forth in the paragraph for their respective licensing and employment purposes and to criminal justice agencies for their respective criminal justice purposes. It is unlawful for any employee of an entity identified in the paragraph to disclose such information except to the person to whom the record relates or to persons having direct responsibility for employment or licensure decisions.

Section 943.059(6)(a), F.S. – A criminal history record of a minor or an adult which is ordered sealed by a court pursuant to this section is confidential and exempt and available only to the persons and entities identified in the subsection.

Section 943.059(6)(d), F.S. – Information relating to the existence of such record that is provided in accordance with paragraph (a) is confidential and exempt, except that the Florida Department of Law Enforcement shall disclose a sealed record to the agencies set forth in the paragraph for their respective licensing and employment purposes. It is unlawful for any employee of an entity identified in the paragraph to disclose such information except to the person to whom the record relates or to persons having direct responsibility for employment or licensure decisions. See also s. 943.0595(3)(b).

Section 943.082(6), F.S. – The identity of the reporting party received through the mobile suspicious activity reporting tool and held by the Department of Law Enforcement, Department of Education, law enforcement agencies, or school officials is confidential and exempt. Any other information received through the tool and held by such agencies is exempt.

Section 943.1395(6)(b), F.S. – The report of misconduct and all records or information provided to or developed by the Criminal Justice Standards and Training Commission during the course of an investigation conducted by the commission are exempt from s. 119.07(1) and, except as otherwise provided by law, such information shall be subject to public disclosure only after a determination as to probable cause has been made or until the investigation becomes inactive. However, the officer being investigated or the officer's attorney may review records as authorized in the exemption.

Section 943.173(3), F.S. – Examinations, assessments, and instruments and examination results, other than test scores on officer certification examinations, including developmental materials and workpapers, administered pursuant to s. 943.13(9) or (10) and s. 943.17 are exempt from s. 119.07(1).

Section 943.325(14), F.S. – The results of a DNA analysis and the comparison of analytic results shall be released only to criminal justice agencies as defined in s. 943.045, F.S., at the request of the agency. Otherwise, such information is confidential and exempt.

Section 943.68(10)(a), F.S. – Records held by a law enforcement agency relating to security or transportation services provided under ss. 943.68(1),(5), or (6) to the Governor and other specified persons are exempt from disclosure requirements.

Section 943.687(8), F.S. – Any portion of a meeting of the Marjory Stoneman Douglas High School Public Safety Commission at which exempt or confidential information is discussed is exempt from open meetings requirements.

Section 944.606(3)(d), F.S. – Sexual offender information received from the Department of Corrections by the Department of Law Enforcement, the sheriff, or the chief of police shall be provided to a person who requests it and such information may be released to the public in any manner deemed appropriate, unless the information so received is confidential or exempt from disclosure.

Section 945.10, F.S. – Records of the Department of Corrections relating to inmates and other specified persons and entities, as set forth in the exemption, are confidential and exempt and may not be released except as provided in the exemption.

Section 945.602(7)(b), F.S. – Neither the provisions of this section nor those of Ch. 119 or s. 154.207(7) shall apply to any health care provider under contract with the Department of Corrections except to the extent such provisions would apply to any similar entity not under contract with the department.

Section 945.6032(3), F.S. – The findings and recommendations of a medical review committee created by the Correctional Medical Authority or the Department of Corrections pursuant to s. 766.101 are confidential and exempt from s. 119.07(1) and any proceedings of the committee are exempt from s. 286.011.

Section 946.517, F.S. – Proprietary confidential business information, as defined in the statute, of the corporation created to operate correctional work programs is confidential and exempt.

Section 951.27(2), F.S. – Except as otherwise provided in this subsection, serologic blood test results for infectious disease which are obtained pursuant to s. 951.27(1) on inmates in county and municipal detention facilities are confidential and exempt.

Section 960.001(1)(g)2., F.S. – Any person who views a presentence investigation report pursuant to this paragraph must maintain the confidentiality of the report and may not disclose its contents to any person except statements made to the state attorney or the court.

Section 960.001(8), F.S. – Information gained by a crime victim pursuant to this chapter (providing guidelines for fair treatment of victims in the criminal and juvenile justice systems), regarding any case handled in juvenile court, must not be revealed to any outside party, except as is reasonably necessary in pursuit of legal remedies.

Section 960.003(3), F.S. – Results of human immunodeficiency virus and hepatitis tests performed pursuant to this section on persons charged with or alleged by delinquency petition with certain offenses are confidential and exempt and may not be disclosed to any person other than the individuals and entities identified in the subsection.

Section 960.15, F.S. – Any record or report obtained by the Department of Legal Affairs or a hearing officer, pursuant to a claim for crime victim compensation, that is confidential or exempt from s. 119.07(1) shall retain that status and shall not be subject to public disclosure.

Section 960.28(4), F.S. – Information received or maintained by the Department of Legal Affairs identifying an alleged victim who seeks payment of medical expenses under this section is confidential and exempt from s. 119.07(1).

Section 984.06(3) and (4), F.S. – All information obtained pursuant to Ch. 984 (families in need of services and children in need of services) in the discharge of official duty by the officials specified in the subsection shall not be disclosed to anyone other than persons and agencies entitled under the chapter to receive this information or upon court order. Court records required by Ch. 984 are not open to public inspection.

Section 985.036, F.S. – Nothing in this chapter prohibits the victim of the offense or a minor victim's parent or guardian from the right to be informed of, and to be present during,

all crucial stages of the proceedings involving the juvenile offender. However, such information shall not reveal to any outside party any confidential information obtained under this subsection regarding the case, except as is reasonably necessary to pursue legal remedies. A law enforcement agency may release a copy of the juvenile offense report to the victim of the offense; however, information gained by the victim under this chapter, including the next of kin of a homicide victim, regarding any case handled in juvenile court must not be revealed to any outside party, except as is reasonably necessary in pursuit of legal remedies.

Section 985.04(1) F.S. – Except as otherwise provided in this section, all information obtained under this chapter (relating to juvenile justice) in the discharge of official duty by any of the entities set forth in the subsection is confidential and exempt and may be disclosed only to the entities specified in the subsection or upon court order. Agencies entering into an agreement to share information about juvenile offenders as authorized by this subsection must comply with s. 943.0525 and must maintain the confidentiality of information otherwise exempt from s. 119.07(1), as provided by law.

Section 985.04(6), F.S. – Records maintained by the Department of Juvenile Justice pertaining to a child found to have committed a delinquent act which, if committed by an adult, would be a crime specified in cited statute may not be destroyed for a period of 25 years after the youth's final referral to the department, except in cases of the child's death. However, such record shall be sealed by the court and may be released only to meet screening requirements for personnel in s. 402.3055 and the other mentioned statutes or department rules although sexual offender and predator registration information is a public record.

Section 985.04(7)(a), F.S. – Records in the custody of the Department of Juvenile Justice regarding children are not open to public inspection and may be inspected only upon order of the Secretary of the department or the secretary's authorized agent as provided therein.

Section 985.045(2), F.S. – The clerk of court shall keep all official records required by this section (delinquency) separate from other records of the circuit court, except those records pertaining to motor vehicle violations, which shall be forwarded to the Department of Highway Safety and Motor Vehicles. Except as provided in ss. 943.053 and 985.04(6)(b) and (7), official records required by this chapter are not open to inspection by the public, but may be inspected only by persons and entities specified in the subsection or deemed by the court to have a proper interest therein. The court may permit authorized representatives of recognized organizations compiling statistics for proper purposes to inspect, and make abstracts from, official records under whatever conditions upon the use and disposition of such records the court may deem proper and may punish by contempt proceedings any violation of those conditions.

Section 985.047(2)(a), F.S. – Notwithstanding any provision of law to the contrary, confidentiality of records information does not apply to juveniles who have been arrested for an offense that would be a crime if committed by an adult, regarding the sharing of information on such juveniles with the law enforcement agency or county as well as other specified agencies and individuals. Neither these records provided to the law enforcement agency or county nor the records developed from these records for serious habitual juvenile offenders nor the records provided or developed from records provided to the law enforcement agency or county on juveniles at risk of becoming serious habitual juveniles offenders shall be available for public disclosure under s. 119.07.

Section 985.11, F.S. – Except as provided in cited statutes, fingerprints and photographs of juveniles are not available for public disclosure and inspection under s. 119.07(1), except as provided in ss. 943.053 and 985.04(2), but are available to specified entities or to any other person authorized by the court to have access to such records. The records may, in the discretion of the court, be open to inspection by anyone upon a showing of cause.

Section 985.534(4) and (5), F.S. – The original order of the appellate court in a case affecting a party to a case involving a child under this chapter (juvenile justice) and all papers filed in the case on appeal shall remain in the office of the clerk of the court, sealed and not open to inspection except by order of the appellate court. The case on appeal shall be docketed, and

papers filed in the appellate court shall be entitled with the initials but not the name of

Section 1001.24(4), F.S. – The identity of donors to a Department of Education direct-support organization, and all information identifying donors and prospective donors, is confidential and exempt from s. 119.07(1) and that anonymity shall be maintained in the auditor's report. All records of the organization other than the auditor's report, management letter, and any supplemental data requested by the Auditor General and the Office of Program Policy Analysis and Government Accountability shall be confidential and exempt.

Section 1001.453(4), F.S. – The identity of donors and all information identifying donors and prospective donors are confidential and exempt from s. 119.07(1) and that anonymity shall be maintained in the auditor's report of a district school board direct-support organization.

Section 1002.221, F.S. – Education records, as defined in the Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. s. 1232g, and the federal regulations, are confidential and exempt. An agency or institution, as defined in s. 1002.22, may not release a student's education records without the written consent of the student or parent except as provided in the exemption and as permitted by FERPA.

Section 1002.225, F.S. – All public postsecondary educational institutions shall comply with the Family Educational Rights and Privacy Act, 20 U.S.C. s. 1232g, with respect to the education records of students.

Section 1002.36(7)(d), F.S. – The criminal records, private investigator findings, and information from reference checks obtained by the Florida School for the Deaf and the Blind for determining the moral character of employees of the school are confidential and exempt from disclosure.

Section 1002.395(6)(y), F.S. – Information and documentation provided to the Department of Education and the Auditor General relating to the identity of a taxpayer that provides an eligible contribution under this section (Florida Tax Credit Scholarship Program) shall remain confidential at all times in accordance with s. 213.053.

Section 1002.42(18)(c), F.S. – Any information that may identify whether a particular individual has been assigned as a safe-school officer pursuant to s. 1006.12 at a private school and that is held by a law enforcement agency is exempt from disclosure requirements.

Section 1002.72, F.S. – Except as provided in the exemption, the records of children enrolled in the Voluntary Prekindergarten Education Program are confidential.

Section 1002.97, F.S. – Except as provided in the exemption, individual records of children enrolled in school readiness programs, held by a VPEP provider, an early learning coalition or the Department of Education are confidential and exempt.

Section 1003.25(1), F.S. – The cumulative record of a public school pupil that is required by this section is confidential and exempt from s. 119.07(1) and is open to inspection only as provided in Ch. 1002.

Section 1003.53(6), F.S. – School districts and other agencies receiving information contained in student records and juvenile justice records shall use such information only for official purposes connected with the certification of students for admission to and for the administration of the dropout prevention and academic intervention program, and such agencies shall maintain the confidentiality of such information unless otherwise provided by law or rule. Such information is confidential and exempt from s. 119.07(1).

Section 1003.57(1)(c), F.S. – Hearings on exceptional student identification, evaluation, and eligibility determination, or lack thereof, are exempt from s. 286.011, except to the extent that the State Board of Education adopts rules establishing other procedures, and any records created as a result of such hearings are confidential and exempt.

Section 1004.055, F.S. – Certain records held by a state university or Florida College System institution which identify detection, investigation, or response practices for suspect

confirmed security incidents are confidential and exempt. Those portions of a public record which would reveal such data and information are exempt from s. 286.011, F.S.

Section 1004.0962 (2) and (4), F.S. – A campus emergency response, as defined in the exemption, held by a public postsecondary institution or specified agencies is exempt from disclosure requirements. That portion of a public meeting which would reveal a campus emergency response is exempt from s. 286.011, F.S.

Section 1004.098(1), F.S. – Personal identifying information of an applicant for president of a state university or a Florida College System institution held by a state university or college is confidential and exempt, except that the age, race, and gender of all applicants who met the minimum qualifications established for the position who were considered and the personal identifying information of an applicant included in the final group of applicants, are no longer confidential and exempt beginning at the earlier of the date the final group of applicants to be considered is established or 21 days before the date of a meeting at which an interview of an applicant will be conducted or at which final action or a vote is to be taken on the offer of employment of an applicant as president.

Section 1004.098(2), F.S. – Any portion of a meeting held for the purpose of identifying or vetting applicants for president of a state university or Florida College System institution, including any portion of a meeting which would disclose personal identifying information of such applicants which is otherwise confidential and exempt under s. 1004.098(1) is exempt from open meetings requirements. A complete recording must be made of any portion of a meeting which is closed and the closed portion may not be held off the record. The recording of the closed portion is exempt. The exemption does not apply to portions of meetings held to establish qualifications for the position or for establishing any compensation framework to be offered to an applicant, or to any meeting held after a final group of applicants has been established.

Section 1004.22(2), F.S. – Materials relating to methods of manufacture or production, potential or actual trade secrets, potentially patentable material, business transactions, or proprietary information received, generated, ascertained or discovered during the course of research conducted within state universities are confidential and exempt from s. 119.07(1), except that a division of sponsored research shall make available, upon request, title and description of a research project, name of the researcher, and amount and source of funding for the project.

Section 1004.24(4), F.S. – The claims files of a self-insurance program adopted by the Board of Governors, or the board's designee, pursuant to this section are confidential and exempt from s. 119.07(1), and are only for the use of the program in fulfilling its duties.

Section 1004.28(5), F.S. – Other than the auditor's report, management letter, any records related to the expenditure of state funds, and any financial records related to the expenditure of private funds for travel, all records of a university direct-support organization and any supplemental data requested by the Board of Governors, the university board of trustees, the Auditor General, and the Office of Program Policy Analysis and Government Accountability shall be confidential and exempt from s. 119.07(1). The identity of donors who desire to remain anonymous shall be protected, and that anonymity shall be maintained in the auditor's report. Any portion of a meeting of the board of directors of the organization, or of the executive committee or other committees of such board, at which any proposal seeking research funding from the organization or a plan or program for either initiating or supporting research is discussed is exempt from s. 286.011, F.S.

Section 1004.30, F.S. – Certain records of university health services support organizations are made confidential; however, some records become public records at a specified time in the future. Any portion of a governing board or peer review panel or committee meeting during which a confidential and exempt contract, document, record, marketing plan, or trade secret is discussed is exempt from s. 286.011, as well as any records generated during the closed portion of a governing board or peer review panel or committee meeting which contain information relating to contracts, documents, records, marketing plans, or trade secrets which are made confidential and exempt by this section. A person may petition a court for release of certain documents

a finding of compelling public interest for release. The organization may petition continued confidentiality upon a showing of good cause.

Section 1004.43(8), F.S. – Proprietary confidential business information, as defined in the subsection, of the not-for-profit corporation organized pursuant to this section for the purpose of operating the H. Lee Moffitt Cancer Center and Research Institute, and the corporation's subsidiaries, is confidential and exempt from disclosure, except that the Auditor General, Office of Program Policy Analysis and Government Accountability, and the Board of Governors must be given access and must maintain the confidentiality of the information so received.

Section 1004.43(9), F.S. – Meetings of the governing body of the not-for-profit corporation operating the H. Lee Moffitt Cancer Center and Research Institute, or its subsidiaries are exempt from open meeting requirements except that meetings at which expenditures of dollars appropriated to the corporation by the state are discussed must remain open to the public.

Section 1004.4472, F.S. – Specified materials held by the Florida Institute for Human and Machine Cognition, Inc., or its subsidiary, including certain donor information, as well as trade secrets, patentable material, proprietary information received or generated from research, and exempt information received from other states or the federal government, are confidential and exempt from disclosure requirements. Portions of meetings where confidential information is discussed are exempt from open meetings requirements.

Section 1004.45(2)(h), F.S. – Information that, if released, would identify donors who desire to remain anonymous, is confidential and exempt. Information which, if released, would identify prospective donors to the museum is confidential and exempt unless the direct-support organization has obtained the name from another source. Identities of such donors and prospective donors shall not be revealed in the auditor's report.

Section 1004.55(6), F.S. – Records that relate to the client of a regional autism center are confidential and exempt from public disclosure. Personal identifying information of a donor or prospective donor who desires to remain anonymous is also confidential.

Section 1004.70(6), F.S. – Records of a Florida College System institution direct-support organization other than the auditor's report, any information necessary for the auditor's report, any information related to the expenditure of funds, and any supplemental data requested by the board of trustees, the Auditor General, and the Office of Program Policy Analysis and Government Accountability are confidential and exempt from s. 119.07(1). The identity of donors who desire to remain anonymous shall be protected, and that anonymity shall be maintained in the auditor's report.

Section 1004.71(6), F.S. – The identity of a donor or prospective donor to a statewide Florida College System direct-support organization who desires to remain anonymous, and all information identifying such donor or prospective donor are confidential and exempt from disclosure. Such anonymity shall be maintained in the auditor's report.

Section 1004.78(2), F.S. – Materials relating to methods of manufacture or production, potential or actual trade secrets, potentially patentable material, business transactions, or proprietary information received, generated, ascertained or discovered during the course of activities conducted within a Florida College System institution are confidential and exempt from s. 119.07(1) provided that an institution shall make available, upon request, the title and description of a project, the name of the investigator and the amount and source of the funding provided for the project.

Section 1005.36(3), F.S. – Confidentiality of student records of closed nonpublic postsecondary institutions which are furnished to the Commission for Independent Education in accordance with this section shall be maintained, to the extent required by law.

Section 1005.38(6), F.S. – Investigatory records held by the Commission for Independent Education are exempt from public disclosure requirements for a period not to exceed 10 days after the panel makes a determination regarding probable cause. Those portions of meetings of the probable cause panel at which exempt records are discussed are exempt from open meeting requirements.

requirements but must be recorded. The recording of a closed portion of a meeting, minutes and findings of such meeting are exempt from disclosure for a period not to exceed 10 days after the panel makes a determination regarding probable cause.

Section 1006.07(1)(a), F.S. – Student expulsion hearings are exempt from s. 286.011. However, the student's parent must be given notice of the Sunshine Law and may elect to have the hearing held in compliance with that section.

Section 1006.12(8), F.S. – Any information held by listed agencies that would identify whether an individual has been appointed as a safe-school officer is exempt.

Section 1006.1493(5), F.S. – In accordance with s. 119.071(3)(a), data and information related to security risk assessments administered pursuant to cited statutes and the security information contained in the annual report required pursuant to s. 1006.1493(4), are confidential and exempt.

Section 1006.52(1), F.S. – Each public postsecondary educational institution may prescribe the content and custody of records which the university may maintain on its students. A student's education records, as defined in the Family Educational Rights and Privacy Act, 20 U.S.C. s. 1232g, and the federal regulations, and applicant records as defined by this section are confidential and exempt.

Section 1008.23(1), F.S. – All examination and assessment instruments, including developmental materials and workpapers directly related thereto, which are prepared, prescribed or administered pursuant to cited statutes, shall be confidential and exempt.

Section 1008.23(2), F.S. – All examination and assessment instruments, including developmental materials and workpapers directly related thereto, which are prepared, prescribed, or administered by a Florida College System institution, a state university, or the Department of Education shall be confidential and exempt.

Section 1008.24(4)(b), F.S. – The identity of a school or postsecondary educational institution, personal identifying information of any personnel of any school district or postsecondary educational institution, or any specific allegations of misconduct obtained or reported pursuant to an investigation conducted by the Department of Education of a testing impropriety are confidential and exempt until the conclusion of the investigation or until such time as the investigation ceases to be active.

Section 1008.39(3), F.S. – The Florida Education and Training Placement Information Program must not make public any information that could identify an individual or the individual's employer.

Section 1008.41(1)(b), F.S. – Uniform management information systems for workforce education coordinated by the Commissioner of Education pursuant to this section must provide for compliance with state and federal confidentiality requirements except that the department shall have access to certain reemployment assistance wage reports to collect and report placement data about former students. Such placement reports must not disclose the individual identities of former students.

Section 1009.98(6), F.S. – Information that identifies the purchasers or beneficiaries of a prepaid college plan and their advance payment account activities is exempt from s. 119.07(1). Information which is authorized to be released to postsecondary institutions shall be maintained as exempt from s. 119.07(1).

Section 1009.981(6), F.S. – Information that identifies the benefactors or the designated beneficiary of any account initiated pursuant to the Florida College Savings Program is confidential and exempt from public disclosure requirements. However, the board is authorized to release such information to a community college, college, or university in which a designated beneficiary may enroll or is enrolled. The receiving institution shall maintain the confidentiality of such information.

Section 1009.983(4), F.S. – The identity of donors who desire to remain anonymous

shall be confidential and exempt from disclosure, and such anonymity shall be maintained in the auditor's report of the direct-support organization of the Florida Prepaid College Program. Information received by the direct-support organization that is otherwise confidential or exempt shall retain such status and any sensitive, personal information regarding contract beneficiaries, including their identities, is exempt from disclosure.

Section 1009.987, F.S. – The personal financial and health information of a consumer (defined as a party to a participation agreement) held by the Florida Prepaid College Board, Florida ABLE Inc., or the Florida ABLE program relating to an ABLE account or participation agreement or any information that would identify a consumer is confidential and exempt. Disclosure is authorized in specified circumstances.

Section 1012.31(3), F.S. – Public school system employee personnel files are subject to the provisions of s. 119.07(1) except that any complaint and material relating to the investigation of a complaint against an employee is confidential and exempt until the conclusion of the preliminary investigation or until the preliminary investigation ceases to be active; employee evaluations are confidential until the end of the school year immediately following the school year during which the evaluation was made, but no evaluations made prior to July 1, 1983, shall be made public; payroll deduction records of the employee and medical records are confidential and exempt. However, an employee's personnel file shall be open at all times to the officials designated in the subsection.

Section 1012.56(10)(e), F.S. – For any examination developed by this state, the Department of Education and the State Board of Education shall maintain confidentiality of the examination, developmental materials, and workpapers, which are exempt from s. 119.07(1).

Section 1012.56(10)(g), F.S. – Examination instruments, including developmental materials and workpapers directly related thereto, which are prepared, prescribed, or administered pursuant to this section (educator certification) are confidential and exempt from s. 119.07(1) and from s. 1001.52. Provisions governing access to, maintenance of, and destruction of such instruments and related materials shall be prescribed by rules of the State Board of Education.

Section 1012.796(4), F.S. – The complaint against a teacher or administrator and all information obtained pursuant to the investigation by the Department of Education shall be confidential and exempt from s. 119.07(1) until the conclusion of the preliminary investigation, until such time as the preliminary investigation ceases to be active, or until such time as otherwise provided by s. 1012.798(6). However, the complaint and all material assembled during the investigation may be inspected and copied by the certificate holder or the certificate holder's designee, after the investigation is concluded, but prior to the determination of probable cause.

Section 1012.798(9), F.S. – Information obtained by the recovery network program (established within the Department of Education to assist impaired educators) from a treatment provider which relates to a person's impairment and participation in the program is confidential and exempt from disclosure.

Section 1012.798(11), F.S. – Medical records released pursuant to paragraph (8)(e) of this section relating to the impaired educators recovery network program may be disclosed only to the entities specified only as required for purposes of this section, or as otherwise authorized by law. The medical records are confidential and exempt from disclosure.

Section 1012.81, F.S. – Rules of the State Board of Education shall prescribe the content and custody of limited-access records maintained by a Florida College System institution on its employees. Such limited-access records may include only the records described in the section. Limited access records are confidential and exempt and may not be released except as authorized in the section.

Section 1012.91, F.S. – Each university board of trustees shall adopt rules prescribing the content and custody of limited-access records maintained on its employees. Such limited-access records are limited to the records described in the section. Limited access records are confidential and exempt and may not be released except as authorized in the section.

Section 1012.9931, F.S. – Any portion of a meeting of the Interstate Teacher Compact Commission or its executive committee in which specified information is discussed is exempt from open meetings requirements. Recordings, minutes, and records generated during any portion of an exempt meeting are exempt. Records relating to an investigation of a teacher received from another member state held by the Commissioner of Education or the Department of Education pursuant to the Compact are exempt from disclosure requirements until such time as the investigation ceases to be “active,” as defined in the exemption, or until such time as a preliminary investigation has been concluded with a finding that there is probable cause to proceed and a complaint is filed.

Section 1013.14(1)(a), F.S. – In any case where a board, pursuant to the provisions of Ch. 1013, seeks to purchase real property for educational purposes, all appraisals, offers, or counteroffers are exempt from s. 119.07(1) until an option contract is executed or, if no option contract is executed, until 30 days before a contract or agreement for purchase is considered for approval by the board. If a contract or agreement for purchase is not submitted to the board for approval, then the exemption from s. 119.07(1) expires 30 days after the negotiations end.

E. SECTION 11.0431, FLORIDA STATUTES - LEGISLATIVE RECORDS; EXEMPTIONS FROM PUBLIC DISCLOSURE.*Item #1.***11.0431 Legislative records; intent of legislation; exemption from public disclosure.—**

- (1) It is the policy of the Legislature that every person has the right to inspect and copy records of the Senate and the House of Representatives received in connection with the official business of the Legislature as provided for by the constitution of this state. To that end, public records shall be open to personal inspection and copying at reasonable times except when specific public necessity justifies that public records be exempt from such inspection and copying.
- (2) The following public records are exempt from inspection and copying:
 - (a) Records, or information contained therein, held by the legislative branch of government which, if held by an agency as defined in s. 119.011, or any other unit of government, would be confidential or exempt from the provisions of s. 119.07(1), or otherwise exempt from public disclosure, and records or information of the same type held by the Legislature.
 - (b) A formal complaint about a member or officer of the Legislature or about a lobbyist and the records relating to the complaint, until the complaint is dismissed, a determination as to probable cause has been made, a determination that there are sufficient grounds for review has been made and no probable cause panel is to be appointed, or the respondent has requested in writing that the President of the Senate or the Speaker of the House of Representatives make public the complaint or other records relating to the complaint, whichever occurs first.
 - (c) A legislatively produced draft, and a legislative request for a draft, of a bill, resolution, memorial, or legislative rule, and an amendment thereto, which is not provided to any person other than the member or members who requested the draft, an employee of the Legislature, a member of the Legislature who is a supervisor of the legislative employee, a contract employee or consultant retained by the Legislature, or an officer of the Legislature.
 - (d) A draft of a bill analysis or fiscal note until the bill analysis or fiscal note is provided to a person other than an employee of the Legislature, a contract employee or consultant retained by the Legislature, or an officer of the Legislature.
 - (e) A draft, and a request for a draft, of a reapportionment plan or redistricting plan and an amendment thereto. Any supporting documents associated with such plan or amendment until a bill implementing the plan, or the amendment, is filed.
 - (f) Records prepared for or used in executive sessions of the Senate until 10 years after the date on which the executive session was held.
 - (g) Portions of records of former legislative investigating committees whose records are sealed or confidential as of June 30, 1993, which may reveal the identity of any witness, any person who was a subject of the inquiry, or any person referred to in testimony, documents, or evidence retained in the committee's records; however, this exemption does not apply to a member of the committee, its staff, or any public official who was not a subject of the inquiry.
 - (h) Requests by members for an advisory opinion concerning the application of the rules of either house pertaining to ethics, unless the member requesting the opinion authorizes in writing the release of such information. All advisory opinions shall be open to inspection except that the identity of the member shall not be disclosed in the opinion unless the member requesting the opinion authorizes in writing the release of such information.
 - (i) Portions of correspondence held by the legislative branch which, if disclosed, would reveal: information otherwise exempt from disclosure by law; an individual's medical treatment, history, or condition; the identity or location of an individual if there is a substantial likelihood that releasing such information would jeopardize the health or safety of

individual; or information regarding physical abuse, child abuse, spouse abuse, the elderly.

- (3) Any record created prior to July 1, 1993, which was not available to the public from the house, commission, committee, or office of the legislative branch that created the record, is exempt from inspection and copying until July 1, 1993. Prior to July 1, 1993, the presiding officer of each house shall determine which records held by that house should remain exempt from inspection and copying. The presiding officers of both houses shall jointly determine which records held by joint committees should remain exempt from inspection and copying. No later than July 1, 1993, the presiding officers shall publish a list of records that remain exempt from inspection and copying.
- (4) For purposes of this section, “public record” means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, or other material, regardless of physical form or characteristics, made or received pursuant to law or ordinance or in connection with the transaction of official business by the legislative branch.
- (5) Nothing herein shall be construed to limit the authority of each house of the Legislature to adopt rules pursuant to s. 24, Art. I of the State Constitution.

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- F. TABLE OF APPELLATE CASES (GOVERNMENT- IN-THE-SUNSHINE AND THE PUBLIC RECORDS ACT) NOTE:** This listing includes federal cases and Florida appellate (i.e., District Court of Appeal or Supreme Court) cases cited in the Sunshine Manual; the complete text of cited Florida county court and circuit court cases is available online at the Office of the Attorney General website: myfloridalegal.com.

(s) Denotes case cited in Part I, Sunshine Law

(pr) denotes case cited in Part II, Public Records Act

Agrosource, Inc. v. Florida Department of Citrus, 148 So. 3d 138 (Fla. 2d DCA 2014) (pr)

Alice P. v. Miami Daily News, Inc., 440 So. 2d 1300 (Fla. 3d DCA1983), *review denied*, 467 So. 2d 697 (Fla. 1985) (pr)

Allen v. United Faculty of Miami-Dade College, 197 So. 3d 604 (Fla. 3d DCA 2016) (s)

Allstate Floridian Ins. Co. v. Office of Ins. Regulation, 981 So. 2d 617 (Fla. 1st DCA 2008), *review denied*, 987 So. 2d 79 (Fla. 2008) (pr)

Alterra Healthcare Corporation v. Estate of Shelley, 827 So. 2d 936 (Fla. 2002) (pr)

Althouse v. Palm Beach County Sheriff's Office, 89 So. 3d 288 (Fla. 4th DCA 2012) (pr)

Althouse v. Palm Beach County Sheriff's Office, 92 So. 3d 899 (Fla. 4th DCA 2012) (pr)

Alvarez v. Reno, 587 So. 2d 664 (Fla. 3d DCA 1991) (pr)

Amendments to the Florida Family Law Rules of Procedure, 723 So. 2d 208 (Fla. 1998) (s)

Anderson v. City of St. Pete Beach, 161 So. 3d 548 (Fla. 2d DCA 2014) (s)

Arbelaez v. State, 775 So. 2d 909 (Fla. 2000) (pr)

Areizaga v. Board of County Commissioners of Hillsborough County, 935 So. 2d 640 (Fla. 2d DCA 2006), *review denied*, 958 So. 2d 918 (Fla. 2007) (pr)

Askew v. City of Ocala, 348 So. 2d 308 (Fla. 1977) (s)

Atkins v. State, 663 So. 2d 624 (Fla. 1995) (pr)

Atwell v. Sacred Heart Hospital of Pensacola, 520 So. 2d 30 (Fla. 1988) (pr)

B & L Service, Inc. v. Broward County, 300 So. 3d 1205 (Fla. 4th DCA 2020) (pr)

B & S Utilities, Inc. v. Baskerville-Donovan, Inc. 988 So. 2d 17 (Fla. 1st DCA 2008), *review denied*, 4 So. 3d 1220 (Fla. 2009) (pr)

B.B. v. Department of Children and Family Services, 731 So. 2d 30 (Fla. 4th DCA 1999) (pr)

Baker v. Eckerd Corporation, 697 So. 2d 970 (Fla. 2d DCA 1997) (pr)

Baker v. Florida Department of Agriculture and Consumer Services, 937 So. 2d 1161 (Fla. 4th DCA 2006), *review denied*, 954 So. 2d 27 (Fla. 2007) (s)

Baker County Press, Inc. v. Baker County Medical Services, Inc., 870 So. 2d 189 (Fla. 1st DCA 2004) (s), (pr)

B.M.Z. Corporation v. City of Oakland Park, 415 So. 2d 735 (Fla. 4th DCA 1982) (s)

Barfield v. City of Fort Lauderdale Police Department, 639 So. 2d 1012 (Fla. 4th DCA), *review denied*, 649 So. 2d 869 (Fla. 1994) (pr)

Barfield v. City of Tallahassee, 171 So. 3d 239 (Fla. 1st DCA 2015) (pr)

Barfield v. Doe, 348 So. 3d 1156 (Fla. 4th DCA 2022) (pr)

Barfield v. School Board of Manatee County, 135 So. 3d 560 (Fla. 2d DCA 2014) (pr)

Barfield v. Town of Eatonville, 675 So. 2d 223 (Fla. 5th DCA 1996) (pr)

Barron v. Florida Freedom Newspapers, 531 So. 2d 113 (Fla. 1988) (s), (pr)

Bay County School Board v. Public Employees Relations Commission, 382 So. 2d 747 (Fla. 1st DCA 1980) (pr)

Bear v. Escambia County Board of County Commissioners, 2022 WL 602266 (N.D. Fla. March 1, 2022) (pr)

Bennett v. Clerk of Circuit Court Citrus County, 150 So. 3d 277 (Fla. 5th DCA 2014) (pr)

Bennett v. Warden, 333 So. 2d 97 (Fla. 2d DCA 1976) (s)

Bent v. State, 46 So. 3d 1047 (Fla. 4th DCA 2010) (pr)

Bevan v. Wanicka, 505 So. 2d 1116 (Fla. 2d DCA 1987) (pr)

Bigelow v. Howze, 291 So. 2d 645 (Fla. 2d DCA 1974) (s)

Bivens v. Tony, 368 So. 3d 16 (Fla. 4th DCA 2023) (pr)

Blackford v. School Board of Orange County, 375 So. 2d 578 (Fla. 5th DCA 1979) (s)

Blackshear v. State, 115 So. 3d 1093 (Fla. 1st DCA 2013) (pr)

Bland v. Jackson County, 514 So. 2d 1115 (Fla. 1st DCA 1987) (s)

Bludworth v. Palm Beach Newspapers, Inc., 476 So. 2d 775 (Fla. 4th DCA 1985), *review denied*, 488 So. 2d 67 (Fla. 1986) (pr)

Board of County Commissioners of Highlands County v. Colby, 976 So. 2d 31 (Fla. 2d DCA 2008) (pr)

Board of County Commissioners of Palm Beach County v. D.B., 784 So. 2d 585 (Fla. 4th DCA 2001) (pr)

Board of County Commissioners of Sarasota County v. Webber, 658 So. 2d 1069 (Fla. 2d DCA 1995) (s)

Board of Public Instruction of Broward County v. Doran, 224 So. 2d 693 (Fla. 1969) (s)

Board of Trustees, Jacksonville Police & Fire Pension Fund v. Lee, 189 So. 3d 120 (Fla. 2016) (pr)

Booksmart Enterprises, Inc. v. Barnes & Noble College Bookstores, Inc., 718 So. 2d 227 (Fla. 3d

DCA 1998), *review denied*, 729 So. 2d 389 (Fla. 1999) (pr)

Borrec v. Fasi, 369 F. Supp. 906 (D. Hawaii 1974) (s)

Boyles v. Mid-Florida Television Corp., 431 So. 2d 627 (Fla. 5th DCA 1983), *approved*, 467 So. 2d 282 (Fla. 1985) (pr)

Braddy v. State, 219 So. 3d 803 (Fla. 2017) (pr)

Brayshaw v. City of Tallahassee, Fla., 709 F. Supp. 2d 1244 (N.D. Fla. 2010) (pr)

Broward County v. Conner, 660 So. 2d 288 (Fla. 4th DCA 1995), *review denied*, 669 So. 2d 250 (Fla. 1996) (s)

Brown v. City of Lauderhill, 654 So. 2d 302 (Fla. 4th DCA 1995) (s)

Brown v. Denton, 152 So. 3d 8 (Fla. 1st DCA 2014) (s)

Brown v. State, 152 So. 3d 739 (Fla. 4th DCA 2014) (pr)

Browning v. Walton, 351 So. 2d 380 (Fla. 4th DCA 1977) (pr)

Bruckner v. City of Dania Beach, 823 So. 2d 167 (Fla. 4th DCA 2002) (s)

Bryan v. State, 753 So. 2d 1244 (Fla. 2000) (pr)

Buchanan v. Miami Herald Publishing Company, 206 So. 2d 465 (Fla. 3d DCA 1968), *modified*, 230 So. 2d 9 (Fla. 1969) (pr)

Bundy v. State, 455 So. 2d 330 (Fla. 1984), *cert. denied*, 106 S. Ct. 1958 (1986) (s)

Burton v. Oates, 362 So. 3d 311 (Fla. 5th DCA 2023) (s)

Butler v. City of Hallandale Beach, 68 So. 3d 278 (Fla. 4th DCA 2011) (pr)

Butterworth v. Smith, 110 S.Ct. 1376 (1990) (s), (pr)

Buxton v. City of Plant City, Florida, 871 F.2d 1037 (11th Cir. 1989) (pr)

CA Florida Holdings, LLC v. Aronberg, 360 So. 3d 1149 (Fla. 4th DCA 2023) (pr)

Campus Communications, Inc. v. Earnhardt, 821 So. 2d 388 (Fla. 5th DCA 2002), *review denied*, 848 So. 2d 1153 (Fla. 2003) (pr)

Canney v. Board of Public Instruction of Alachua County, 278 So. 2d 260 (Fla. 1973) (s), (pr)

Cannon v. City of West Palm Beach, 250 F. 3d 1299 (11th Cir. 2001) (pr)

Cantanese v. Ceros-Livingston, 599 So. 2d 1021 (Fla. 4th DCA 1992), *review denied*, 613 So. 2d 2 (Fla. 1992) (pr)

Cape Coral Medical Center, Inc. v. News-Press Publishing Company, Inc., 390 So. 2d 1216 (Fla. 2d DCA 1980) (s)

Cape Publications, Inc. v. City of Palm Bay, 473 So. 2d 222 (Fla. 5th DCA 1985) (s)

Cape Publications, Inc. v. Hitchner, 549 So. 2d 1374 (Fla. 1989), *appeal dismissed*, 110 S.Ct. 296 (1989) (pr)

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COMMITTEE/BOARD APPOINTMENT RECORDS: NON-SELECTED APPLICANTS	Item #379
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COMPUTER LOGS	Item #391
CONTRACTS/LEASES/AGREEMENTS: CAPITAL IMPROVEMENT/REAL PROPERTY	Item #64
CONTRACTS/LEASES/AGREEMENTS: NON-CAPITAL IMPROVEMENT	Item #65
COPYRIGHT RELEASE/AUTHORIZATION DOCUMENTATION	Item #337
CORRESPONDENCE AND MEMORANDA: ADMINISTRATIVE	Item #17
CORRESPONDENCE AND MEMORANDA: PROGRAM AND POLICY DEVELOPMENT	Item #338
DEFERRED COMPENSATION SUMMARY REPORTS	Item #339
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EXPENDITURE PLANS: CAPITAL IMPROVEMENT	Item #208
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ALPHABETICAL LISTING

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FEE/SERVICE SCHEDULES	Item #271
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FINANCIAL TRANSACTION RECORDS: DETAIL	Item #435
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VERIFICATION RECORDS: ATTENDANCE/EMPLOYMENT/ENROLLMENT	Item #243
VISITOR/ENTRY RECORDS	Item #54
VOUCHERS: FEDERAL PROJECTS PAID	Item #156
WHISTLE BLOWER INVESTIGATIVE RECORDS	Item #376
WORK ORDERS	Item #141
WORK SCHEDULES	Item #289
WORKERS' COMPENSATION PROGRAM ADMINISTRATION RECORDS	Item #55
ZONING VARIANCE RECORDS	Item #312

RECORDS CURRENTLY AVAILABLE ON THE TOWN'S WEBSITE**Town of Juno Beach****As of: November 2025**

- Public Meeting/Workshop/Work Session agendas
- Public Meeting/Workshop/Work Session minutes
- Public Meeting/Workshop/Work Session backup materials
- Adopted resolutions (via external link)
- Adopted ordinances (via external link)
- Meeting/Events calendar
- Rules of Procedure & Town Council Protocols
- Procedures for Conduct for Quasi-Judicial Hearings
- Vision and Mission Statements
- Permit applications and forms
- Fee schedule
- Building Permit Information (via external link)
- Annual budgets
- Budget amendments
- Annual Comprehensive Financial reports
- Candidate qualifying forms
- Public hearing notices
- Legal advertisements (via external link)
- Town Charter
- Code of Ordinances (via external link)
- Department directory/contact information
- Juno Beach Newsletters
- GIS Maps (Future Land Use, Zoning, Address)

PUBLIC RECORDS

Selections from the 2025 Florida Government in the Sunshine Manual, Vol. 47, Office of the Florida Attorney General

SCOPE OF THE PUBLIC RECORDS ACT

Florida's Public Records Law, Ch. 119, F.S., provides a right of access to the records of the state and local governments as well as to private entities acting on their behalf. In the absence of a statutory exemption, this right of access applies to all materials made or received by an agency in connection with the transaction of official business which are used to perpetuate, communicate or formalize knowledge. Access to public records has been described as a “cornerstone of our political culture.” *In re Report & Recommendations of Judicial Mgmt. Council of Fla. on Privacy & Elec. Access to Court Records*, 832 So. 2d 712, 713 (Fla. 2002).

Section 119.011(2), F.S., defines “agency” to include: any state, county, district, authority, or municipal officer, department, division, board, bureau, commission, or other separate unit of government created or established by law including, for the purposes of this chapter, the Commission on Ethics, the Public Service Commission, and the Office of Public Counsel, and any other public or private agency, person, partnership, corporation, or business entity acting on behalf of any public agency.

A right of access to records is also recognized in Art. I, s. 24, Fla. Const., which applies to virtually all state and local governmental entities, including the legislative, executive and judicial branches of government. The only exceptions are those established by law or by the Constitution.

Section 119.011(12), F.S., defines “public records” to include: all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.

The Florida Supreme Court has interpreted this definition to encompass all materials made or received by an agency in connection with official business which are used to perpetuate, communicate or formalize knowledge. *Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc.*, 379 So. 2d 633, 640 (Fla. 1980). All such materials, regardless of whether they are in final form, are open for public inspection unless the Legislature has exempted them from disclosure. *Wait v. Florida Power & Light Company*, 372 So. 2d 420 (Fla. 1979). Exemption summaries are found in Appendix D.

The term “public record” is not limited to traditional written documents. As the statutory definition states, “tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission” can all constitute public records. *And see National Collegiate Athletic Association v. Associated Press*, 18 So. 3d 1201 (Fla. 1st DCA 2009), *review denied*, 37 So. 3d 848 (Fla. 2010) (“public records law is not limited to paper documents but applies, as well, to documents that exist only in digital form”). *Cf. Church of Scientology Flag Service Org., Inc. v. Wood*, No. 97-688CI-07 (Fla. 6th Cir. Ct. February 27, 1997), available online in the Cases database at the open government site at myfloridalegal.com (physical specimens relating to an autopsy are not public records because in order to constitute a “public record” for purposes of Ch. 119, “the record itself must be susceptible of some form of copying”).

Clearly, as technology changes the means by which agencies communicate, manage, and store information, public records will take on increasingly different forms. Yet, the comprehensive scope of the term “public records” will continue to make the information open to public inspection unless

exempted by law.

Article I, s. 24, Fla. Const., establishes a constitutional right of access to any public record made or received in connection with the official business of any public body, officer, or employee of the state, or persons acting on their behalf, except those records exempted pursuant to Art. I, s. 24, Fla. Const., or specifically made confidential by the Constitution. *See State ex rel. Clayton v. Board of Regents*, 635 So. 2d 937 (Fla. 1994) (“[O]ur Constitution requires that public officials must conduct public business in the open and that public records must be made available to all members of the public.”); and *Rhea v. District Board of Trustees of Santa Fe College*, 109 So. 3d 851, 855 (Fla. 1st DCA 2013) (“A citizen’s access to public records is a fundamental constitutional right in Florida”).

WHAT RECORDS ARE INCLUDED

EMAIL

E-mail messages made or received by agency officers and employees in connection with official business are public records and subject to disclosure in the absence of an exemption. AGOs 96-34 and 01-20. *See Rhea v. District Board of Trustees of Santa Fe College*, 109 So. 3d 851, 855 (Fla. 1st DCA 2013), noting that “electronic communications, such as e-mail, are covered [by the Public Records Act] just like communications on paper.” *Cf.* s. 668.6076, F.S., requiring agencies that operate a website and use electronic mail to post the following statement in a conspicuous location on the agency website: “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.”

Similarly, e-mails sent by city commissioners in connection with the transaction of official business are public records subject to disclosure even though the e-mails contain undisclosed or “blind” recipients and their e-mail addresses. AGO 07-14. *Cf. Butler v. City of Hallandale Beach*, 68 So. 3d 278 (Fla. 4th DCA 2011) (affirming a trial court order finding that a list of recipients of a *personal* e-mail sent by mayor from her personal computer was not a public record).

The Legislature has enacted exemptions for certain email addresses. *See e.g.*, ss. 655.057(5) (exemption for “personal identifying information” of certain officers and directors which are received by the Office of Financial Regulation pursuant to an application for authority to organize a new state bank or trust company); 197.3225, F.S. (taxpayer’s email address held by a tax collector for the purpose of sending certain tax notices); 215.5587(1)(b) (email address submitted by applicant to Department of Financial Services as part of the My Safe Florida Home Program); and 28.47(5)(b), F.S. (email addresses submitted to clerk of court or property appraiser for the purpose of registering for a recording or notification service).

Like other public records, e-mail messages are subject to the statutory restrictions on destruction of public records. *See* s. 257.36(6), F.S., stating that a public record may be destroyed or otherwise disposed of only in accordance with retention schedules established by the Division of Library and Information Services (division) of the Department of State. Thus, an e-mail communication of “factual background information” from one city council member to another is a public record and should be retained in accordance with the retention schedule for other records relating to performance of the agency’s functions and formulation of policy. AGO 01-20.

SOCIAL MEDIA POSTINGS

The Attorney General's Office has stated that the placement of material on a city's Facebook page presumably would be in connection with the transaction of official business and thus subject to Ch. 119, F.S., although in any given instance, the determination would have to be made based upon the definition of "public record" contained in s. 119.011(12), F.S. AGO 09-19. To the extent that the information on the city's Facebook page constitutes a public record, the city is under an obligation to follow the public records retention schedules established in accordance with s. 257.36(6), F.S. *Id.* And see AGO 08-07 (city council members who post comments and emails relating to the transaction of city business on a privately owned and operated website "would be responsible for ensuring that the information is maintained in accordance with the Public Records Law"); and *Bear v. Escambia County Board of County Commissioners*, 2022 WL 602266 (N.D. March 01, 2022) (messages on a county commissioner's privately owned and maintained social media accounts which involved his interactions with the public on matters of county concern and which involved his duties as a commissioner were public records).

The determination as to whether a list or record of accounts which have been blocked from posting to or accessing an elected official's personal Twitter feed is a public record involves mixed questions of law and fact which cannot be resolved by the Attorney General's Office. Inf. Op. to Shalley, June 1, 2016. However, "if the tweets the public official is sending are public records [because they were sent in connection with the transaction of official business] then a list of blocked accounts, prepared in connection with those public records 'tweets,' could well be determined by a court to be a public record." *Id.*

TEXT MESSAGES

A public official or employee's use of a private cell phone to conduct public business via text messaging "can create an electronic written public record subject to disclosure" if the text message is "prepared, owned, used, or retained . . . within the scope of his or her employment or agency." *O'Boyle v. Town of Gulf Stream*, 257 So. 3d 1036, 1040-1041 (Fla. 4th DCA 2018). *Accord City of Sunny Isles Beach v. Gatto*, 338 So. 3d 1045 (Fla. 3d DCA 2022), noting that a "city commissioner's text messages may be a public record," although a private communication by a municipal official "falls outside the definition of public record." For more information on personal records created or received by public officials on government or private devices, please see the discussion of that topic on pages 133-135.

In order to comply with the requirements of the Public Records Act, "the governmental entity must proceed as it relates to text messaging no differently than it would when responding to a request for written documents and other public records in the entity's possession—such as emails—by reviewing each record, determining if some or all are exempted from production, and disclosing the unprotected records to the requester." *O'Boyle v. Town of Gulf Stream*, at 1041. And see the discussion on pages 166-167 regarding the entity's responsibility to conduct a reasonable search to locate text messages that have been requested from the governmental entity, including those located on private accounts or devices.

The retention periods for text messages and other electronic messages or communications "are determined by the content, nature, and purpose of the records, and are set based on their legal, fiscal, administrative, and historical values, regardless of the format in which they reside or the method by which they are transmitted." See General Records Schedule GS1-SL available online at dos.myflorida.com/library-archives. Stated another way, it is the content, nature and purpose of the

electronic communication that determines how long it is retained, not the technology that is used to send the message. *See also* Inf. Op. to Browning, March 17, 2010, advising that the same rules that apply to e-mail should apply to electronic communications including SMS communications (text messaging), MMS communications (multimedia content), and instant messaging conducted by government agencies.



COUNCIL BRIEFING WORK SESSION MINUTES

November 07, 2025 at 1:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK

CALL TO ORDER – 1:00PM

UPDATES FROM THE TOWN MANAGER

Council gave unanimous consensus to review the Palm Beach County Fire Rescue request and discuss at the November 12 Town Council meeting.

COMMENTS FROM THE COUNCIL

(See attached handouts from Vice Mayor Pro Tem Davis.)

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to have the Town Manager look into Lake Clarke Shores' Town Manager's monthly reports; and have the Town Manager identify items of interest and continue to track and report progress toward the Town Council's goals and objectives.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to have staff provide the history to the Town Council of Juno Ocean Walk's road flooding issue.

Council gave consensus to have the Town Attorney bring back information on overlay districts; have pre-agenda work sessions a week prior to Council meetings; and have the Town Attorney sit next to the Town Manager during meetings.

ADJOURNMENT

Mayor Wheeler adjourned the Work Session at 3:40pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

To: Town Council

From: Diana Davis, Vice Mayor Pro Tem

Date: 11-7-2025

Master Plan – Vision Statement needed to move forward with the working group.

When contracted to engage TCRPC in a master plan for Juno Beach, the intention was for their assistance to improve our development codes so that the Town can preserve what is unique and maintain the character of our seaside community. The council discussions at the time of the contract to engage TCRPC in a master plan was not to re- develop a single parcel or a smaller section of the Town, and specifically not to just redevelop Plaza Le Mar our one commercial shopping center into condominiums. I enclose the following documents:

1. Master Plan Contract with TCRPC
2. Proposed amendments to the Contract during negotiations - decided that the vision/goals would be determined by interviews and public meetings & email description why amendments not accepted at contract negotiation.
3. My newsletter describes what a Master Plan can do for the Town of Juno Beach based on our scoping meeting with TCRPC. <https://conta.cc/3JgZWlg>
4. Agenda proposal for the workshop - develop a single parcel by reviewing what our current codes allow and what can be developed on the Plaza Le Mar site, and what incentives that we can give the developer to result in a development that we will be happy to permit for our Town. I do not believe this is the correct approach as our Comprehensive Plan has not a guiding document for the Town. We have updated as required by the State but little other than their formatted language. We should look at this as the Master Plan was intended to give us guidance for code changes that would prevent overdevelopment in our Town. It was supposed to be future looking and create code changes for the preservation of our community and provide code fixes so that we would avoid the community backlash for the approvals given to the Caretta project.
5. My survey questions intended to determine what will our Town look like in the next 10-20 years and how do we get there with our code language for new developments. Understood that these will be overlay districts until SB 180 is gone. There are good examples that TCRPC has already done with Delray Beach - downtown and West Palm Beach railroad warehouse - to preserve small scale historical while attracting businesses that enrich the

quality of life for existing residents. There are also good examples within Coral Gables and St Augustine where codes kept the historical small scale. For example, TeraMarsh Grove building is a great example of what we could potentially historically preserve if there were enough tax or other incentives. The Fish House is another historical property, along with the former motels that made up the former Loggerhead Marine Life Center that is now owned by the County. We can incentivize the overlay district with allowing reductions in our parking or landscaping requirements.

6. Suggest a focus on creating a **Mission and Vision so that we can advance informed decisions from our Master Plan work group.** Maybe the working group should wait to meet to first discuss the survey questions that will be sent to the Town residents that will help create this vision and mission statement. The Town Council should agree on what the Master Plan was intended to do, when TCRPC were hired for the work.

We did not vote as a Town Council for a focus to select existing commercial properties to determine their best development strategies into condominium mixed use projects under our current codes.

TCRPC has been paid approx. \$58k to date and there is another \$100k in the budget for this year. I would like their contract updated, as it initially was to expire in October 2025, and re-affirm our initial purpose for pursuit of a Master Plan.

6 attachments

 **TCRPC Contract 2024.pdf**
1885K

 **Contract - proposed edits - 2024-10-21 Master Plan PROJECT DESCRIPTION.docx**
23K

 **2024- Oct changes to contract document to TCRPC.docx**
19K

 **2025-11-12 Agenda item 4 - Master Plan Workshop.PDF**
176K



Master Plan - policy document Rob Cole Sept 8.PDF

170K



Polco latest survey 3-5 council suggested questions DLD (1).docx

30K

Harmony Review Summary for Town Council

Agenda Topic: Continuation and Clarification of Single-Family Home Harmony Review Procedures

Purpose

The Town of Juno Beach has historically applied **Appearance Review** both Architectural Review and Harmony Review (size in context) for new single-family construction to ensure that new development aligns with the “**visual continuity**” and “**consistent neighborhood character**” required in the Town’s **Comprehensive Plan**. The purpose of this agenda item is to confirm how these reviews should be conducted going forward and to resolve questions regarding their legal basis, implementation standards, and administrative guidance.

Current Code Framework for Appearance Review

Review Type	Key Elements	Legal Context
Architectural Review	Architectural style and form for new homes.	Although state law has some limits on regulating building-materials, Juno Beach could continue its evaluation of <i>architectural Old Florida Style</i> , based on St. Petersburg example, and our current appearance review codes giving P&Z Board this authority prior to 2020. See Len Rubin & Nancy Stroud legal opinions.
Harmony Review	Comparative analysis of size of new construction in context.	In place since at least 1992. Supported by comprehensive plan directives requiring neighborhood compatibility. No legal opinion by our Town Attorney has determined the Town’s existing standards to be illegal or invalid, they are allowed under Option 2 of Len Rubin’s 2025-7-21 memo.

The Town’s Planning & Zoning Board has been authorized to perform these reviews since its inception (Code §34-28).

1. Existing Reviews - 19 recent project applications have been processed under the latest review criteria for harmony, including **one denial**, without any legal finding that the standards were impermissible. In fact, only legal challenges allege that the harmony review was not properly considered in the Town’s approval of two projects.

2. Resident Input – My recent newsletter survey (n = 252) found that:

- **97%** believe new construction should be reviewed for size compatibility within context.

This indicates broad public expectation for maintaining contextual compatibility in new development.

3. Current Harmony Review Method

The Harmony Review uses both **objective metrics (not go or no go)** and **subjective professional judgment that would determine whether approval given or not:**

Mass & Bulk Tests (Sq. Ft., FAR comparison):

1. Is size within the study area range?
2. Is it less than double the average?
3. Is it within 10–20% of the largest structure?
4. Are mitigating features present? (e.g., greater setbacks, articulation, landscaping)

Scale Tests (Height / Number of Stories):

1. Do most surrounding homes have similar height/story count?
2. Do the immediately adjacent homes align?
3. Does height remain within zoning limits?
4. Are mitigating features present? (e.g., upper-story step-backs, roof slope, greater setbacks, etc..)

These steps allow **flexibility, context sensitivity, and metrics provide predictability** in decision-making.

4. Legal Clarifications

- The Town's current codes are **not prohibited** by state law.
- The Town may **continue** harmony and architectural character review so long as:
 - The final decision has mitigation of its metric numerical reviews by **subjective findings based on neighborhood context.**
- There is **no legal opinion** concluding the Town must stop its existing Appearance Review procedures or that indicates that they are "illegal."

5. Known Results of Eliminating Harmony Review – loss of character of the neighborhood

If harmony review were abandoned and development relied **only on base zoning (e.g., 35% lot coverage)**:

- New construction could achieve **much higher floor area ratios** (e.g., 0.72–0.74 FAR), producing structures **substantially larger** than existing neighborhood patterns.
- This may conflict with **Comprehensive Plan Policy 11.1(2) & (3)** requiring:
 - Preservation of **visual continuity**,
 - **Consistent character of the neighborhood**.
- Case law has held that projects found to be inconsistent with a municipality's comprehensive plan can be **ordered demolished or torn down**.

6. Recommendations Moving Forward

- **Reaffirm** continued use of existing Harmony Review and Appearance Review codes.
- **Clarify** that staff newsletter policy may not override existing adopted codes.
- **Develop a standardized review checklist** summarizing:
 - a. Objective measurements (FAR, height, study area averages),
 - b. Subjective design and mitigation considerations.
- Consider obtaining **qualified professional evaluations** (architect or planning consultant) to support staff reporting.

7. Conclusion -Continuation of the Town's Harmony Review framework supports:

- **Consistency with the Comprehensive Plan,**
- **Protection of existing neighborhood character,**
- **Preservation of existing property values, and**
- **Predictable, transparent, professional review procedures.**

Save our Codes Appearance Reviews for Single Family Homes

Town Council Meeting 11-12-2025

Applications to build new structures have Appearance Review and Site Plan Review

1. **Appearance Review** includes:
 - A. Architectural Review – old Florida Style as defined in code and in guidance by staff dated December 18, 2020
 - B. Harmony Review – in place since 1992, latest amendments have been applied to 19 projects (with one denial)
 - C. Legal Challenges - two challenges to approvals of new construction projects that allege that the Town failed to apply its existing code provisions
2. **Site Plan Review** differ based on zoning, for single family homes: 34-268, 35% lot coverage, min lot size and setbacks, density, others; existing lawsuit alleging vagueness. One legal challenge alleging vagueness.

Architectural Review

- Building Design Material regulation for single family homes removed from local governments by state statute, unless
- It is within a historical designated area
- Review board granted authority to review prior to 2020.
- Town of Juno Beach Code 34-28 authorized the duties of its Planning and Zoning Board to include appearance review since its inception
- Len Rubin legal opinion, cites to St. Petersburg that was acknowledged by the Florida Legislature in the legislative history for 163.3202, as continuing its “architectural review” and having codes similar to the Town of Juno Beach

Architectural Review

- No legal opinion that the Town of Juno Beach is barred by the language of Florida Statute 163.3202, from continuing its architectural review of single-family homes.
- Len Rubin legal opinion could argue either way to continue architecture review
- Nancy E. Stroud, legal opinion, the Town of Juno Beach can continue with its architectural review based on vagueness of State Statute and existing authorities for P&Z Board
- Town Council voted based on then provided information, that we would abandon architectural review for single family homes- I believe this is in error and will lead to cookie cutter flat box oversized rectangle structures that will negatively impact existing residents' property values. We can never get architectural review back even after SB 180. How do we meet Comprehensive Plan requirements "visual continuity of the community?"

Harmony review

- Survey responses of 252 residents 97% believe that the review of size of new construction in context should be a consideration in the review of these proposed projects.
- Historically, since at least 1992, harmony reviews have attempted to preserve the property values of existing residents by ensuring our comprehensive plan requirements of “visual continuity of the community” and “consistent character of the neighborhood.”

Harmony Review – addressing newsletter policy proposal (assumptions & legal conclusions)

- Town Attorney, Len Rubin's legal opinion is that we can continue our current reviews with the metrics, however the metrics cannot be go or no-go decisions. It should be the final subjective review that determines whether a project is approved.
- No legal opinion by our Town Attorney that we cannot apply the metrics for mass, bulk, and scale
- No legal opinion by our Town Attorney that our current codes are illegal
- No legal opinion by our Town Attorney that the 19 reviews completed under our current codes for harmony are illegal

Harmony review moving forward

- Revoke new policy suggesting to ignore our existing codes for harm articulated in a Town Newsletter by staff
- Continue with our existing codes with the amended guidance to review the metrics and the subjective criteria
- Suggestions to create a checklist (pilot safety list) for review of the harmony criteria for ease of understanding incorporating guidance such as Field Guide to American Houses by Virginia Savage McAlees (architectural guide to be completed by contractor)
- Review by staff or by professionals in the field giving qualified professional opinions that give these written opinions to staff to incorporate into their reports to the board, with appeal to Town Council.

Harmony – Staff Tests for Bulk and Mass

Test One

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

Test Two

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

Test Three

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

Test Four

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

Harmony – Staff Tests for Scale (height)

Test One

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

Test Two

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

Test Three

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

Test Four

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

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

Bulk & Mass Tests using Comparative analysis

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

Scale Tests for Height/Stories

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

If we abandon current codes that protect the property values of existing residents and use Building Site Area Requirements only

- Results based on lot coverage – structures that are .72 - .74 Floor Area Ratio
- The structures would be so much larger than existing homes and much larger than even our new construction projects in our neighborhoods.
- In my opinion, this type of construction would violate our Comprehensive Plan requirements of policy 11.1 (2) &(3), “visual continuity of the community” and “consistent character of the neighborhood.”
- Note that our Comprehensive Plan is our guiding document that is to inform all of our code development. Case law has dictated that a project be torn down if it violated a municipality’s comprehensive plan. (i.e., it is a big deal)



TOWN COUNCIL REGULAR MEETING MINUTES

November 12, 2025 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER (*Via Zoom*)

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
TG LAW PLLC, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 15

CALL TO ORDER – 5:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Item #6 up before Item #4.

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

MOTION: *Callaghan/Hosta made a motion to have staff send a letter of support to the local Fire Department.*

ACTION: *The motion passed unanimously (4-0).*

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:14pm.

Public Comments Closed at 5:22pm.

CONSENT AGENDA

1. Town Council Meeting Minutes - October 22, 2025
2. Year to Date (YTD) Financial Statements

3. Resolution 2025-18 (PBA Collective Bargaining Memorandum of Understanding)

MOTION: *Callaghan/Hosta made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously (4-0).*

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

6. Single-Family Appearance Review Discussion (Council request)

Councilmember Halpern entered the meeting via zoom.

(See attached handouts provided by Vice Mayor Callaghan and Vice Mayor Pro Tem Davis.)

MOTION: *Callaghan made a motion to create an ordinance that amends the Zoning Code to return appearance review for single family detached homes to the Town Planning & Zoning Department and removes it from the responsibilities of the Planning & Zoning Board; Create an ordinance that adds clarifying language to our Zoning Code stating the original intent is to be followed when judging Harmony for single family homes, which is that the Harmony requirements adopted in 1992 restricted the Appearance of a proposed home (no castles or domes), but not the size, mass, bulk, scale, or proportion of the home; publicize the existing zoning code restrictions on house sizes by the height and lot coverage limits, and minimum setbacks listed for the various zoning districts; publicize that the existing harmony definition and statements in our code regarding aesthetically pleasing buildings, etc. are informational regarding the intent of town codes, but not enforceable requirements; create an ordinance that revises the architecture requirements in our zoning code to clarify that “building design elements” are not to be used in staff decision making as to whether a proposed single family detached home is acceptable; and continue with current plans to encourage voluntary compliance with the town’s preferred architectural styles such as with the Pattern Book now being produced.*

Mayor Wheeler passed the gavel and seconded the motion.

MOTION TO AMEND: *Davis/Halpern made a motion to amend to include that harmony stays in place and note rely only on base zoning.*

ACTION ON MOTION AMEND: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

MOTION TO AMEND: *Davis/Halpern made a motion to amend to vote each item out separately.*

ACTION ON MOTION TO AMEND: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta Opposed.*

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have the Town Attorney provide a legal analysis on Vice Mayor Callaghan’s proposal.

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

Mayor Wheeler recessed the meeting at 8:17pm.

Mayor Wheeler reconvened the meeting at 8:26pm.

4. Format and Discussion Plan for Upcoming Work Session

MOTION: *Callaghan/Hosta made a motion to have staff proceed with the format as presented.*

ACTION: *The motion passed unanimously.*

5. Discussion on Communications/Events Manager Position

MOTION: *Davis/Halpern made a motion to explore communications policy.*

ACTION: *The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

MOTION: *Callaghan made a motion to hire a Communication/Events Manager.*

ACTION: *Motion failed for lack of a second.*

MOTION: *Davis/Halpern made a motion to not hire or fund a Communication/Events Manager position.*

ACTION: *The motion passed 3-2 with Vice Mayor Callaghan and Councilmember Hosta opposed.*

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to proceed with the agenda.

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have the discussion on Records Retention Policy.

7. ~~3D GIS Scene View Discussion (Council Request)~~

8. Discussion on Records Retention Policy

MOTION: *Callaghan/Halpern made a motion to adopt a town policy that states public records are to be made available on the Town's website except as exempted by Council and applicable law.*

MOTION TO AMEND: *Davis/Callaghan made a motion amending to change the term records to documents.*

ACTION ON MOTION TO AMEND: *Vice Mayor Pro Tem Davis withdrew the motion.*

ACTION: *The motion failed 1-4 with Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta opposed.*

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Halpern gave consensus to proceed with the Town Attorney's recommendation on having the Town Attorney work with staff on preparing an agenda item to reflect the Vice Mayor's intent regarding the posting of records for the next meeting.

COMMENTS FROM THE COUNCIL

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk



TOWN OF JUNO BEACH

Item #3.

PUBLIC COMMENT CARD

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

AGENDA ITEM #: PUBLIC Comments DATE: Nov. 12

NAME: John Paul Stelluto PHONE NO.: 561-891-7378

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 401 SUNSET WAY

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 6 ^{Moved to Item #4} DATE: Nov 12, 2026

NAME: John Paul Stelluto PHONE NO.: 561-891-7378

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 401 SUNSET WAY

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

Item #3.

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 #:

6

Moved to Item #4

DATE:

11/12/25

NAME:

Larry Sonby

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

120 Ocean Dr

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #:

DATE:

NAME:

Anne Bossa

PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK



TOWN OF JUNO BEACH

Item #3.

PUBLIC COMMENT CARD

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

AGENDA ITEM #:

DATE:

NAME:

Anne Bossio

PHONE NO.:

REPRESENTING (IF APPLICABLE):

Comments from Public
& Harmony

ADDRESS:

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK

I would like this presented tonight

I met with Frank Davila regarding an actual home in Juno Beach and how Ordinance 780 will affect the value of the property. The Subject home is located at 401 Sunset Drive. Below are the numbers. I believe they speak for themselves:

New homes in Juno Beach, those updated or brand new, built to today's market demands are selling for approximately \$1,000/SF of AC space therefore:

Underlying Zoning = 5,600 SF x \$1,000/SF = \$5,600,000

Staff's Interpretation = 4,900 SF x \$1,000/SF = \$4,900,000
(loss of \$700,000)

Using an Average = 2,900SF x \$1,000/SF = \$2,9000
loss of \$2,700,000)



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.

Asked to
Speak at
and
moved to
Item #4

Item #3.

AGENDA ITEM #:

DATE:

NAME:

MARCIA WOLF

PHONE NO.:

561 371-0243

REPRESENTING (IF APPLICABLE):

ADDRESS:

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #:

DATE:

NAME:

6
MICHAEL CAMP

PHONE NO.:

12 NOV 25
561-307-1463

REPRESENTING (IF APPLICABLE):

ADDRESS:

471 SUNSET

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK



TOWN OF JUNO BEACH

Item #3.

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: _____

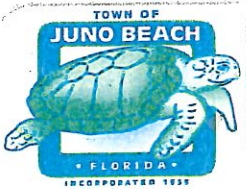
NAME: Sylvia Dew PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: Single family Appearance Review DATE: _____

NAME: Siobhan O'Donnell PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: N Lyra C

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

Asked to speak on Item # which moved Item #4
11/12/25
Item #3.

AGENDA ITEM #: 4, 7 & 8 DATE: 11-

NAME: Siobhan O'Donnell PHONE NO.:

REPRESENTING (IF APPLICABLE):

ADDRESS: Lyra Cir

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☐ I WISH TO SPEAK

PBC FIRE LEGISLATION

[City/Town Letterhead]

[Date]

The Honorable John Snyder
Chair, Palm Beach County Legislative Delegation
301 North Olive Avenue, Suite 701.6
West Palm Beach, FL 33401
Vnowlan@pbc.gov & Kingraml@pbc.gov

Re: Support for Palm Beach County Fire Rescue Local MSTU Bill

Dear Chair John Snyder and Members of the Palm Beach County Legislative Delegation:

On behalf of the [City/Town of _____], we write to express our strong support for Palm Beach County's proposed local bill relating to the Fire Rescue Municipal Service Taxing Unit (MSTU).

Our municipality receives fire rescue services from Palm Beach County Fire Rescue (PBCFR), and our residents rely on the high level of service, staffing, training, and specialized resources that PBCFR provides. The proposed local MSTU bill is essential to:

- Maintain stable, sustainable funding for countywide fire rescue services;
- Prevent cost shifts onto other taxpayers when annexations remove high-value properties from the MSTU;
- Preserve consistent response times and service levels for both unincorporated areas and contracting municipalities like ours; and
- Avoid duplicative and unnecessary infrastructure costs, such as building new fire stations where fully funded, properly located County stations already exist.

Importantly, this local bill does not prevent annexation and does not create double taxation. When annexation occurs, the MSTU boundary will contract and the County will no longer levy MSTU millage on the annexed properties. Instead, the annexing municipality will reimburse the County for the equivalent cost of fire rescue services for those properties. This structure keeps the MSTU whole, protects taxpayers, and ensures that the provider of service is fairly compensated.

For municipalities already served by PBCFR, including the [City/Town of _____], this bill will not disrupt day-to-day operations or diminish local control. Rather, it provides a predictable, fair framework that supports long-term planning for stations, apparatus, and personnel, while ensuring the regional fire rescue system remains strong and affordable.

We respectfully urge you to support and advance the local MSTU bill for Palm Beach County Fire Rescue during the upcoming Legislative Session. Our community's safety, and the sustainability of the fire rescue system we depend on, will be well served by this legislation.

Thank you for your consideration and for your continued support of public safety in Palm Beach County.

Sincerely,

[Name]
[Title – e.g., Mayor]
City/Town of [Name]

[Name]
[Title – e.g., City/Town Manager]
City/Town of [Name]

cc: Palm Beach County Board of County Commissioners
Chief Patrick Kennedy, Palm Beach County Fire Rescue

Local Bill Summary

The local bill revises the impacts of annexation within Palm Beach County to avoid adverse health and safety impacts to the citizens and visitors of the county.

The local bill provides a method to allow the Palm Beach County Fire/Rescue Municipal Service Taxing Units ("PBFire MSTU") to avoid adverse financial impacts associated with annexations within its boundaries, while at the same time not restricting municipalities' ability to annex.

With the recent increase in property values, municipalities are beginning to annex tax-desirable properties within the PBFire MSTU. Historically, municipalities do not annex less desirable properties but rather properties that pay more taxes than the cost of services provided are targeted.

By annexing tax-desirable properties within the PBFire MSTU, there is a shift of fire expenses onto remaining district residents. As a direct result of the annexation, a PBFire MSTU may either need to levy a higher millage rate or decrease the level of services. As the PBFire MSTU's tax base continues to decrease due to annexations, the PBFire MSTU may become economically inefficient. This issue is even more complicated when a municipality annexes property that includes a PBFire MSTU fire station. Either the Palm Beach County firefighters do not provide to the annexed property even though they may be the closest unit to the emergency due to their fire station being located within the annexing municipality, or they provide the service for free. In this scenario, the remaining property owners within the PBFire MSTU would be supplementing services to the annexing city for free.

The local bill provides that the following applies to all annexations within Palm Beach County after January 1, 2026:

- Municipalities may still expand their boundaries in accordance with Chapter 171, Florida Statutes.
 - The ability to expand is not impacted; only the service provider for fire and emergency services is impacted.
- The PBFire MSTU's boundaries contract upon the annexation, just as it occurs today. Double taxation is avoided.
- Palm Beach County firefighters continue to provide service to the annexed property and remain the Authority Having Jurisdiction.
- Every year, the annexing municipality will pay the County the amount that the PBFire MSTU would have collected in ad valorem taxes and assessments if the property had not been annexed.
- To continue to provide flexibility and ensure that the health and safety of citizens and visitors is paramount, the County and the annexing municipality may enter into an agreement that provides the annexing municipality assumption of services and the elimination of the payment to the County.

To avoid unintended consequences, the local bill excludes municipalities that have a charter provision, an ordinance, or interlocal agreement with Palm Beach County that includes the entirety of the municipality within the PBFire MSTU.

This local bill does provide exceptions to general law, which is allowed as a local bill. In addition, this concept of continuing fire service following annexation has been adopted for several independent special fire districts in the State, as these districts similarly faced harmful annexations.

Although this local bill does limit municipalities' home rule powers, the Florida Constitution grants the Legislature the authority to limit municipalities authority.

BILL

Redraft - A

YEAR

1 A bill to be entitled
2 An act relating to Palm Beach County; providing that a
3 municipal service taxing unit whose primary purpose is
4 to provide fire protection, rescue, and emergency
5 medical services to residents in unincorporated areas
6 of the county remains the service provider to real
7 property that is annexed after a specified date;
8 providing that the geographical boundaries of the
9 municipal service taxing unit shall contract following
10 the annexation; prohibiting Palm Beach County from
11 levying ad valorem taxes through the municipal service
12 taxing unit following the annexation; requiring the
13 annexing municipality to pay the county the equivalent
14 of what would have been collected in ad valorem taxes
15 and assessments on annexed real property; authorizing
16 the county, through the municipal service taxing unit,
17 to remain the authority having jurisdiction and to
18 collect certain fees; providing for an agreement to
19 transfer services; providing an effective date.

20
21 Be It Enacted by the Legislature of the State of Florida:

22
23 **Section 1.** To avoid adverse impacts to the health and
24 safety of the residents in unincorporated areas of Palm Beach
25 County that may occur due to a municipal annexation, a municipal

Page 1 of 3

96698

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

BILL

Redraft - A

YEAR

26 service taxing unit whose primary purpose is to provide fire
27 protection, rescue, and emergency medical services shall remain
28 the fire protection, rescue, and emergency medical services
29 provider to real property annexed after January 1, 2026,
30 notwithstanding s. 125.01, Florida Statutes, or any other
31 general law, special act, municipal charter, or ordinance of a
32 local government to the contrary. Following the annexation by a
33 municipality that does not have a charter provision, an
34 ordinance, or interlocal agreement with Palm Beach County that
35 includes the entirety of the municipality within the Palm Beach
36 County municipal service taxing unit whose primary purpose is to
37 provide fire protection, rescue, and emergency medical services,
38 the geographical boundaries of the municipal service taxing unit
39 shall contract to exclude the annexed real property and Palm
40 Beach County may not levy ad valorem taxes through the municipal
41 service taxing unit on the annexed real property. Annually, such
42 annexing municipality shall pay Palm Beach County, for the
43 benefit of the municipal service taxing unit, an amount equal to
44 the ad valorem taxes and assessments that would have been
45 collected had the real property remained in the municipal
46 service taxing unit. Palm Beach County, through the municipal
47 service taxing unit, remains the authority having jurisdiction
48 and may continue to collect impact fees and other fees from the
49 annexed real property. Through a written agreement approved by
50 the Palm Beach County Board of County Commissioners and the

Page 2 of 3

96698

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

BILL

Redraft - A

YEAR

51 applicable annexing municipality, Palm Beach County and the
52 annexing municipality may agree for the annexing municipality to
53 assume fire protection, rescue, or emergency medical services to
54 the annexed territory. Following the provision of fire
55 protection, rescue, or emergency medical services by the
56 annexing municipality under the written agreement between the
57 board of county commissioners and the annexing municipality: (1)
58 The annexing municipality may cease its payment to the county
59 for the benefit of the municipal service taxing unit following
60 the final payment for services provided by the county through
61 the transition date; and (2) The county is no longer the
62 authority having jurisdiction through the municipal service
63 taxing unit and shall cease its collection of impact fees and
64 other fees from the annexed real property as of the transition
65 date.

66 **Section 2.** This act shall take effect upon becoming a law.
67

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.



Palm Beach County LEAGUE of CITIES, Inc.

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November 12, 2025

Palm Beach County League of Cities, Inc. Statement of Opposition to

Palm Beach County MSTU Local Bill

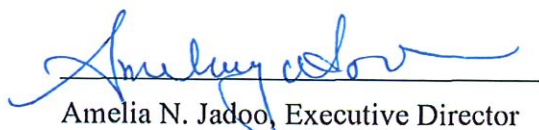
At a Special Meeting held on November 10, 2025, the Board of Directors of the Palm Beach County League of Cities, Inc. ("League") voted unanimously to oppose the Local Bill relating to Palm Beach County Municipal Service Taxing Units ("Local Bill") that will be presented to the Legislative Delegation for consideration on November 13, 2025. The Board's opposition is predicated upon both procedural deficiencies and substantive defects, including noncompliance with existing law.

Procedurally, the proponents of the Local Bill failed to consult with or provide advance notice of the Local Bill to the League prior to the Palm Beach County Board of County Commissioners' meeting on October 28, 2025. Pursuant to the Palm Beach County Charter, it is customary for local ordinances with county-wide impact to be presented to the League before county consideration, ensuring that municipal interests are duly represented. Although the Local Bill is not a county-wide ordinance, it constitutes proposed state legislation with local application that directly affects the municipalities represented by the League, and is likely to impact the fiscal interests, growth and land-use planning, and emergency services of all 39 municipalities throughout the county. Moreover, the county's failure to coordinate with the League on the Local Bill undermines recent collaborative efforts to foster partnership on issues of shared local significance.

Substantively, notwithstanding statements to the contrary in the Local Bill Summary, the Local Bill—as written, including in its "Redraft-A" version—will likely result in double taxation, as identified in the City of Palm Beach Gardens Resolution 85, 2025. Additionally, neither the Local Bill nor its Summary provides any explanation or supporting data for the statements of support made therein, including assertions that the Local Bill is intended to "avoid adverse impacts to the health and safety of the residents in unincorporated areas of Palm Beach county," "there have been increasing instances of taxpayers being forced to fund duplicative fire rescue infrastructure in the annexed MSTU areas," and municipalities are annexing "tax-desirable properties within the PBFire MSTU."

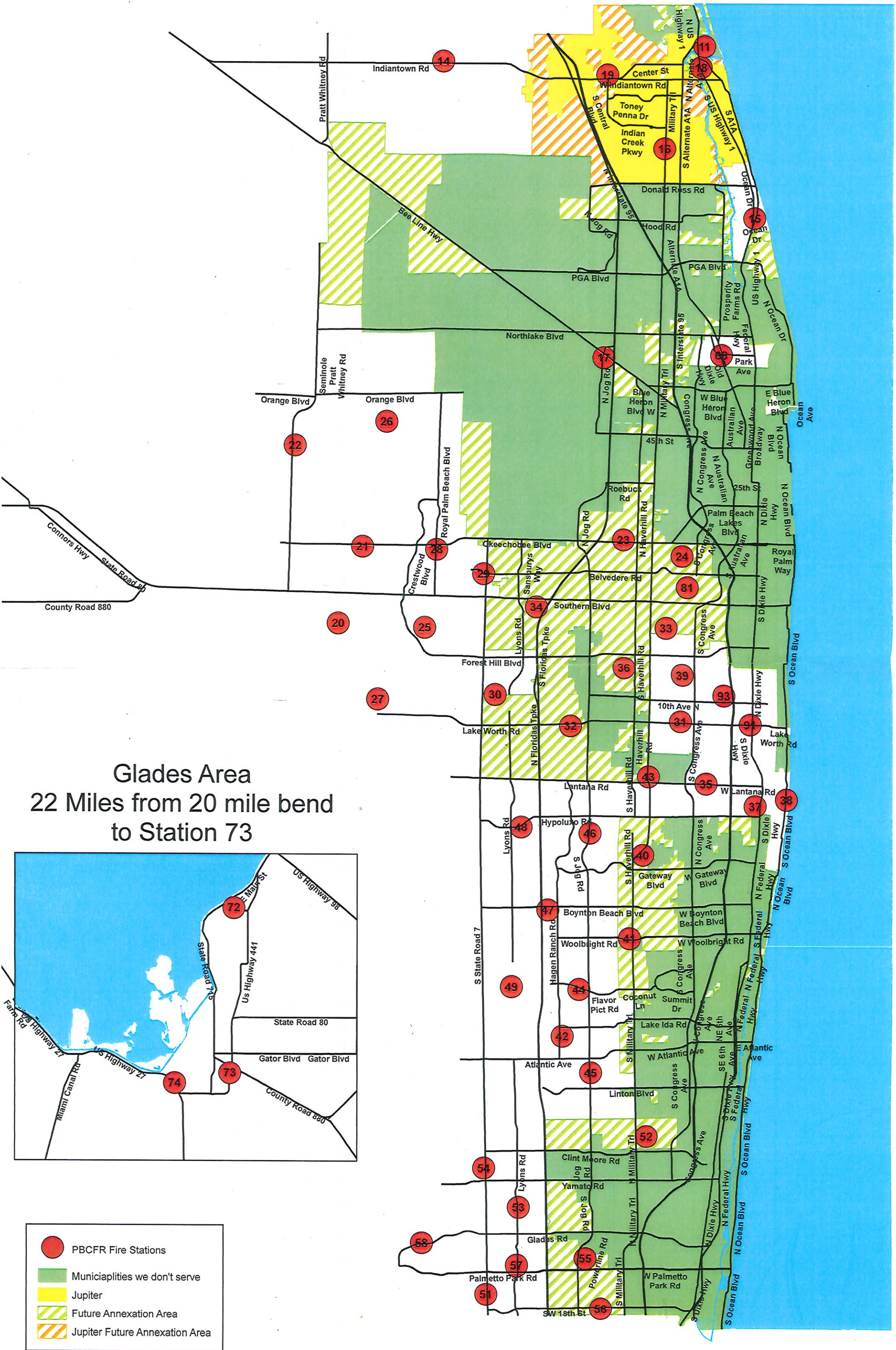
Additionally, the League's Attorney, Keith Davis, expressed concerns regarding the legality of the Local Bill. Attorney Davis has opined as follows: The Local Bill is contrary to existing Florida Law that regulates municipal annexation. Ch. 171, Florida Statutes sets forth a comprehensive framework for municipal annexation. The stated purpose of the statutory regulatory scheme for municipal annexation, among other things, is to "establish UNIFORM legislative standards throughout the state for the adjustment of municipal boundaries," to "ensure the efficient provision of urban services..." and to "ensure that areas are not annexed unless municipal services can be provided to those areas." Sec. 171.021, F.S. (2025). Ch. 171, Florida Statutes goes on to require, as a prerequisite to annexation, the completion of a feasibility study to determine that urban services (including fire rescue services) can in fact be provided after annexation. Sec. 171.042, F.S. (2025). Given these long standing and heretofore successful precautionary measures already found in state law, it is difficult to understand what actual "adverse impacts" the Local Bill is attempting to protect Palm Beach County residents from (as stated in the Section 1 of the Local Bill). Finally, although the Local Bill provides an opportunity for the county and an annexing municipality to enter into an interlocal agreement and allow the municipality to assume jurisdiction for the provision of fire rescue services and not pay the county the equivalent of the MSTU ad valorem revenue that would be attributed to the newly annexed properties, this does nothing to address the stated purpose of the Local Bill, which as explained above, is to protect residents of unincorporated Palm Beach County from certain (unidentified) adverse impacts that result from the activity of municipal annexation.

For the foregoing reasons, the Palm Beach County League of Cities, Inc. opposes the Local Bill in its current form and respectfully urges the Legislative Delegation to defer its consideration until the 2027 legislative session. Deferral will facilitate meaningful collaboration among municipalities, bill proponents, and stakeholders to craft revised legislation that accommodates all interests, avoids litigation, eliminates the need for subsequent corrective measures, and prevents wasteful expenditure of taxpayer dollars on rushed legislation prone to future legislative amendment or judicial challenge.



Amelia N. Jadoo, Executive Director
Palm Beach County League of Cities, Inc.

PBCFR and Future Annexation Areas



DIVISION 4. - SITE PLAN AND APPEARANCE REVIEW

Sec. 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.

(Ord. No. 207, § 11.10, 8-8-1979)

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).

(Ord. No. 207, § 11.20, 8-8-1979; Ord. No. 517, 12-1-1999; Ord. No. 678, § 2, 12-10-2014; Ord. No. 689, § 4, 1-25-2017; Ord. No. 745, § 3, 10-27-2021; Ord. No. 753, § 3, 9-28-2022; Ord. No. 763, § 3, 7-26-2023; Ord. No. 780, § 2, 1-24-2024)

Sec. 34-117. - Submission requirements.

Each site plan and appearance approval request shall include the items stated in the town's site plan and appearance approval checklist which is part of the town's development application form, as it may be amended by the director from time to time. The development application form is available at the office of the planning and zoning department. When applicable, all plans submitted pursuant to this division shall require a state registered/licensed architect, engineer, and/or landscape architect seal with signature.

(Ord. No. 207, § 11.30, 8-8-1979; Ord. No. 689, § 4, 1-25-2017)

Sec. 34-118. - Minor amendment to a previously approved site plan and appearance approval.

A minor amendment to a previously approved site plan and appearance approval may be approved by the director. The director shall make a written determination as to the approval, denial, or approval with modifications and/or conditions within 30 calendar days after the director has determined that the application and required supporting materials have been filed and are complete. A minor amendment shall be approved only if it meets the following requirements:

- (1) Any increase in the total floor area of any principal structure does not exceed ten percent, and there is no increase in the number of principal structures or in the number of residential dwelling units as specified by the previously approved site plan. However, a decrease in the total floor area of any building, or reduction of the number of principal structures, stories, or units as specified by the approved site plan may be approved as a minor amendment.
- (2) There is no change in the boundary of the approved plan.
- (3) Rearrangement of uses or locations on a property may be permitted unless they conflict with a specific provision herein or condition of the approved site plan.
- (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. This is a relocation of 15 percent of the total building footprint and would qualify as a major amendment under this provision.
- (5) Any increase in traffic generation shall be by no more than ten percent above that established by the site plan previously approved by town council. However, the county's traffic performance standards as specified in section 7.9 of the county Unified Land Development Code must be adhered to.
- (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 site plan 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.

(Ord. No. 207, § 11.40, 8-8-1979; Ord. No. 434, 12-16-1992)

Sec. 34-119. - Expiration of approval.

- (a) A site plan and appearance approval shall be valid for two years from the date of such approval. If commencement of development has not begun prior to the date of two years following the approval date, said site plan and appearance approval shall become null and void. Commencement of development shall consist of receipt of a validly issued building permit and the first building inspection approval for a minimum of one principal structure or completion of 25 percent of the total cost of the infrastructure (water, sewer, roads, and drainage) on the site. Infrastructure costs for the project shall be reviewed and approved by the town engineer prior to final engineering plan approval.
- (b) Prior to the expiration of the two-year period, a one-year extension to commence development may be applied for with the town council. An extension may be granted upon a determination by the town council that the applicant has made a good faith effort to commence construction but has been prevented from doing so for reasons beyond the control of the applicant. The town council may, at the request of the applicant and in the exercise of its discretion, grant additional extension(s) pursuant to this paragraph when warranted by the totality of the circumstances.

(Ord. No. 207, § 11.50, 8-8-1979; Ord. No. 623, § 2, 8-26-2009)

Secs. 34-120—34-136. - Reserved.

Motion to ask Staff to accomplish the following 6 things:

1. Create an Ordinance that amends the Zoning Code to return Appearance Review for single family detached homes to the town Planning & Zoning Department and removes it from the responsibilities of the Planning & Zoning Board.
2. Create an Ordinance that adds clarifying language to our Zoning Code stating the original intent is to be followed when judging Harmony for single family homes, which is that the Harmony requirements adopted in 1992 restricted the APPEARANCE of a proposed home (no castles or domes), but not the SIZE, MASS, BULK, SCALE, or PROPORTION of the home.
3. Publicize the existing Zoning Code restrictions on house sizes by the height and lot coverage limits, and minimum setbacks listed for the various zoning districts.
4. Publicize that the existing Harmony definition and statements in our Code regarding aesthetically pleasing buildings, etc. are informational regarding the intent of town codes, but not enforceable requirements.
5. Create an Ordinance that revises the architecture requirements in our Zoning Code to clarify that "building design elements" are not to be used in staff decision making as to whether a proposed single family detached home is acceptable.
6. Continue with current plans to encourage voluntary compliance with the town's preferred architectural styles such as with the Pattern Book now being produced.



To: Robert A. Cole, Town Manager
Date: October 29, 2025
Prepared By: Frank M. Davila, CFM, MPA, Director of Planning and Zoning
Item Title: Master Plan Update

Task 1 deliverables

1. Facilitation of Staff work Session #1 and documentation (Agenda, Participation List, and Meeting Notes)
2. Project Memorandum including: (see attachment #1)
 - a. Updated Project Schedule
 - b. Due diligence components
 - c. Summary of Site Reconnaissance
 - d. Summary of Land Development and Infrastructure Conditions
 - e. Summary of Market Potentials
 - f. Information from other relevant studies

Task 2 deliverables

1. Project Memorandum including: (see attachment #2)
 - a. Listing of Stakeholder Interviewees
 - b. General Summary of Interview Findings

Task 3 deliverables

1. Completion of Public Workshop #1 (completed on March 13, 2025)
2. Project Memorandum including: (see attachment #3)
 - a. Public Workshop # 1 Presentation and Documentation
 - b. Summary of Public Input

Task 4 deliverables (not completed yet)

1. Project Memorandum including:
 - a. Redevelopment Scenarios (provided during the Power Point presentation for the work-in progress meeting)

b. Recommendations for revising/updating the Town's Comprehensive Plan and Land Development Regulations. (not completed yet).

Task 5 Deliverables (not completed yet)

1. Completion of Public Workshop #2 (Work-in progress, completed on August 6, 2025)
2. Project Memorandum including: (not completed yet).
 - a. Public Workshop #2 Presentation and Documentation
 - b. Summary of Public Input

Task 6 Deliverables – (not completed yet).

1. Project Report for the Community Vision and Master Plan (draft and final)
2. Town Council Presentations and Documentation

DELIVERABLE	FORMAT
Project Memoranda, Agendas, Participant Lists and Meeting Notes from Staff Work Sessions	Electronic copies in MS Word & PDF formats
GIS Maps and Data Tables	Electronic copies in ArcGIS and PDF formats
Project and Workshop Presentations	Electronic copies in Power Point & PDF formats
Redevelopment Concepts and Recommendations	Electronic copy in PDF format
Project Report	Electronic copy in PDF format

Invoices

The Town has issued two payments to the Treasure Coast Regional Planning Council as per the approved agreement, totaling \$56,250. The first payment was approved on December 5, 2025 (\$12,500) and the second payment was approved on April 3, 2025 (\$43,750).

PROJECT MILESTONE	%	PYMT AMT
Execution of Agreement	10%	\$12,500.00
Task 3 Project Memorandum (Completion of Public Workshop #1)	35%	\$43,750.00
Task 4 Project Memorandum (Submittal of Draft Concept Plans and Recommended Regulation Revisions)	25%	\$31,250.00
Task 5 Project Memorandum (Completion of Public Workshop #2)	15%	\$18,750.00
Submittal of Final Report	15%	\$18,750.00
TOTAL	100%	\$125,000.00

Proposed Vision & Mission Statement

New Proposed Vision Statement

Juno Beach is a charming distinctive seaside community committed to preserving its unique character, natural resources, parks and open spaces, historic assets and small-town charm.

New Proposed Mission Statement

We consistently provide exceptional municipal services that enhance the quality of life of our residents, promote the viability of local businesses, and strive to maintain long-term sustainable goals to protect our unique environment.

“Preserving the Town’s Character” is paramount and cannot solely fall on volunteer Boards and Town Council Members. It must be the job description of all our Town employees, the goal of strategic initiatives achieved by action plans and measured in the employee Key Performance Indicators for their annual review of job performance. As a Town, we need to focus on “Operational Excellence” tools for organizational governance, fiscal responsibility, and internal controls

DRAFT – WORKING COPY

Existing Vision & Mission Statements

• Vision Statement

The Town of Juno Beach . . .
a seaside community where
neighbors join together to share
in our exceptional quality of life.

• Mission Statement

The Town of Juno Beach is a
partnership of residents,
businesses, and Town staff
creating a hometown atmosphere
that emphasizes community
involvement, cultural activities,
and natural beauty.

Analysis: More Social in Nature Lacks Goal Type or Focused Language

2

The Master Plan is an opportunity to amend our building rules (land development codes) to fulfill a vision for the future Juno Beach that creates quality of life benefits to existing and future residents. **What is your vision for Juno Beach for the next 10-20 years, (i) what are the essential unique characteristics of our Town to retain, (ii) what are the resident quality of life benefits expected from a Master Plan, and (iii) what elements are non-negotiable?**

There is a need for a **Vision Statement** to direct our staff and contractor moving forward with the Master Plan Working Group meeting in December. (i.e., avoid the In-Progress Master Plan errors for next iteration of the plan) Our Town Council and the citizen working group can work together to create this vision that will drive the work product from the Master Plan.

1. What are your ideas for the Master Plan "Vision":

- A.** Ensure that Juno Beach remains a distinctive seaside community that preserves its unique character, natural resources, parks and open spaces, historic assets and small-town charm.
- B.** Creates a sense of place, that includes quality of life improvements for existing residents such as shaded sidewalks, maintains its local mom and pop businesses to receive services locally, cultivates beautifully landscaped street views, insists upon distinctive quality architecture, buildings with park-like setbacks and landscaping, improved traffic flows by coordination of bridge openings and long-range planning for Marsinski Bridge/tunnel.
- C.** Other ideas . . .

2. Describe your ideas for the scope of the Juno Beach Master Plan. Select all that apply.

- (a) Commercial Corridor of U.S. 1 and Donald Ross Road (North)
- (b) Commercial Corridor of U.S. 1 from Mobil Station to the Fire Station (South)
- (c) Residential single-family homes on ridge including harmony question of size in context of the community and preservation of existing property owners' quality of life
- (d) Beach front condominiums for the purpose of anticipation of potential termination and teardown of the existing condominium buildings
- (e) The entire Town of Juno Beach should be included in the Master Plan

(f) Impacts of development anticipated within the Master Plan should be included especially for potential impacts on our nesting sea turtle population and impacts on our Juno Dunes Natural conservation areas.

3. Do you support code amendments that are targeted for Slow, Reasonable Growth?

Would you support reviewing our building rules (land development codes) to allow slow, reasonable growth while protecting Juno Beach's small-town character?

Yes / No - If Yes, please check any you support:

- (a) Remove special incentives that benefit developers (current projects would be kept as is).
- (b) Remove extra height incentives (example: 12-story and RH zoning for commercial zoned areas where the use is an assisted living instead of the normal 4-story limit).
- (c) Require a variance (special approval) for underground parking that requires additional open green space, if the parking is underground.
- (d) For our mixed-use within Commercial Zoned property support a higher mix of commercial businesses that retains our local mom and pop businesses, and may slow the pace for redevelopment within our Town while we adopt appropriate code changes for our community vision.
- (e) Require more green open space or landscape open space for development

4. Do you support code amendments that will create and protect a "Sense of Place" for Juno Beach residents?

Some towns like Boca Grande, Palm Beach, and Key West, have building rules (land development codes) in place for their commercial corridors that place limits on what can be built to protect their charm and characteristics of the community. Would you support similar steps to protect Juno Beach's unique feel?

Yes / No -If Yes, please check any you support:

- (a) Incentives like tax breaks for preserving historic buildings.
- (b) More open green space and landscaping with a unified design.
- (c) Larger setbacks and wider rights-of-way for a park-like feel.
- (d) Meandering sidewalks with shade trees.
- (e) Safer pedestrian crosswalks.
- (f) Bike safety improvements with designated lanes.

- (g) Lower building height or density using incentives such as reduced parking requirements or reduced landscaping.
- (h) Screen parking lots with landscaped berms along Right of Way, so drive by does not see the parked cars (example, FPL on north side of Universe Blvd)
- (i) Require the undergrounding of overhead power lines - transmission and feeders.

5. Keeping Local Businesses - Right now, our rules allow new buildings in commercial zones to be mostly residential (75% residential / 25% commercial). Would you support keeping more space for shops and services, so residents have local options and small businesses can thrive? How would you work to attract business mix that best serves our community, including world class company headquarters or healthcare providers, or other specific business mixes?

Yes / No -If Yes, please check any you support:

- (a) Keep the same amount of commercial space we have now ("no net loss").
- (b) Require a higher share of commercial use (example: 65/35, 55/45, or 45/55).
- (c) Require that ground floors in commercial areas remain mostly commercial (75–95%).
- (d) Create a local "Heart of Juno Beach" chamber of commerce to support our small businesses, which was a suggestion of our contractor who worked on the Strategic Plan for Juno Beach.

Survey – what is the best way to preserve the unique character of Juno Beach?

- Is the regulation of the size of buildings in context important?
- Is the regulation of architectural style important?
- What about the protection of the property rights of existing residents?

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

Showing the most recent responses to the question. See all responses here.

Size limitations are important for new buildings in Commercial Zoned Areas 243 (94.92%)



Size limitations are important for new buildings in Multifamily Zoned Areas 245 (95.7%)



Size limitations are important for new buildings in Residential Zoned Areas 238 (92.97%)



No size limitations are necessary any of the above areas; developers should determine what to build based on their vision for the community 3 (1.17%)




Total responses

256


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

Showing the most recent responses to the question. See all responses here.


Do not repeal the "harmony" size code. I support maintaining regulations that guide incremental growth rather than allowing developers full discretion over structure size. 209 (81.64%)




Do not repeal the "harmony" size code, and require the Planning and Zoning Staff to provide clear guidance on its application. This ensures consistent implementation and review. 194 (75.78%)



Do not repeal the "harmony" size code. The Town has already invested in professional land use planning. Let's allow the three contracted consultants - working on the Community Vision/Master Plan, Strategic Work Plan (including growth management), and potential code improvements - to provide their expert recommendations before making permanent changes. 194 (75.78%)



Repeal the "harmony" size code immediately. Developers should not be required to adjust their building plans to conform to the character of the surrounding area. 9 (3.52%)




Total responses

256


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

Showing the most recent responses to the question. See all responses here.


Maintain the existing "harmony" code provisions, which evaluate bulk, mass, scale and proportion of the proposed structure compared to buildings within 300 feet in the same zoning district. 230 (90.2%)




Use Floor Area Ratio (FAR) to regulated building volume based on lot size, including vertical dimensions. 175 (68.63%)



Implement 3-D GIS Scene View technology to visually compare proposed structures to neighboring buildings in a contextual, spatial model. 182 (71.37%)



None of the above. I do not support any size restrictions for new buildings and believe developers should determine the scale of their projects. 7 (2.75%)



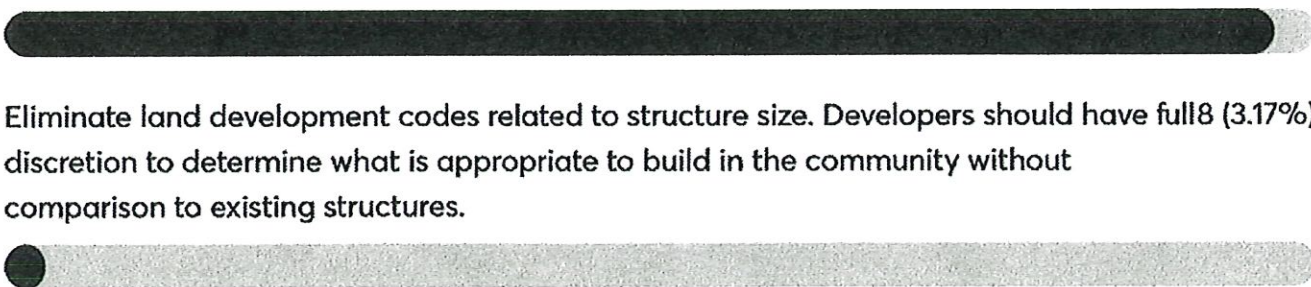
Total responses

255

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

Showing the most recent responses to the question. [See all responses here.](#)

Adopt and maintain carefully crafted land development codes that give the Planning and Zoning Staff and Board the tools to evaluate the size of structures in context. This helps preserve a sense of place, maintain a park-like setting, and protect the Town's character and quality of life for current residents. 244 (96.83%)



Eliminate land development codes related to structure size. Developers should have full discretion to determine what is appropriate to build in the community without comparison to existing structures. 8 (3.17%)

Total responses

252


• Total Responses

256


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

Showing the most recent responses to the question. See all responses here.


Yes, new development should be subject to architectural standards that ensure consistent quality and aesthetic appeal, contributing positively to the overall value of the community. 237 (92.58%)




Yes, adequate setbacks should be required for excavations near property lines, and soil stabilization should be mandated prior to excavations to protect neighboring properties. 239 (93.36%)




Yes, visual screening such as berms, walls, fences, or vegetation should be required to minimize the impact of larger neighboring structures on existing homes. 226 (88.28%)



Yes, limitations should be placed on the amount of fill permitted on new construction sites to prevent significant elevation differences that may negatively affect adjacent properties. 232 (90.63%)



No, protecting the property rights on existing residents imposes an unreasonable burden; developers should have full discretion over their building projects. 3 (1.17%)



Total responses

Total Responses

256
252

Proposed Town Communications Policy

Town of Juno Beach – Town Council

Purpose

The purpose of this policy is to ensure that official Town-wide communications are accurate, neutral in tone, reflective of the actions of the Town Council and Town operations, and supportive of a positive civic culture. This policy establishes the contents and standards for the monthly Town of Juno Beach Newsletter.

Official Monthly Newsletter

1. **Publication Title:** The official newsletter shall be titled “**Town of Juno Beach Newsletter.**”
2. **Frequency:** The newsletter shall be published **once per month** and distributed in both electronic and, where appropriate, printed form.
3. **Responsible Party:** The Town Manager or designee shall prepare the newsletter in coordination with Town staff, consistent with the standards of this policy.

Required Newsletter Content

The Town of Juno Beach Newsletter shall contain **four core sections**, as follows:

1. **Town Council Meeting Summary**
 - A neutral and factual summary of the most recent Town Council meeting.
 - Content shall be **based solely on the approved minutes**, including:
 - Motions made
 - Votes taken
 - Consensus direction provided
 - No statements may interpret, characterize, explain, or assign motives to Council members’ votes or positions.
 - No legal interpretations or statements of legal risk may be included unless such language has been expressly adopted by Town Council in a public meeting.
2. **Town Operations & Staff Initiatives**

- Updates on actions Town staff have taken **in support of adopted Town Council policies and goals.**
- This section may reference content from staff Activity Reports, Police Reports, Public Works updates, and similar operational summaries.

3. **Community Safety, Services, and Public Information**

- Relevant information regarding Town services, safety reminders, utility notifications, or seasonal information of benefit to residents.
- May include factual Police Department updates and public advisories.

4. **Community Events & Partner Announcements**

- Information on upcoming Town events, workshops, volunteer activities, and recreational programs.
- Announcements may include community partner and county-supported activities, including:
 - Loggerhead Marinelife Center
 - Juno Beach Pier
 - Juno Dunes Natural Area
- Social, cultural, educational, and community engagement programming may be highlighted.

Prohibited Content

To ensure neutrality and integrity of official communications:

- **No policy proposals** or change in existing process & procedures may be described **unless they have been voted on by the Town Council.**
- **No interpretations** of Council actions, individual votes, or policy intent shall be included.
- **No attribution of motives** to any Council member, staff member, resident, or advisory board.
- **No editorial commentary** or persuasive statements may appear.

- **No legal risk interpretations** or references to potential legal risk may be included unless the language has been adopted by Council in a public meeting.
-

Tone and Presentation

- The newsletter shall be written in a **positive, welcoming, and community-focused tone.**
 - The purpose of the newsletter is to **showcase the Town, Town Council, and Town staff** in a professional and informative manner.
 - Photography and visuals used shall reflect the character and natural beauty of Juno Beach.
-

Approval & Oversight

- The Town Manager shall ensure compliance with this policy.
- If a newsletter section may reasonably be interpreted as stating or implying a policy position **not previously adopted by Council**, the Town Manager shall bring the matter before Council for clarification prior to publication.

Appearance Review Single Family Homes

- **Problem:** Juno Beach Planning and Zoning Staff is not comfortable making appearance review decisions for Single Family homes which relies on subjective professional judgement
- **Solution:** Hire professional consultants – architects, landuse planners, other degreed professionals to provide their qualified professional opinions regarding appearance review for Single Family Homes in Juno Beach. Professionals provide written qualified professional opinions to staff who then present to our Planning and Zoning Board of volunteer residents. Pass through the costs to the applicant. Not more stringent or burdensome only a different party making decisions. (no problem with SB 180)

Appeals: We can decide that appeals go before Town Council and then to Circuit Court. Currently appeals go directly to Circuit Court.

- **Other suggestions:** (1) Adopt Palm Beach County calculations of square footage, (2) Adopt GIS Scene View for 3-D physical representations, (3) Adopt the Field Guide to American Houses by Virginia Savage McAlester (architectural guidebook)

Harmony – Tests for Bulk and Mass

Metrics

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

Metrics

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

Metrics

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

Subjective Review

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

Harmony – Tests for Scale (height)

Metrics test

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

Metrics test

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

Metrics test

Is the scale within the allowable limits of 34-268* [everyone gets a second story]? (Y-likely approve, go to 4; No –probable denial)

Subjective Review

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

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

Bulk & Mass Tests using Comparative analysis

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

Scale Tests for Height/Stories


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

If we abandon current codes that protect the property values of existing residents and use Building Site Area Requirements only

- Results based on lot coverage – structures that are .72 - .74 Floor Area Ratio
- The structures would be so much larger than existing homes and much larger than even our new construction projects in our neighborhoods.
- In my opinion, this type of construction would violate our Comprehensive Plan requirements of policy 11.1 (2) &(3), “visual continuity of the community” and “consistent character of the neighborhood.”
- Note that our Comprehensive Plan is our guiding document that is to inform all of our code development. Case law has dictated that a project be torn down if it violated a municipality’s comprehensive plan. (i.e., it is a big deal)

MEMORANDUM

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

FROM: Leonard G. Rubin, Town Attorney 

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

DATE: April 21, 2025

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

BACKGROUND:

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

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

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

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

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

As set forth above, prior to 2021, single-family detached dwellings were not considered by either the Planning and Zoning Board or the Town Council and were subject solely to site plan and appearance review and approval by the Planning and Zoning Department. To comply with the statutory amendment and to facilitate the Town's continued regulation of architectural styles for single-family detached dwellings, on October 27, 2021, the Town Council adopted Ordinance No. 745, amending the Town's Zoning Code to designate the Planning and Zoning Board as the Town's appearance review board for single-family detached dwellings. The Board was granted final decision-making authority on site plan and appearance review¹, specifically including architectural review, of detached single-family dwellings not located within an approved planned unit development, thereby invoking the statutory exception outlined above.

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

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

¹ Through the adoption of Ordinance No. 753 on September 28, 2022, the Town Council removed the site plan review component for single-family detached homes from the Planning and Zoning Board's purview and returned that function to the Planning and Zoning Department, thereby limiting the Board's authority solely to appearance review (including architectural review) only.

QUESTION PRESENTED:

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

SHORT ANSWER:

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

ANALYSIS:

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

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

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

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

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

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

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

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

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

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

Irrespective of whether the Town Council seeks an Attorney General Opinion, the Town Council’s decision as to whether to continue to regulate architecture for single-family detached homes² ultimately hinges upon the Town Council’s risk tolerance and an evaluation of the potential benefits and consequences of each approach.

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

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

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

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

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

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

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

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


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

CONCLUSION:

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

MEMORANDUM

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

FROM: Leonard G. Rubin, Town Attorney 

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

DATE: July 21, 2025

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

BACKGROUND:

Town Council's Direction

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

1. Amend the Zoning Code to remove architectural review of single-family and two-family dwellings from the Appearance Review Criteria;
2. Create a Zoning in Progress to provide Staff with ample time to update the Code as necessary, thereby pausing applications for Appearance Review under the existing Code provisions;
3. Amending the Zoning Code to remove Appearance Review for single-family dwellings;
4. Amend the Zoning Code to revert the review of single-family dwellings from the Planning and Zoning Board back to Town Planning and Zoning Staff;
5. Amend the Zoning Code to revise the comparison of harmony language among buildings from "the preponderance of buildings or structures within 300 feet from the proposed site in the same zoning district" to "the buildings or structures within the same contiguous zoning district;" and
6. Amend the Zoning Code to implement the following additional tools/regulations to

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

- a. Require an additional five-foot setback for second stories for all yards;
- b. Require a second-story Floor Area Limit ("FAL") of seventy-five percent (75%) of the floor area of the first story;
- c. Increase the percentage of minimum landscaped open space; and
- d. Implement a design/pattern book highlighting the Town's desired architectural styles and explore the possibility of providing incentives to encourage use of the desired styles.

Senate Bill 180

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

1. Propose or adopt any moratorium¹ on construction, reconstruction, or redevelopment of any property damaged by such hurricane;
2. Propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or
3. Propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order.

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

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

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

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

Impact of Senate Bill 180 on Town Council's Direction

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

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

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

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

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

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

Town's Existing Appearance Review Regulations

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

1. Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purposes of this section, the comparison of harmony between buildings shall consider the preponderance of buildings and structures within 300 feet from the proposed site within the same zoning district;
2. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;
3. Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;
4. Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;
5. Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;
6. Complies with the town's community appearance standards (see article IV, division 14 of this chapter).

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

- *Harmony* means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials and architectural components, including, but not limited to, porches, roof types, fenestration, entrances and stylistic expression.
- *Bulk* means the overall size and volume of a building or structure.
- *Mass* means the relationship and sizes between different volumes of a building or structure.
- *Proportion* means the visual effect of relationship of one portion to another, or of a portion to the whole, or of one thing to another.
- *Scale* means the proportions of a building in relation to its surroundings, particularly other buildings in the surrounding context.

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

QUESTION PRESENTED:

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

SHORT ANSWER:

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

ANALYSIS:

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

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

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

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

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

a. *Validity of the Town's existing regulations:*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Town of Juno Beach

Memorandum

To: Town Council and Town Staff

From: Vice Mayor Pro Tem Diana Davis

Date: November 12, 2025

Subject: Proposal to Incorporate 3-D GIS Scene View into Building Application Reviews

Purpose

The purpose of this proposal is to enhance the Town's ability to evaluate new development applications by integrating 3-D GIS "Scene View" visualization into the Planning and Zoning review process. This addition will allow the Planning & Zoning Board, Town Council, and the public to clearly understand the **mass, bulk, and scale** of proposed structures **within the actual context of their neighborhoods**—a dimension not achievable through traditional flat renderings.

Background and Current Limitation - At present, applicants provide only two-dimensional renderings or isolated architectural perspectives. These visuals do not accurately convey how a proposed project will appear in relation to surrounding structures. For example, the Caretta project has been criticized as out of scale over-development inconsistent with Juno Beach's small-town character.

Available Technology - The Town's Planning and Zoning Department already utilizes **Esri's ArcGIS Pro**, a leading software platform widely regarded as the **industry standard** for geospatial analysis and urban planning. Importantly, ArcGIS Pro includes a built-in **3-D Scene View** capability as part of its standard package—no additional module or licensing purchase is required.

This feature functions similarly to other software "suites" such as Microsoft Office, where multiple applications (e.g., Word, Excel, PowerPoint) operate within one integrated platform. Scene View simply extends the Town's existing GIS data into a three-dimensional environment.

Implementation Options

1. In-House Use

- Town staff can build proficiency in 3-D Scene View using Esri's comprehensive online tutorials and training resources.

- Initial setup time is modest once the data layers are defined (building footprints, parcel elevations, etc.), and subsequent projects can be processed more quickly.
- Using this tool internally will greatly enhance staff's ability to prepare clear and comprehensible presentations for boards, Council, and the public.

2. Consultant Support / Pass-Through to Applicant

- Alternatively, the Town may engage an outside GIS consultant to prepare 3-D visualizations.
- The cost can be treated as a **pass-through fee**, charged to the applicant as part of their development review process, similar to how third-party plan reviews or engineering studies are currently handled.
- Preliminary pricing has been obtained from **Andre Castillo**, MAPDEVs, Inc., acastillo@mapdevs.com, a qualified GIS professional, confirming that this service is available and cost-efficient.

Benefits to the Town

- **Improved Decision-Making:** Provides Council and the P&Z Board with realistic, data-driven visualizations to evaluate a project's compatibility with its surroundings.
- **Transparency and Public Confidence:** Enables residents to visualize how proposed new building will look within the context of surrounding structures.
- **Efficient Use of Existing Resources:** Leverages software and data the Town already owns, minimizing additional expenditures, and/or allow for consultant work pass thru costs to applicant.
- **Modernized Review Process:** Aligns Juno Beach with best practices used by other forward-thinking municipalities.

Recommendation

It is recommended that the Town Council direct staff to **incorporate 3-D GIS Scene View visualizations** into all new building and redevelopment application reviews—either through internal preparation or through consultant services billed to applicants. This practical, technology-based enhancement will strengthen the Town's commitment to thoughtful, context-sensitive development and preserve the visual integrity that defines Juno Beach.

Nov 12, 2025

GIS Estimate for Consulting Services

Prepared for:

Diana Davis, Vice Mayor Pro Tem

Town of Juno Beach

dianadavisjunobeach@gmail.com

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1.0 Executive Summary

MAPDEVs is pleased to provide an estimate to (the client) for MAPDEVs Professional Services. We will assist the Town of Juno Beach with its goal of creating 3D GIS renderings of target sites as part of the permit application requirements for residential/commercial building construction activities.

We are providing the following complementary sample 3D application.

Please search using a desired address, i.e

Use the controls on the left to zoom in/out, pan, and rotate the view of the desired area.

[sample 3D web scene](#)

2.0 Solution Overview

2.1 Introduction

MAPDEVs' solution approach leverages our experience with many data analysis projects and the tools that we have created to bring the power of spatial analytics to data processing environments. MAPDEVs Professional Services can provide you with the capability to make use of spatial analytics with your data cluster to read, process, and store results efficiently. MAPDEVs consultants will work with the client to address the client's needs and provide knowledge transfer to your resources during the process. The goal is not only to provide the needed capabilities, but to create sufficient knowledge of the workflows, so that the client will gain insight on how to utilize the tools for future workflow needs. During the project, MAPDEVs will work closely with the client to validate business workflows and identify priority needs. These activities will support the configuration of a set of data streams (feature layers, map layers, etc.) that will be leveraged by the client's team to provide visualization and advanced analysis. Once the initial work is completed, MAPDEVs will provide reach back support for the client to answer questions and provide guidance with future workflow requirements.

3.0 Scope of Work

3.1 Work Plan

Please refer to Appendix A of this proposal for general assumptions, the client responsibilities, and the Deliverable review and acceptance process that apply to this Scope of Work.

Task 1

Currently, there is no defined scope of work. As such, the task will be set with a status of 'To Be Determined' (TBD).

Our general consulting fees may include providing remote consulting support in 100 hour increments to the client, charged in a prorated manner, based on hours used.

Separate project-based charging will be given once requirements and deliverables are defined with the client.

4.0 Schedule

The project schedule will be mutually agreed upon between the client and MAPDEVs following contract execution.

5.0 Pricing

The price for this proposed work has been estimated based upon an anticipated award of a task order, subject to the terms and conditions of the MAPDEVs Master Agreement for Services (hereinafter referred to as “Master Agreement”), which is attached and incorporated in Appendix C. The required staff and computer expenses for this statement of work have been estimated based on prior experience with work of a similar nature.

The price breakdown by major tasks is presented in the table below.

Description	Price (USD)
Task 1 - 100 hour increments of consulting/ billed at a proration	\$190 hourly
Total Price	\$190 hourly

The proposed price is exclusive of applicable state and local taxes for which the client shall remain responsible. The client will be invoiced for the total price upon MAPDEVs receipt of the fully executed contract Task Order and the client purchase order. Remote consulting support will be invoiced based on a percent complete basis. This proposal is valid for 30 days from the proposal date above.

Payment schedule

50% Deposit: Due prior to the project’s start.

25% Milestone Payment: Due upon achieving the first 25% project completion milestone, as defined in the project scope or contract.

15% Milestone Payment: Due upon achieving the 75% project completion milestone.

10% Final Payment: Due Net 30 days following project closeout.

Late payment policy

Timely payment is essential for the smooth progression of a project. The following policies apply to late payments:

Grace Period: A grace period of 7 calendar days will be extended beyond the invoice due date.

Late Fee: Payments received after the grace period will be subject to a late fee of 5% per month on the outstanding balance. This fee will be calculated from the original due date.

Legal Compliance: The late fee charged complies with all applicable state and federal regulations concerning late payments.

Suspension of Services: Services may be suspended for payments overdue by 30 days or more.

Collections: Payments remaining overdue for 60 days or more may be referred to a collection agency, incurring additional fees.

Communication: It is understood that unexpected circumstances can occur. If there is difficulty meeting a payment deadline, contact should be made immediately to discuss potential alternative arrangements.

Invoicing: Late payment fees will be included in the subsequent invoice or issued as a separate late payment invoice.

Purchasing:

Please return the Master Agreement (in Appendix C), executed by an authorized member of the client. Upon receipt, a MAPDEVs Contracts Administrator will then be engaged to work with the client purchasing group to obtain the necessary signatures, and then draft a new Task Order under the fully executed Master Agreement.

When MAPDEVs receives the applicable Task Order executed by an authorized representative of the client, MAPDEVs will contact you to discuss work schedules. We look forward to supporting you.

Contact:

Andres Castillo

acastillo@mapdevs.com

<https://mapdevs.com/>

Appendix A Responsibilities, Assumptions, and Deliverable Review and Acceptance

A.1. General Client Responsibilities

- Designate a project team with defined team leads, including a project manager, and key project stakeholders and share that project organization with MAPDEVs. The team leads will possess the appropriate knowledge of the client operations and technical requirements. The client project manager will be the main technical point of contact for MAPDEVs' project manager.
- Coordinate and ensure the participation of the client staff in all project-related activities. Activities include, but are not limited to:
 - Meetings.
 - Webcasts.
 - Installation.
 - Training.
 - Testing.
- Provide MAPDEVs with access to the following items during the project, as needed:
 - Background materials.
 - Workflow documents.
 - Data.
 - Meeting facilities.
 - Hardware and software environments (directly, or via VPN).
- Review and provide MAPDEVs with written acceptance to all project Deliverables according to the review and acceptance process outlined in Section A.3 of this Appendix.
- Procure and/or license all necessary hardware, data, COTS Software, and third-party software prior to commencement of the project. A license to any needed software is required and not included in the proposed fees.
- Install and configure the client-provided hardware and software environments according to specifications provided by MAPDEVs.

- Provide access to and facilitate interactions between MAPDEVs and any of the client customers and/or stakeholders.

A.2. General Assumptions

General

- Unless otherwise stated in the Scope of Work, work will be performed remotely from an MAPDEVs office.
- Unless otherwise stated in the Scope of Work, remote work will be provided via telephone, email, and/or webcast and only during normal MAPDEVs business hours, Monday–Friday, 8:00 a.m. to 5:00 p.m. Eastern time, excluding business holidays.
- References to days in the Scope of Work refer to consecutive business days.
- MAPDEVs will be provided with system administration rights and/or access to the client resources with system administrative rights for the client environments, as required.
- The client end users are already knowledgeable in the use of the software, or will complete the training classes recommended by MAPDEVs, if included in this proposal.
- The project schedule will identify task dependencies. The commencement of work on subsequent tasks with dependencies on preceding Deliverables will be contingent upon MAPDEVs receiving written acceptance for those preceding Deliverables.
- the client is required to separately license COTS Software, at a minimum.
-

Hardware / Software

- All work will be performed on the latest version of software products, unless otherwise specified in the Scope of Work.
- Bugs found in COTS Software will be handled by the client under the terms of its software licenses.
- Documentation for COTS is available online, and is not included in any project-specific documentation; nor is documentation for third-party software or Hardware.

Data

- Unless otherwise specified in this proposal, MAPDEVs will not be responsible for cleaning data.
- Existing errors in the source data will not be corrected by MAPDEVs as part of any data upload.

Testing

- Bugs found in COTS software will be handled by the client under the terms of its software licenses.
- Unless otherwise specified, the client is responsible for acquiring and setting up all hardware and third-party software related to setting up the client test, staging and production environments prior to the commencement of deployment activities.

A.3. Deliverable Review and Acceptance

Timely review and acceptance of Deliverables will be critical to maintaining the project schedule.

The Scope of Work assumes the acceptance process and review cycles for each Deliverable type and the client is responsible for providing MAPDEVs with written acceptance for each Deliverable specified in the Scope of Work in accordance with this matrix.

MAPDEVS can provide a sample acceptance letter for review at the beginning of the project.



AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: December 10, 2025

Prepared By: TG Law PLLC, Town Attorney

Item Title: Resolution No. 2025-19 - Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB 180)

DISCUSSION:

On June 26, 2025, Senate Bill 180 (“SB 180”), titled “Emergencies,” was signed into law by Governor Ron DeSantis and became effective immediately as Chapter 2025-190, Florida Statutes. Among other things, Section 28 of SB 180 prohibits all local government-initiated ordinances that impose “more restrictive or burdensome” comprehensive plan amendments, land development regulations, or procedures concerning review, approval, or issuance of site plans, development permits, or development orders (collectively, “Land Use and Zoning Regulations”) for the period commencing retroactively from August 1, 2024, through October 1, 2027, even if such amendments, regulations or procedures are in no way related to any hurricane or other emergency and even if such amendments, regulations, or procedures were duly enacted prior to the enactment of SB 180. Section 28 of SB 180 also bans local moratoria on construction, reconstruction, or redevelopment of property damaged by a hurricane during the same timeframe, and Section 18 of SB 180 further prohibits local governments that are located in counties that are entirely or partially within 100 miles of the track of any future hurricane from enacting “more restrictive or burdensome” Land Use and Zoning Regulations, and moratoria on construction, reconstruction, or redevelopment of any property, damaged or not, for a period of one year after the storm makes landfall.

SB 180’s vague prohibitions on moratoria on construction, reconstruction, and redevelopment of properties and Land Use and Zoning Regulations that are “more restrictive or burdensome,” and other ambiguous provisions create uncertainty, chill local governance, and encourage preemptive, potentially frivolous, litigation to force local governments into repealing legislation, even if it might otherwise be a valid exercise of home rule authority.

In light of the challenges that SB 180 has posed the Town of Juno Beach and other local governments across the state, at the October 22, 2025, Town Council Regular Meeting the Town Council directed the Town Attorney to prepare a resolution supporting legislative amendments to Chapter 2025-190, Florida Statutes (SB 180).

RECOMMENDATION:

Staff recommends the Town Council adopt the attached resolution encouraging the Florida Legislature to consider amendments to SB 180 that would provide clarity to local governments and restore home rule authority by defining what regulations are “more restrictive or burdensome,” prohibiting *enforcement* of more restrictive or burdensome Land Use and Zoning Regulations only against property damaged by a hurricane rather than *enactment* of said Land Use and Zoning Regulations, and removing the retroactive application of SB 180.

1 **RESOLUTION NO. 2025-19**

3 A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO
4 BEACH, FLORIDA, SUPPORTING LEGISLATIVE AMENDMENTS TO
5 CHAPTER 2025-190, FLORIDA STATUTES TO CLARIFY LEGISLATIVE
6 INTENT AND RESTORE HOME RULE; PROVIDING FOR
7 TRANSMISSION; PROVIDING FOR IMPLEMENTATION; AND
8 PROVIDING FOR AN EFFECTIVE DATE.

0 **WHEREAS**, Article VIII, Section 2(b) of the Florida Constitution provides that
1 municipalities “shall have governmental, corporate and proprietary powers to enable them
2 to conduct municipal government, perform municipal functions and render municipal
3 services,” and authorizes municipalities to exercise any power for municipal purposes
4 except as otherwise provided by law; and

6 **WHEREAS**, pursuant to Section 2(b) of Article VIII of the Florida Constitution and
7 Chapters 163 and 166, Florida Statutes, municipalities have broad authority to adopt
8 comprehensive plans, enact land development regulations, issue development permits,
9 and impose temporary moratoria in furtherance of local public health, safety, and welfare,
0 including for purposes of orderly growth, environmental protection, disaster recovery, and
1 community resiliency; and

3 **WHEREAS**, on June 26, 2025, Senate Bill 180 (“SB 180”), titled “Emergencies,”
4 was signed into law by Governor Ron DeSantis and became effective immediately as
5 Chapter 2025-190, Florida Statutes; and

7 **WHEREAS**, among other things, Section 28 of SB 180 prohibits all local
8 government-initiated ordinances that impose “more restrictive or burdensome”
9 comprehensive plan amendments, land development regulations, or procedures
0 concerning review, approval, or issuance of site plans, development permits, or
1 development orders (collectively, “Land Use and Zoning Regulations”) for the period
2 commencing retroactively from August 1, 2024, through October 1, 2027, even if such
3 amendments, regulations or procedures are in no way related to any hurricane or other
4 emergency and even if such amendments, regulations, or procedures were duly enacted
5 prior to the enactment of SB 180; and

7 **WHEREAS**, Section 28 of SB 180 also bans local moratoria on construction,
8 reconstruction, or redevelopment of property damaged by a hurricane during the same
9 timeframe; and

1 **WHEREAS**, Section 18 of SB 180 further prohibits local governments that are
2 located in counties that are entirely or partially within 100 miles of the track of any future
3 hurricane from enacting “more restrictive or burdensome” Land Use and Zoning
4 Regulations, and moratoria on construction, reconstruction, or redevelopment of any
5 property, damaged or not, for a period of one year after the storm makes landfall; and

1 **WHEREAS**, SB 180's vague prohibitions on moratoria on construction,
2 reconstruction, and redevelopment of properties and Land Use and Zoning Regulations
3 that are "more restrictive or burdensome," and other ambiguous provisions create
4 uncertainty, chill local governance, and encourage preemptive, potentially frivolous,
5 litigation to force local governments into repealing legislation, even if it might otherwise
6 be a valid exercise of home rule authority; and
7

8 **WHEREAS**, the Town of Juno Beach, Florida (the "Town"), like other municipalities
9 across the State of Florida, has felt the aforementioned impacts of SB 180, including
10 uncertainty regarding implementation of recommendations from the Town's Vulnerability
11 Assessment that was funded by a grant from the State of Florida; and
12

13 **WHEREAS**, the Town Council encourages the Florida Legislature to consider
14 amendments to SB 180 that would provide clarity to local governments and restore home
15 rule authority by defining what regulations are "more restrictive or burdensome,"
16 prohibiting *enforcement* of more restrictive or burdensome Land Use and Zoning
17 Regulations only against property damaged by a hurricane rather than *enactment* of said
18 Land Use and Zoning Regulations, and removing the retroactive application of SB 180;
19 and
20

21 **WHEREAS**, the Town Council hereby directs the Town Manager to transmit this
22 resolution to the State of Florida Senators and Representatives serving the Town of Juno
23 Beach and Palm Beach County; and
24

25 **WHEREAS**, the Town Council determines that the adoption of this Resolution in
26 the best interests of the residents and property owners of the Town of Juno Beach.
27

28 **NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE**
29 **TOWN OF JUNO BEACH, FLORIDA, as follows:**
30

31 **Section 1.** The foregoing recitals are hereby ratified as true and correct and are
32 incorporated herein.
33

34 **Section 2.** The Town Council hereby encourages the Florida Legislature to
35 consider amendments to SB 180 that would provide clarity to local governments and
36 restore home rule authority by defining what regulations are "more restrictive or
37 burdensome," prohibiting *enforcement* of more restrictive or burdensome Land Use and
38 Zoning Regulations only against property damaged by a hurricane rather than *enactment*
39 of said Land Use and Zoning Regulations, and removing the retroactive application of SB
40 180.
41

Resolution No. 2025-19
Page 3 of 3

1 **Section 3.** The Town Council hereby directs the Town Manager to transmit this
2 resolution to the State of Florida Senators and Representatives serving the Town of Juno
3 Beach and Palm Beach County.
4

5 **Section 4.** The Town Council hereby authorizes the Town Manager to take any
6 action which is necessary to implement this Resolution.
7

8 **Section 5.** This Resolution shall be effective immediately upon adoption.
9

10 RESOLVED AND ADOPTED this _____ day of _____, 2025.
11
12

13 _____
14 Peggy Wheeler, Mayor
15

16 ATTEST:
17

18 _____
19 Caitlin Copeland-Rodriguez, MMC
20 Town Clerk
21

22 APPROVED AS TO FORM AND
23 LEGAL SUFFICIENCY:
24

25 _____
26 TG Law PLLC, Town Attorney
27



Meeting Name: Town Council Meeting
Meeting Date: December 10, 2025
Prepared By: Emily Alves, Finance/HR Director
Item Title: 2026 Health Insurance Renewals

DISCUSSION:

The Town's insurance broker, Gehring Group, solicited bids for the 2026 health and related insurance plans. All staff recommendations align with the current FY 2025–2026 Annual Budget.

Key changes include:

- Health Insurance: Bids were received with overall plan increases from 9.5% to 39.4%. Florida Blue, the current provider, remains the lowest bidder for the upcoming year. Staff recommend continuing to offer employees a choice between the base health plan (HMO) and one alternate plan (PPO), with employees responsible for any premium costs above the base plan for all tiers of coverage. This approach provides flexibility for employees to select plans that best fit their needs while remaining cost-neutral to the Town. The difference between the lowest increase bid of 9.5% and the one staff is proposing (Option 1) with a 11.5% increase is a different alternate (PPO) plan, so the employees would pay the full cost above the minimum bid.
 - Dental & Vision: No increase
 - Life, Short-Term, and Long-Term Disability: 9.8% increase
-

Base Plan: BlueCare 14354 (HMO)

- Provider Network: Florida Blue's BlueCare Network; no out-of-network option.
 - Deductibles
 - Single: Increasing from \$1,750 → \$2,000
 - Family: Increasing from \$1,750 per person / \$3,500 per family → \$2,000 per person / \$4,000 per family
 - Out-of-Pocket Maximums (including Coinsurance):
 - Single: Increasing from \$5,300 → \$5,500
 - Family: Increasing from \$5,300 per person / \$10,600 per family → \$5,500 per person / \$11,000 per family
 - Coinsurance: Remains at 20% for in-network services
-

Alternate Plan: BlueOptions 26102 (PPO)

- Provider Network: Florida Blue's BlueOptions Network; includes out-of-network coverage.
 - Deductibles:
 - In-Network:
 - Single: Decreasing from \$1,950 → \$1,500
 - Family: Decreasing from \$3,900 → \$1,500 per person / \$3,000 per family
 - Out-of-Network:
 - Single: Decreasing from \$3,900 → \$3,000
 - Family: Decreasing from \$7,800 → \$3,000 per person / \$6,000 per family
 - Out-of-Pocket Maximums (including Coinsurance):
 - In-Network:
 - Single: Increasing from \$3,700 → \$5,500
 - Family: Increasing from \$3,700 per person / \$7,400 per family → \$5,500 per person / \$11,000 per family
 - Coinsurance: Decreasing from 10% → 0%
 - Out-of-Network:
 - Single: Increasing from \$7,400 → \$11,000
 - Family: Increasing from \$7,400 per person / \$14,800 per family → \$11,000 per person / \$22,000 per family
 - Coinsurance: Remains at 50%
-

Other Coverages

- Dental: Solstice plan – 0% increase
- Vision: FMIT plan – renewed October 1, 2025, with 0% increase
- Life/Disability: The Standard – 9.8% increase

Additional Provisions

- Increase Town-funded Health Care Flexible Spending Account (FSA) by \$500 for eligible employees (employed as of January 1) to offset the increases in out-of-pocket costs for employees. Unused FSA funds are forfeited at year-end or upon separation.
 - Continuing opt-out program: \$300 monthly payment for employees with proof of comparable coverage, plus annual FSA contribution.
-

RECOMMENDATION:

Staff recommend the Council consider a motion to approve the following employee benefits for the period of January 1, 2026 to December 31, 2026:

- Florida Blue BlueCare 14354 HMO as the base health insurance plan
 - Florida Blue BlueOptions 26102 PPO as the alternate health insurance plan
 - Solstice dental plan
 - FMIT vision plan
 - The Standard Basic Life with AD&D, Short Term Disability, Long Term Disability plans
 - Health Care Flexible Spending Accounts
 - Opt-out provisions as outlined above
-

ATTACHMENTS:

Medical RFP Evaluation from The Gehring Group

	CURRENT		RENEWAL		
	PPO Plan		PPO Plan		HMO Plan
	Florida Blue		Florida Blue		Florida Blue
	BlueOptions 18153		BlueOptions 18153		BlueCare 14354
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network Only
Calendar Year Deductible (CYD)	BlueOptions		BlueOptions		BlueCare
Single	\$1,950	\$3,900	\$3,500	\$7,000	\$2,000
Family	\$3,900	\$7,800	\$7,000	\$14,000	\$2,000 PP / \$4,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs		Includes All Costs
Single	\$3,700	\$7,400	\$7,000	\$14,000	\$5,500
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$7,000 PP / \$14,000	\$14,000 PP / \$28,000	\$5,500 PP / \$11,000
Coinsurance (Member)	10%	50%	10%	50%	20%
Non-Hospital Services					
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$25 after CYD	50% after CYD	VCP: \$0 / \$25
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$60 after CYD	Not Covered	PCP: \$0 / SP: \$55
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	\$60 after CYD	50% after CYD	\$55
Preventive Services	No Charge	50%	No Charge	50%	No Charge
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	ICL: \$0 / IDTC: \$25 after CYD	50% after CYD	ICL: \$50 / IDTC: 20% after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	10% after CYD	50% after CYD	20% after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$50 after CYD	\$50 after CYD	VCP: \$0 1-2 Visits / \$55
Hospital Services					
Inpatient	10% after CYD	50% after CYD	10% after CYD	50% after CYD	20% after CYD
Outpatient	10% after CYD	50% after CYD	10% after CYD	50% after CYD	ASC: 20%/ Hosp: 20% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	No Charge	No Charge	\$100
Physician Services - Outpatient	10% after CYD	10% after INN CYD	No Charge	No Charge	\$100
Emergency Room	10% after CYD	10% after INN CYD	10% after CYD	10% after INN CYD	20% after CYD
Mental Health/Substance Abuse					
Inpatient Services (At Hospital)	No Charge	10% after CYD	10% after CYD	50% after CYD	20% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	\$25 after CYD	50% after CYD	\$25
Outpatient (Other Services)	No Charge	50% after CYD	10% after CYD	50% after CYD	20% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15
Tier 1	\$10 after CYD	Not Covered	\$10	\$10 after CYD	\$10
Tier 2	\$30 after CYD		\$30	\$150 after CYD	\$30
Tier 3	\$50 after CYD		\$50	\$300 after CYD	\$50
Tier 4	N/A		N/A	N/A	N/A
Specialty Drugs	\$150 after CYD		\$150	\$500 after CYD	\$150
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100	\$20 after CYD / \$300 after CYD / \$600 after CYD	\$20 / \$60 / \$100
Rates	PPO	HMO			
Employee	1	11	\$1,014.85	\$871.45	\$1,065.09
Employee + Spouse	2	6	\$2,029.71	\$1,742.89	\$2,130.18
Employee + Child(ren)	0	1	\$1,877.48	\$1,612.18	\$1,970.41
Employee + Family	2	6	\$2,892.33	\$2,483.62	\$3,035.50
Monthly Premium	5	24	\$10,859	\$36,557	\$11,396
Annual Premium	29		\$130,307	\$438,686	\$136,757
\$ Increase/(Decrease) Per Plan			N/A	N/A	\$6,450
% Increase/(Decrease) Per Plan			N/A	N/A	4.95%
Combined Monthly Premium	\$47,416		\$51,921		
Combined Annual Premium	\$568,993		\$623,051		
Combined Annual \$ Increase/(Decrease)	N/A		\$54,058		
Combined Annual % Increase/(Decrease)	N/A		9.5%		

VCP=Value Choice Provider

DP=Designated Provider

SP = Specialist

*Preventive Generic Drugs covered at no charge for retail and mail order.

*Covers Preventive Generic

	CURRENT		OPTION 1		
	PPO Plan		HMO Plan		
	Florida Blue		Florida Blue		
	BlueOptions 18153		BlueCare 14354		
	In-Network	Out-of-Network	In-Network Only	In-Network	Out-of-Network
Calendar Year Deductible (CYD)	BlueOptions		BlueCare	BlueOptions	
Single	\$1,950	\$3,900	\$1,750	\$1,500	\$3,000
Family	\$3,900	\$7,800	\$1,750 PP / \$3,500	\$1,500 PP / \$3,000	\$3,000 PP / \$6,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs	Includes All Costs	
Single	\$3,700	\$7,400	\$5,300	\$5,500	\$11,000
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$5,300 PP / \$10,600	\$5,500 PP / \$11,000	\$11,000 PP / \$22,000
Coinsurance (Member)	10%	50%	20%	0%	50%
Non-Hospital Services					
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$20	VCP: \$0 / \$30 after CYD	50% after CYD
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$50	PCP: \$0 / SP: \$90 after CYD	Not Covered
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	VCP: \$20 / \$50	\$90 after CYD	50% after CYD
Preventive Services	No Charge	50%	No Charge	No Charge	50%
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	VCP: \$20 / ICL: \$50 / IDTC: 20% after CYD	ICL: \$60 after CYD / IDTC: \$60 after CYD	50% after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	20% after CYD	PCP: \$90 after CYD / IDTC: \$400 after CYD	50% after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$55	VCP: \$0 1-2 Visits / \$50 after CYD	\$50 after CYD
Hospital Services					
Inpatient	10% after CYD	50% after CYD	20% after CYD	\$1,250 after CYD	50% after CYD
Outpatient	10% after CYD	50% after CYD	ASC: 20% / Hosp: 20% after CYD	\$500 after CYD	50% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	\$100	\$10 after CYD	\$10 after CYD
Physician Services - Outpatient	10% after CYD	10% after INN CYD	\$100	\$10 after CYD	\$10 after CYD
Emergency Room	10% after CYD	10% after INN CYD	20% after CYD	\$500 after CYD	\$500 after INN CYD
Mental Health/Substance Abuse					
Inpatient Services (At Hospital)	No Charge	10% after CYD	No Charge	\$1,250 after CYD	50% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	No Charge	\$30 after CYD	50% after CYD
Outpatient (Other Services)	No Charge	50% after CYD	No Charge	\$500 after CYD	50% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15	
Tier 1	\$10 after CYD	Not Covered	\$10	\$10	\$10
Tier 2	\$30 after CYD		\$30	\$150	\$30
Tier 3	\$50 after CYD		\$50	\$300	\$50
Tier 4	N/A		N/A	N/A	N/A
Specialty Drugs	\$150 after CYD		\$150	\$500	\$150
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100	\$20 / \$300 / \$600	\$20 / \$60 / \$100
Rates	PPO	HMO			
Employee	1	11	\$1,014.85	\$871.45	\$1,139.43
Employee + Spouse	2	6	\$2,029.71	\$1,742.89	\$2,278.86
Employee + Child(ren)	0	1	\$1,877.48	\$1,612.18	\$2,107.94
Employee + Family	2	6	\$2,892.33	\$2,483.62	\$3,247.37
Monthly Premium	5	24	\$10,859	\$36,557	\$12,192
Annual Premium	29		\$130,307	\$438,686	\$146,303
\$ Increase/(Decrease) Per Plan			N/A	N/A	\$15,996
% Increase/(Decrease) Per Plan			N/A	N/A	12.28%
Combined Monthly Premium	\$47,416			\$52,716	
Combined Annual Premium	\$568,993			\$632,597	
Combined Annual \$ Increase/(Decrease)	N/A			\$63,603	
Combined Annual % Increase/(Decrease)	N/A			11.2%	

VCP=Value Choice Provider
DP=Designated Provider
SP = Specialist

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*Covers Preventive Generic

	CURRENT		OPTION 2		
	PPO Plan		PPO Plan		HMO Plan
	Florida Blue		Florida Blue		Florida Blue
	BlueOptions 18153		BlueOptions 26102		BlueCare 14304
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network Only
Calendar Year Deductible (CYD)	BlueOptions		BlueOptions		BlueCare
Single	\$1,950	\$3,900	\$1,500	\$3,000	\$1,500
Family	\$3,900	\$7,800	\$1,500 PP / \$3,000	\$3,000 PP / \$6,000	\$1,500 PP / \$3,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs		Includes All Costs
Single	\$3,700	\$7,400	\$5,500	\$11,000	\$4,800
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$5,500 PP / \$11,000	\$11,000 PP / \$22,000	\$4,800 PP / \$9,600
Coinsurance (Member)	10%	50%	0%	50%	20%
Non-Hospital Services					
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$30 after CYD	50% after CYD	VCP: \$0 / \$10
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$90 after CYD	Not Covered	PCP: \$0 / SP: \$40
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	\$90 after CYD	50% after CYD	\$40
Preventive Services	No Charge	50%	No Charge	50%	No Charge
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	ICL: \$60 after CYD / IDTC: \$60 after CYD	50% after CYD	ICL: No Charge / IDTC: \$50 after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	PCP: \$90 after CYD / IDTC: \$400 after CYD	50% after CYD	PCP: \$40 after CYD / IDTC: \$300 after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$50 after CYD	\$50 after CYD	VCP: \$0 1-2 Visits / \$55
Hospital Services					
Inpatient	10% after CYD	50% after CYD	\$1,250 after CYD	50% after CYD	20% after CYD
Outpatient	10% after CYD	50% after CYD	\$500 after CYD	50% after CYD	20% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	\$10 after CYD	\$10 after CYD	No Charge
Physician Services - Outpatient	10% after CYD	10% after INN CYD	\$10 after CYD	\$10 after CYD	No Charge
Emergency Room	10% after CYD	10% after INN CYD	\$500 after CYD	\$500 after INN CYD	\$200 after CYD
Mental Health/Substance Abuse					
Inpatient Services (At Hospital)	No Charge	10% after CYD	\$1,250 after CYD	50% after CYD	20% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	\$30 after CYD	50% after CYD	\$10
Outpatient (Other Services)	No Charge	50% after CYD	\$500 after CYD	50% after CYD	20% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15
Tier 1	\$10 after CYD	Not Covered	\$10	\$10	\$10
Tier 2	\$30 after CYD		\$30	\$150	\$30
Tier 3	\$50 after CYD		\$50	\$300	\$50
Tier 4	N/A		N/A	N/A	N/A
Specialty Drugs	\$150 after CYD		\$150	\$500	\$150
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100	\$20 / \$300 / \$600	\$20 / \$60 / \$100
Rates	PPO	HMO			
Employee	1	11	\$1,014.85	\$871.45	\$1,139.43
Employee + Spouse	2	6	\$2,029.71	\$1,742.89	\$2,278.86
Employee + Child(ren)	0	1	\$1,877.48	\$1,612.18	\$2,107.94
Employee + Family	2	6	\$2,892.33	\$2,483.62	\$3,247.37
Monthly Premium	5	24	\$10,859	\$36,557	\$12,192
Annual Premium	29		\$130,307	\$438,686	\$146,303
\$ Increase/(Decrease) Per Plan			N/A	N/A	\$15,996
% Increase/(Decrease) Per Plan			N/A	N/A	12.28%
Combined Monthly Premium	\$47,416		\$59,296		
Combined Annual Premium	\$568,993		\$711,550		
Combined Annual \$ Increase/(Decrease)	N/A		\$142,557		
Combined Annual % Increase/(Decrease)	N/A		25.1%		

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SP = Specialist

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*Covers Preventive Generic

	CURRENT		OPTION 3		
	PPO Plan		PPO Plan		HMO Plan
	Florida Blue		Florida Blue		Florida Blue
	BlueOptions 18153		BlueOptions 14103		BlueCare 14353
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network Only
Calendar Year Deductible (CYD)	BlueOptions		BlueOptions		BlueCare
Single	\$1,950	\$3,900	\$2,000	\$4,000	\$2,000
Family	\$3,900	\$7,800	\$2,000 PP / \$4,000	\$4,000 PP/ \$8,000	\$2,000 PP / \$4,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs		Includes All Costs
Single	\$3,700	\$7,400	\$5,400	\$10,800	\$5,400
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$5,400 PP / \$10,800	\$10,800 PP / \$21,600	\$5,400 PP / \$10,800
Coinsurance (Member)	10%	50%	20%	50%	20%
Non-Hospital Services					
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$35 after CYD	50% after CYD	VCP: \$0 / \$35
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$60 after CYD	Not Covered	PCP: \$0 / SP: \$60
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	\$60 after CYD	50% after CYD	\$60
Preventive Services	No Charge	50%	No Charge	50%	No Charge
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	VCP: \$20 / ICL: \$50 / IDTC: 20% after CYD	ICL: \$50 after CYD / IDTC: 20% after CYD	ICL: \$50 / IDTC: 20% after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	20% after CYD	PCP: \$60 after CYD / IDTC: 20% after CYD	PCP: \$60 after CYD / IDTC: 20% after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$55	VCP: \$0 1-2 Visits / \$65 after CYD	VCP: \$0 1-2 Visits / \$65
Hospital Services					
Inpatient	10% after CYD	50% after CYD	20% after CYD	20% after CYD	20% after CYD
Outpatient	10% after CYD	50% after CYD	ASC: 20% / Hosp: 20% after CYD	20% after CYD	20% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	\$100	\$100 after CYD	\$100
Physician Services - Outpatient	10% after CYD	10% after INN CYD	\$100	\$100 after CYD	\$100
Emergency Room	10% after CYD	10% after INN CYD	20% after CYD	20% after CYD	20% after CYD
Mental Health/Substance Abuse					
Inpatient Services (At Hospital)	No Charge	10% after CYD	No Charge	20% after CYD	20% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	No Charge	\$35 after CYD	\$35
Outpatient (Other Services)	No Charge	50% after CYD	No Charge	20% after CYD	20% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15
Tier 1	\$10 after CYD	Not Covered	\$10	\$10	\$10
Tier 2	\$30 after CYD		\$30	\$30	\$30
Tier 3	\$50 after CYD		\$50	\$50	\$50
Tier 4	N/A		N/A	N/A	N/A
Specialty Drugs	\$150 after CYD		\$150	\$150	\$150
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100	\$20 / \$60 / \$100	\$20 / \$60 / \$100
Rates	PPO	HMO			
Employee	1	11	\$1,014.85	\$871.45	\$1,140.19
Employee + Spouse	2	6	\$2,029.71	\$1,742.89	\$2,280.38
Employee + Child(ren)	0	1	\$1,877.48	\$1,612.18	\$2,109.35
Employee + Family	2	6	\$2,892.33	\$2,483.62	\$3,249.54
Monthly Premium	5	24	\$10,859	\$36,557	\$12,200
Annual Premium	29		\$130,307	\$438,686	\$146,400
\$ Increase/(Decrease) Per Plan			N/A	N/A	\$16,093
% Increase/(Decrease) Per Plan			N/A	N/A	12.35%
Combined Monthly Premium	\$47,416		\$52,588		
Combined Annual Premium	\$568,993		\$631,059		
Combined Annual \$ Increase/(Decrease)	N/A		\$62,066		
Combined Annual % Increase/(Decrease)	N/A		10.9%		

VCP=Value Choice Provider
DP=Designated Provider
SP = Specialist

*Preventive Generic Drugs covered at no charge for retail and mail order.

*Covers Preventive Generic

	CURRENT		OPTION 4					
	PPO Plan		HMO Plan		PPO Plan		PPO Plan	
	Florida Blue		Florida Blue		Crumdale		Crumdale	
	BlueOptions 18153		BlueCare 14354		PPO 4		PPO 8	
	In-Network	Out-of-Network	In-Network Only		In-Network	Out-of-Network	In-Network	Out-of-Network
Calendar Year Deductible (CYD)	BlueOptions		BlueCare					
Single	\$1,950	\$3,900	\$1,750		\$2,000	\$4,000	\$2,000	\$4,000
Family	\$3,900	\$7,800	\$1,750 PP / \$3,500		\$2,000 PP / \$4,000	\$4,000 PP / \$8,000	\$2,000 PP / \$4,000	\$4,000 PP / \$8,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs		Includes All Costs		Includes All Costs	
Single	\$3,700	\$7,400	\$5,300		\$6,000	\$12,000	\$6,000	\$12,000
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$5,300 PP / \$10,600		\$6,000 PP / \$12,000	\$12,000 PP / \$24,000	\$6,000 PP / \$12,000	\$12,000 PP / \$24,000
Coinsurance (Member)	10%	50%	20%		0%	50%	20%	50%
Non-Hospital Services								
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$20		\$20	50% after CYD	\$20	50% after CYD
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$50		Recurro: \$0 / Other: Not Covered	Not Covered	Recurro: \$0 / Other: Not Covered	Not Covered
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	VCP: \$20 / \$50		\$75	50% after CYD	\$50	50% after CYD
Preventive Services	No Charge	50%	No Charge		No Charge	50%	No Charge	50%
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	VCP: \$20 / ICL: \$50 / IDTC: 20% after CYD		IDTC: No Charge / Labs: \$50 after CYD / X-rays: \$75 after CYD	50% after CYD	IDTC: No Charge / Other: 20% after CYD	50% after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	20% after CYD		\$300 after CYD	50% after CYD	20% after CYD	50% after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$55		\$50	50% after CYD	\$40	50% after CYD
Hospital Services								
Inpatient	10% after CYD	50% after CYD	20% after CYD		CYD	50% after CYD	20% after CYD	50% after CYD
Outpatient	10% after CYD	50% after CYD	ASC: 20% / Hosp: 20% after CYD		\$750 after CYD	50% after CYD	20% after CYD	50% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	\$100		CYD	50% after CYD	20% after CYD	50% after CYD
Physician Services - Outpatient	10% after CYD	10% after INN CYD	\$100		CYD	50% after CYD	20% after CYD	50% after CYD
Emergency Room	10% after CYD	10% after INN CYD	20% after CYD		\$300 after CYD	\$300 after CYD	\$300 after CYD	\$300 after CYD
Mental Health/Substance Abuse								
Inpatient Services (At Hospital)	No Charge	10% after CYD	No Charge		CYD	50% after CYD	20% after CYD	50% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	No Charge		\$20	50% after CYD	\$20	50% after CYD
Outpatient (Other Services)	No Charge	50% after CYD	No Charge		CYD	50% after CYD	20% after CYD	50% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15					
Tier 1	\$10 after CYD	Not Covered	\$10		\$10	Not Covered	\$10	Not Covered
Tier 2	\$30 after CYD		\$30		\$25		\$25	
Tier 3	\$50 after CYD		\$50		50%		50%	
Tier 4	N/A		N/A		N/A		N/A	
Specialty Drugs	\$150 after CYD		\$150		\$200		\$200	
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100		\$20 / \$50 / 50%		\$20 / \$50 / 50%	
Rates	PPO	HMO						
Employee	1	11	\$1,014.85		\$1,155.32		\$1,048.84	
Employee + Spouse	2	6	\$2,029.71		\$2,340.00		\$2,104.54	
Employee + Child(ren)	0	1	\$1,877.48		\$2,209.39		\$1,988.16	
Employee + Family	2	6	\$2,892.33		\$3,048.93		\$2,736.29	
Monthly Premium	5	24	\$10,859		\$11,933		\$42,570	
Annual Premium		29	\$130,307		\$143,198		\$510,845	
\$ Increase/(Decrease) Per Plan			N/A		\$12,891		\$72,158	
% Increase/(Decrease) Per Plan			N/A		9.89%		16.45%	
Combined Monthly Premium			\$47,416		\$54,504		\$54,504	
Combined Annual Premium			\$568,993		\$654,043		\$654,043	
Combined Annual \$ Increase/(Decrease)			N/A		\$85,049		\$85,049	
Combined Annual % Increase/(Decrease)			N/A		14.95%		14.95%	

VCP=Value Choice Provider
DP=Designated Provider
SP = Specialist

*Preventive Generic Drugs covered at no charge for retail and mail order.

Annual Fee: \$4,000 due before plan year begins

Both Plans Compared to 18153 PPO

	CURRENT		OPTION 5		
	PPO Plan		HMO Plan		
	Florida Blue		Florida Blue		
	BlueOptions 18153		BlueCare 14354		
	In-Network	Out-of-Network	In-Network Only	In-Network	Out-of-Network
Calendar Year Deductible (CYD)	BlueOptions		BlueCare	Choice Plus	
Single	\$1,950	\$3,900	\$1,750	\$3,500	\$10,000
Family	\$3,900	\$7,800	\$1,750 PP / \$3,500	\$3,500 PP / \$7,000	\$10,000 PP / \$20,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs	Includes All Costs	
Single	\$3,700	\$7,400	\$5,300	\$7,500	\$20,000
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$5,300 PP / \$10,600	\$7,500 PP / \$15,000	\$20,000 PP / \$40,000
Coinsurance (Member)	10%	50%	20%	0%	50%
30%					
Non-Hospital Services					
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$20	CYD	50% after CYD
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$50	DP: CYD / SP: Not Covered	Not Covered
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	VCP: \$20 / \$50	CYD	50% after CYD
Preventive Services	No Charge	50%	No Charge	No Charge	50% after CYD
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	VCP: \$20 / ICL: \$50 / IDTC: 20% after CYD	DP: \$40 after CYD / ICL: 50% after CYD / IDTC: \$40 after CYD	50% after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	20% after CYD	DP: \$500 after CYD / 50% after CYD	50% after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$55	CYD	50% after CYD
Hospital Services					
Inpatient	10% after CYD	50% after CYD	20% after CYD	\$1,200 after CYD	50% after CYD
Outpatient	10% after CYD	50% after CYD	ASC: 20% / Hosp: 20% after CYD	\$800 after CYD	50% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	\$100	CYD	50% after CYD
Physician Services - Outpatient	10% after CYD	10% after INN CYD	\$100	CYD	50% after CYD
Emergency Room	10% after CYD	10% after INN CYD	20% after CYD	\$500 after CYD	\$500 after CYD
Mental Health/Substance Abuse					
Inpatient Services (At Hospital)	No Charge	10% after CYD	No Charge	\$1,200 after CYD	50% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	No Charge	CYD	50% after CYD
Outpatient (Other Services)	No Charge	50% after CYD	No Charge	CYD	50% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15		
Tier 1	\$10 after CYD	Not Covered	\$10	\$10 after CYD	\$10
Tier 2	\$30 after CYD		\$30	\$40 after CYD	\$40
Tier 3	\$50 after CYD		\$50	\$150 after CYD	\$150
Tier 4	N/A		N/A	\$300 after CYD	\$300
Specialty Drugs	\$150 after CYD		\$150	Based on Applicable Tier: \$10 after CYD / \$40 after CYD / \$150 after CYD / \$500 after CYD	Based on Applicbale Tier: \$10 / \$40 / \$150 / \$500
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100	\$25 after CYD / \$100 after CYD / \$375 after CYD / \$750 after CYD	\$25 / \$100 / \$375 / \$750
Rates	PPO	HMO			
Employee	1	11	\$1,014.85	\$871.45	\$1,168.49
Employee + Spouse	2	6	\$2,029.71	\$1,742.89	\$2,336.98
Employee + Child(ren)	0	1	\$1,877.48	\$1,612.18	\$2,161.71
Employee + Family	2	6	\$2,892.33	\$2,483.62	\$3,330.20
Monthly Premium	5	24	\$10,859	\$36,557	\$12,503
Annual Premium	29		\$130,307	\$438,686	\$150,034
\$ Increase/(Decrease) Per Plan			N/A	N/A	\$19,727
% Increase/(Decrease) Per Plan			N/A	N/A	15.14%
Combined Monthly Premium	\$47,416			\$66,113	
Combined Annual Premium	\$568,993			\$793,360	
Combined Annual \$ Increase/(Decrease)	N/A			\$224,366	
Combined Annual % Increase/(Decrease)	N/A			39.4%	

VCP=Value Choice Provider
DP=Designated Provider
SP = Specialist

*Preventive Generic Drugs covered at no charge for retail and mail order.

	CURRENT		OPTION 6		
	PPO Plan		HMO Plan		
	Florida Blue		Florida Blue		
	BlueOptions 18153		BlueCare 14354		
	In-Network	Out-of-Network	In-Network Only	In-Network	Out-of-Network
Calendar Year Deductible (CYD)	BlueOptions		BlueCare	Choice Plus	
Single	\$1,950	\$3,900	\$1,750	\$3,500	\$10,000
Family	\$3,900	\$7,800	\$1,750 PP / \$3,500	\$3,500 PP / \$7,000	\$10,000 PP / \$20,000
Out of Pocket Maximum	Includes All Costs		Includes All Costs	Includes All Costs	
Single	\$3,700	\$7,400	\$5,300	\$7,250	\$12,000
Family	\$3,700 PP / \$7,400	\$7,400 PP / \$14,800	\$5,300 PP / \$10,600	\$7,250 PP / \$14,500	\$12,000 PP / \$24,000
Coinsurance (Member)	10%	50%	20%	10%	40%
Non-Hospital Services					
Primary Care Physician	VCP: \$0 / 10% after CYD	50% after CYD	VCP: \$0 / \$20	\$30	40% after CYD
Virtual Visits	PCP: \$0 / SP: 10% after CYD	Not Covered	PCP: \$0 / SP: \$50	DP: No Charge / SP: Not Covered	Not Covered
Specialist	VCP: \$20 / 10% after CYD	50% after CYD	VCP: \$20 / \$50	\$70	40% after CYD
Preventive Services	No Charge	50%	No Charge	No Charge	40% after CYD
Laboratory Services / X-Ray Services	VCP: \$20 / ICL: \$35 / IDTC: 10% after CYD	50% after CYD	VCP: \$20 / ICL: \$50 / IDTC: 20% after CYD	DP: \$25 / ICL: 50% after CYD / IDTC: \$75	40% after CYD
Advanced Imaging - CT, PET, MRI	10% after CYD	50% after CYD	20% after CYD	DP: 10% after CYD / 50% after CYD	40% after CYD
Urgent Care Center	VCP: \$0 1-2 Visits / 10% after CYD	10% after CYD	VCP: \$0 1-2 Visits / \$55	\$75	40% after CYD
Hospital Services					
Inpatient	10% after CYD	50% after CYD	20% after CYD	10% after CYD	40% after CYD
Outpatient	10% after CYD	50% after CYD	ASC: 20% / Hosp: 20% after CYD	10% after CYD	40% after CYD
Physician Services - Inpatient	10% after CYD	10% after INN CYD	\$100	10% after CYD	40% after CYD
Physician Services - Outpatient	10% after CYD	10% after INN CYD	\$100	10% after CYD	40% after CYD
Emergency Room	10% after CYD	10% after INN CYD	20% after CYD	\$750, then 10% after CYD	40% after CYD
Mental Health/Substance Abuse					
Inpatient Services (At Hospital)	No Charge	10% after CYD	No Charge	10% after CYD	40% after CYD
Outpatient Office Visit (At Provider's Office)	No Charge	50% after CYD	No Charge	\$30	40% after CYD
Outpatient (Other Services)	No Charge	50% after CYD	No Charge	\$30	40% after CYD
Prescription Drug Benefit	*Condition Care Rx - Tier 1: \$4 / Tier 2: \$15		*Condition Care Rx - Tier 1: \$4 /Tier 2: \$15		
Tier 1	\$10 after CYD	Not Covered	\$10	\$5	\$10
Tier 2	\$30 after CYD		\$30	\$40	\$40
Tier 3	\$50 after CYD		\$50	\$150	\$150
Tier 4	N/A		N/A	\$300	\$300
Specialty Drugs	\$150 after CYD		\$150	Based on Applicable Tier: \$5 / \$40 / \$150 / \$500	Based on Applicbale Tier: \$10 / \$40 / \$150 / \$500
Mail-Order Drugs (90-Day Supply)	\$20 after CYD / \$60 after CYD / \$100 after CYD		\$20 / \$60 / \$100	\$12.50 / \$100 / \$375 / \$750	\$25 / \$100 / \$375 / \$750
Rates	PPO	HMO			
Employee	1	11	\$1,014.85	\$1,199.44	\$1,190.30
Employee + Spouse	2	6	\$2,029.71	\$2,398.88	\$2,380.60
Employee + Child(ren)	0	1	\$1,877.48	\$2,218.96	\$2,202.06
Employee + Family	2	6	\$2,892.33	\$3,418.40	\$3,392.36
Monthly Premium	5	24	\$10,859	\$12,834	\$49,933
Annual Premium		29	\$130,307	\$154,008	\$599,197
\$ Increase/(Decrease) Per Plan			N/A	\$23,701	\$160,511
% Increase/(Decrease) Per Plan			N/A	18.19%	36.59%
Combined Monthly Premium	\$47,416			\$62,767	
Combined Annual Premium	\$568,993			\$753,205	
Combined Annual \$ Increase/(Decrease)	N/A			\$184,212	
Combined Annual % Increase/(Decrease)	N/A			32.4%	

VCP=Value Choice Provider
DP=Designated Provider
SP = Specialist

*Preventive Generic Drugs covered at no charge for retail and mail order.



Meeting Name: Town Council Meeting
Meeting Date: December 10, 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. Due to the early agenda deadline, these reports were prepared prior to the end of November. 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 2

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
01	10101	GENERAL FUND CHECKING	100,370.96	-67,938.60
01	10102	PAYROLL CHECKING	6,671.87	10,612.28
01	10106	CREDIT CARD ACCOUNT	18,401.16	1,287,025.77
01	10201	PETTY CASH	.00	600.00
01	10202	PETTY CASH-PD	.00	250.00
01	10410	WELLS FARGO-MM SWEEP	199,768.00	1,994,363.07
01	10412	MONEY MARKET	9,443.28	2,716,654.54
01	10420	POOLED CASH-STATE BD OF A	2,718.87	682,085.39
01	10421	FL PALM INVESTMENT	1,636.18	3,207,964.07
01	10424	FMIT-0-2 HQ BOND FUND	863.99	244,340.25
01	10425	FMIT-SHORT TERM BOND	1,763.01	465,486.88
01	10426	FMIT-INTERMEDIATE TERM BD	4,559.57	565,805.71
01	10435	CERTIFICATES OF DEPOSIT	.00	1,047,760.27
01	11510	ACCOUNTS RECEIVABLE	-1,500.00	-2,950.00
01	11590	AR-RETIREE INSURANCES	-77.97	-2,496.59
01	13310	DUE FROM OTHER GOV'T UNIT	-15,812.09	1,075,075.49
01	13501	ACCRUED INTEREST RECEIVABLE	16,762.91	103,902.96
01	15500	PREPAID EXPENSES	429.17	93,396.93
TOTAL ASSETS			345,998.91	13,421,938.42
LIABILITIES				
01	20200	ACCOUNTS PAYABLE	-1,375.45	-3,641.02
01	20205	FRIENDS OF THE ARTS	868.15	-801.99
01	20210	PENSION PAYABLE-FRS	-3,852.85	-49,966.23
01	20241	125-CAFE.HEALTH INSURANCE	24.21	-2,103.24
01	20242	125-CAFE. MEDICAL FSA	2,858.17	2,140.67
01	20245	ALLSTATE VOLUNTARY INSURANCE	-.03	-304.91
01	20250	125-CAFE. VISION CARE	15.92	5.35
01	20295	PD-TAKE HOME CAR	-620.00	-8,885.00
01	20810	DUE TO PALM BEACH COUNTY	234.25	-6,191.42
01	20830	DUE TO STATE-BLDG PERMIT FEES	-445.74	-4,963.31
01	21700	WITHHOLDING TAXES	.00	21,886.12
01	21720	SOCIAL SECURITY TAXES	.13	-21,888.94
TOTAL LIABILITIES			-2,293.24	-74,713.92
FUND BALANCE				
01	17100	ESTIMATED REVENUES	.00	10,785,377.00
01	17200	REVENUE CONTROL	-878,409.56	-2,066,727.37
01	24100	APPROPRIATIONS CONTROL	.00	-10,785,377.00
01	24200	EXPENDITURE CONTROL	534,703.89	971,804.22
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

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 2

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
FUND BALANCE				
01	28300	ASSIGNED-SUBSEQUENT YEAR	.00	-2,942,500.00
01	28400	UNASSIGNED-FUND BALANCE	.00	-5,277,076.70
01	28410	UNASSIGNED-CONTRIBUTIONS	.00	-40,571.32
TOTAL FUND BALANCE			-343,705.67	-13,350,353.06
TOTAL LIABILITIES + FUND BALANCE			-345,998.91	-13,425,066.98

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

**TOWN OF JUNO BEACH
MONTH ENDING NOVEMBER 30, 2025**

GENERAL FUND

	Original FISCAL YEAR	Amended FISCAL YEAR	Actual		% To Amended Budget
<u>REVENUES</u>	<u>2025-2026</u>	<u>2025-2026</u>	<u>YTD 11/30/25*</u>	<u>Difference</u>	
Ad Valorem Taxes	\$4,596,375	\$4,596,375	\$0	\$4,596,375	0%
Local Option, Use & Fuel Taxes	58,000	58,000	4,752	53,248	8%
One-Cent Discretionary Surtax	125,000	125,000	23,451	101,549	19%
Utility Services Taxes	1,019,000	1,019,000	101,341	917,659	10%
Local Business Tax	50,000	50,000	9,361	40,639	19%
Building Permits	1,000,000	1,000,000	153,102	846,898	15%
Franchise Fees	100,000	100,000	26,504	73,496	27%
Permits, Fees & Special Assessments	194,000	194,000	7,237	186,763	4%
Grants	337,499	337,499	0	337,499	0%
Intergovernmental Revenue	491,500	491,500	39,818	451,682	8%
Charges for Services	17,500	17,500	2,415	15,085	14%
Fines and Forfeitures	16,000	16,000	428	15,572	3%
Investment Earnings	500,000	500,000	100,428	399,572	20%
Miscellaneous	120,500	120,500	4,464	116,036	4%
From Contributions-Restricted	100,000	100,000	0	100,000	0%
From One-Cent Surtax-Restricted	569,134	569,134	0	569,134	0%
<u>From Unassigned Fund Balance</u>	<u>1,350,984</u>	<u>1,350,984</u>	<u>0</u>	<u>1,350,984</u>	<u>0%</u>
TOTAL REVENUES	<u>\$10,645,492</u>	<u>\$10,645,492</u>	<u>\$473,301</u>	<u>\$10,172,191</u>	4%
EXPENDITURES BY DEPARTMENT					
<u>LEGISLATIVE</u>					
Salaries	\$43,269	\$43,269	\$7,140	\$36,129	17%
Employee Benefits	3,310	3,310	546	2,764	17%
Operating Expenses	<u>217,150</u>	<u>217,150</u>	<u>2,484</u>	<u>214,666</u>	<u>1%</u>
TOTAL LEGISLATIVE	263,729	263,729	10,170	253,559	4%
<u>FINANCE & ADMINISTRATION</u>					
Salaries	\$960,438	\$960,438	\$115,231	\$845,207	12%
Employee Benefits	285,895	285,895	41,680	244,215	15%
Professional Fees	366,750	366,750	46,231	320,519	13%
Operating Expenses	266,400	266,400	63,719	202,681	24%
Capital Outlay	<u>610,000</u>	<u>610,000</u>	<u>53,332</u>	<u>556,668</u>	<u>9%</u>
TOTAL FINANCE & ADMINISTRATION	2,489,483	2,489,483	320,193	2,169,290	13%

* Due to early agenda deadline, report was prepared prior to the end of November.

**TOWN OF JUNO BEACH
MONTH ENDING NOVEMBER 30, 2025**

	FISCAL YEAR	FISCAL YEAR	Actual		% To Amended Budget
<u>COMPREHENSIVE PLANNING</u>	<u>2025-2026</u>	<u>2025-2026</u>	<u>YTD 11/30/25</u>	Difference	
Salaries	\$526,960	\$526,960	\$81,881	\$445,079	16%
Employee Benefits	192,236	192,236	20,595	171,642	11%
Professional Fees	929,000	929,000	0	929,000	0%
Operating Expenses	76,200	76,200	7,762	68,438	10%
Capital Outlay	<u>98,500</u>	<u>98,500</u>	<u>0</u>	98,500	0%
TOTAL COMPREHENSIVE PLANNING	1,822,896	1,822,896	110,238	1,712,658	6%
<u>LAW ENFORCEMENT</u>					
Salaries	\$2,144,204	\$2,144,204	\$306,938	\$1,837,266	14%
Employee Benefits	1,157,641	1,157,641	138,793	1,018,848	12%
Professional Fees	7,150	7,150	0	7,150	0%
Operating Expenses	425,170	425,170	54,794	370,376	13%
Capital Outlay	<u>196,634</u>	<u>196,634</u>	<u>15,266</u>	181,368	8%
TOTAL LAW ENFORCEMENT	3,930,799	3,930,799	515,791	3,415,008	13%
<u>PUBLIC WORKS</u>					
Salaries	\$384,476	\$384,476	\$47,563	\$336,913	12%
Employee Benefits	165,441	165,441	15,426	150,015	9%
Professional Fees	10,000	10,000	0	10,000	0%
Operating Expenses	705,854	705,854	50,404	655,450	7%
Capital Outlay	<u>305,814</u>	<u>305,814</u>	<u>1,488</u>	<u>304,327</u>	0%
TOTAL PUBLIC WORKS	1,571,585	1,571,585	114,881	1,456,704	7%
<u>GENERAL GOVERNMENT</u>					
Insurance	567,000	567,000	100,665	\$466,335	18%
Town Debt Service	0	0	0	0	0%
Contingency	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	#DIV/0!
TOTAL GENERAL GOVERNMENT	567,000	567,000	100,665	466,335	18%
TOTAL EXPENDITURES	<u>\$10,645,492</u>	<u>\$10,645,492</u>	<u>\$1,171,938</u>	<u>\$9,473,554</u>	11%
Net Income YTD	<u>\$0</u>	<u>\$0</u>	<u>(\$698,637)</u>		



Meeting Name: Town Council Meeting
Meeting Date: December 10, 2025
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Approval of 2026 Town Council Meeting Dates

DISCUSSION:

Per the Town's Charter, the Council meets monthly on the fourth (4th) Wednesday. Due to the budget season, Veterans Day, Thanksgiving holiday, and Christmas holiday, the Council will meet on the 2nd Wednesday of September, 3rd Wednesday of November, and 2nd Wednesday of December. Therefore, the staff has prepared a list of recommended meeting dates for the 2026 calendar year (see attached) for the Council's approval.

RECOMMENDATION:

Staff Recommends that the Town Council approve the proposed 2026 Town Council Meeting dates and times.

Town Council Meeting Dates for 2026

- 1) January 28, 2026 at 5:00pm
- 2) February 25, 2026 at 5:00pm
- 3) March 25, 2026 at 5:00pm
- 4) April 22, 2026 at 5:00pm
- 5) May 27, 2026 at 5:00pm
- 6) June 24, 2026 at 5:00pm
- 7) July 22, 2026 at 5:00pm
- 8) August 26, 2026 at 5:00pm
- 9) September 9, 2026 at 5:30pm – 1st Budget Hearing
 - *(This date may vary due to the Palm Beach County School District Meeting Dates.)*
- 10) September 23, 2026 at 5:30pm – 2nd Budget Hearing
- 11) October 28, 2026 at 5:00pm
- 12) November 18, 2026 at 5:00pm
- 13) December 9, 2026 at 5:00pm



AGENDA ITEM

Meeting Name: Town Council Meeting
Meeting Date: December 10, 2025
Prepared By: Duncan Clark, Planning Technician
Item Title: Special Event Request: Road Runners – 25th Annual Classics by the Sea

BACKGROUND:

Staff received a request for a special event from Ms. Madeleine Ely, Race Director representing the Palm Beach County Road Runners organization. The event, “Classics by the Sea”, would take place along Ocean Drive, north of Donald Ross Road up to Carlin Park and includes the use of public property (**This is a recurring event in Town at the same location along Ocean Drive, and is why staff put it on the Consent Agenda**).

DISCUSSION:

The special event requested is for a 5K, 10K, and a Kids 1-Miler run along Ocean Drive, a map has been provided depicting the course area. The race route is south on A1A with the 10K turnaround approximately 1/4 mile south of Juno Beach pier. The 10K is the only event that impacts Juno Beach using A1A to just south of the pier. The application indicates an anticipated 800-person attendance, and 40 employees/volunteers working the event. The dates/times requested are Saturday, January 17th, 2026, from approximately 4:45 AM – 10 AM. The roadway will be requested for closure during the event, as well as during setup and breakdown.

As indicated in the attached application, the event will be required to obtain various outside agency and department approvals during the application process should the Town Council approve the event.

The applicant shall be charged an application fee of \$100, a permit fee of \$100, and a \$500 Security Deposit for this event based on the attached adopted fee schedule for Off-Site Special Events. This fee and deposit do not include the required costs for outside assistance by the Police, or any other necessary support. Those costs are the responsibility of the applicant during the application process and shall be provided 14 days prior to the date of the event.

RECOMMENDATION:

Staff recommends that the Town Council consider the request for the Off-Site Special Event proposed in Juno Beach as stated above, subject to all conditions and requirements of the application, including any additional agency reviews/approvals/fees.



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

Application for Off-Site Special Event

Note: The issuance of any Special Event permit from the Town of Juno Beach does not exempt the applicant from obtaining the appropriate Business Tax License (occupational license) and temporary liquor license from the State of Florida, Division of Alcoholic Beverages and Tobacco under Florida Statute, or, any other county or state required permits.

Fee Schedule:

<u>Event Type</u>	<u>Deadlines Application/ Obligations</u>	<u>Application Fee</u>	<u>Permit Fee*</u>	<u>Security Deposit</u>	<u>Deadline Late Fee</u>
Low-Impact (Up to 999 attendees)**	60/14 days prior to event	\$100	\$100/day	\$500	\$200
Medium-Impact (1000-4999 attendees)	120/45 days prior to event	\$200	\$500/day	\$1,000	\$400
High-Impact (5000+ attendees)	120/45 days prior to event	\$300	\$1,000/day	\$5,000	\$600

*Permit Fee will be determined by the Town Council for off-site events lasting 4 or more consecutive days.

**Low-Impact events consisting of 25 attendees or less will be approved administratively.

Notes: Please initial each item below to confirm your understanding:

- M.E. Application Fee is due at time of Application submittal and is not refundable.
- M.E. Deadline Late Fee is an additional charge and is not refundable.
- M.E. Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Director outlining obligations and fees.
- M.E. Permit Fees and Security Deposit are due 14/45 days prior to the event. These fees may be refunded if the event is canceled or postponed at least 7/14 days prior to the event date.
- M.E. After the event, Security Deposit, or a portion of, may be returned after an inspection is completed by Town Staff. The Town shall determine what portion of the Security Deposit may be returned.
- M.E. Failure to comply with restrictions imposed automatically forfeits the Security Deposit.
- M.E. Town Staff will determine if application will require additional conditions to be added or existing conditions modified, dependent upon each individual event.
- M.E. Failure to provide the required obligations, fees and deposits 14 or 45 days prior to the event date, as indicated above, will subject the applicant to the Late Fee and/or cancellation of event.
- M.E. Additional charges may apply for Police and/or Public Works services, Town Staff will determine what services are required. Please read Sections III and IV. Deadline for these fees are 14 or 45 days prior to the event date, as indicated above, subject to Late Fee and/or cancellation of event.

Section I <u>Instructions for Applicant</u>

1. Applicant shall complete Section II of this application. (Town Staff will review the Applicants submittal and complete other sections as required.)
2. Attach the following with this application:
 - a) Attach Application Fee, and Late Fee if applicable. (All fees are Payable to the Town of Juno Beach.)
 - b) Plot/Site Plan (drawing/sketch), showing the site upon which you are proposing your special event, identifying parking areas, adjacent roadways, existing structures, proposed (temporary) structures/items, road closures, barricades/fences, etc.;
 - c) Attach letter(s) of approval from all outside agencies: (i.e. Palm Beach County (PBC) Parks and Recreation, PBC-Traffic Division, PBC-Fire Rescue, Florida Department of Transportation, Department of Environmental Protection, Environmental Resources Management, Coast Guard, etc.)
 - d) Copy of current insurance certification(s) with the **Town of Juno Beach** listed as **"Additionally Insured" with a minimum amount of \$1,000,000.00 liability coverage**; (or state your ability to provide it with all other obligations).
 - e) Notarized Letter of approval from property owner(s).
 - f) Copy of Driver License.
3. Sign and date this application at the end of Section II.

Section II <u>Required Information</u>
--

▪ ***Regarding the Applicant:***

Name of Applicant/Sponsor: Madeleine Ely Phone: 561 222 7511

Relationship to Organization Represented; Race Director

Address of Applicant/Sponsor: 708 Kanuga Drive, West Palm Beach, FL 33401

Name, Address, Phone of Organization Represented: Palm Beach Roadrunners
8209 Calterra Drive, Palm Beach Gardens, FL 33418 Phone 561 818 3567

Principal contact person on Event Day/Phone: Madeleine Ely 561 222 7511

Alternate contact person on Event Day/Phone: Dave Masterson 561 818 3567

▪ **Regarding the Subject Location (where the proposed special event is being requested):**

Address/Location: Carlin Park and A1a. Race route is south on A1a to approximately 1/4 mile south of Juno

Name of Subdivision: _____

▪ **Regarding the Special Event Specifics:**

Please describe the special event being requested: Palm Beach Roadrunners is holding their 25th Annual Classics by the Sea 5K, 10K and Kids 1-miler with the start and finish in Carlin Park. The race route is south on A1a with the 10K turnaround approximately 1/4 mile south of Juno Beach pier. The 10K is the only event that impacts Juno Beach using A1a to just south of the pier.

Indicate roadway(s) to be closed: A1a from Donald Ross Road to Ocean Cay Park

Indicate if amusement rides (type/quantity) are part of the event: none

Indicate if alcohol will be served at the event and who will serve: none

Indicate types of equipment, tents, trailers or other temporary structures that will be part of the event: cones, A-frames, mile markers and directional signs

Number of employees/volunteers working the event: 40

Number of anticipated attendees for the event: 800

Length of time proposed for the event to take place, including set-up and tear down, (dates/times): Saturday 1/17/2026 from 4:45AM to 10AM

▪ **Regarding other Town Services:**

If Police and/or Public Works services are being requested, please indicate your anticipated duties: *(Regardless of your anticipated need, Town staff may determine that Police and/or Public Works services are required for your event, refer to letter of approval):*
Yes, for road closures on A1a to Jupiter town border.

▪ **Please initial to confirm attachments:**

 h Application Fee, and Late Fee, if applicable. (Payable to Town of Juno Beach)

 h Plot/Site Plan

_____ Outside agency letter(s) of approval

_____ Insurance Certificate

_____ Notarized Letter from property owner

 h Copy of Driver License

Too early to request COI and agency letters

Indicate items not submitted and reasons for non-submittal: _____

Hold Harmless Agreement:

In accordance with the Town of Juno Beach Code of Ordinances, in permitting any special event, the applicant shall meet all requirements set forth in Chapter 34 and is subject to Town Council approval. In addition, Town Staff shall prescribe appropriate conditions and safeguards and obligations and fees as required.

By submittal of this application, the sponsor agrees to indemnify and hold harmless the Town of Juno Beach, its officers, employees and agents from and against all loss, costs, expenses, including attorney's fees, claims, suits and judgments, whatsoever in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by sponsor, its officers, employees, and agents under any of the terms of this Special Event Application.

If any unforeseen circumstance(s) occur and/or the sponsor fails to meet the requirements the Town has set forth, the Town Manager or Police Chief shall have the right to cancel or stop the event either before commencement of the event and/or during the event.

Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Director outlining obligations and fees.

Madeleine Ely
Applicant/Sponsor Signature

7/1/2026

Date

Madeleine Ely

Print Name

Office Use Only:

Received By

Date (Please Date Stamp)

Town Calendar has been reviewed and event "Tentatively" Scheduled with 2 day alert.

Completed By

Date

Event status shall be updated when approved. Completed by: _____

Section III Police Department-Special Event Requirements



The following are additional obligations your organization may have to meet. As part of the Special Event review process the Police Department may impose fees for services as deemed appropriate for the type and impact of the proposed event. The Police Department may schedule a meeting to review the event specifics and Police Operational or Action Plan as determined by the Town. Items reviewed in the Plan include, but are limited to, the following:

- Operations Command Post needs, Incident Management;
- Traffic Control Plan, Road Closures, Parking Plan, Event Route management;
- Staffing needs, Day and Night patrol, Coordination with other agencies;
- Vendor setup and security;
- Attendee/Pedestrian access, security, monitoring and control;
- Equipment needs motorized and non-motorized, Communications;
- Providing of adequate volunteers, Volunteer meeting(s) with Police representative prior to, or on event day(s);
- The Principal of the event shall remain accessible to the Police Supervisor at all times during the event to provide necessary event management and control.

The Police Department will attempt to place officers during the requested dates and hours. Because of unforeseen circumstances, this application may not be filled when requested. Juno Beach Police Officers will not work in the capacity of a "bouncer" at a bar or other establishment where alcohol is served.

Rates

Regular Staff - \$35.00

Officer - \$55.00

Supervisor (if required) - \$65.00

(Rates are subject to a \$15.00 an hour premium on Town designated Holidays.)

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) OFFICERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF POLICE SERVICES MUST BE MADE 48-HOURS IN ADVANCE OR A THREE (3)-HOUR, PER OFFICER CHARGE WILL BE FORFEITED. PLEASE CONTACT FDAVILA@JUNO-BEACH.FL.US AND PFERTIG@JUNOBEACHPD.COM.***

Office Use Only:

_____ Officers @ \$55.00/hour: total of _____ hours = \$ _____
 _____ Supervisors @ \$65.00/hour: total of _____ hours = \$ _____
 Additional Fee(s): _____ \$ _____

Payment Due Date: _____ Total Amount Due: \$ _____ Payment Received: Y / N
 * ***Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Police Chief/Designee: _____

Section IV Public Works Department-Special Event Requirements

As part of the Special Event review process the Public Works Department may impose fees for services as deemed appropriate for the type and impact of the proposed event.

Public Works services include, but are not limited to, the following:

- Delivery, set-up and removal of traffic or parking control devices including portable message boards, barricades, signs, stakes, traffic cones and/or any other devices requested by the Town's Police Department.
- Random event site inspections to insure the Applicant removes trash/litter or debris from the event site as needed. Event usage area final inspection of public properties to insure adequate cleaning at event's end/closing and prior to release of security deposits, if applicable.
- Public Works staff time to clean, remove and dispose of any and all residual debris, trash or to repair damaged property incurred by the Applicant or Applicant's agents on the event site public property.

Rates

<i>Regular Staff</i>	<i>\$35.00</i>
<i>Supervisor (if required)</i>	<i>\$45.00</i>

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) STAFF MEMBERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF PUBLIC WORKS SERVICES MUST BE MADE 48-HOURS IN ADVANCED OR A THREE (3)-HOUR, PER STAFF MEMBER CHARGE WILL BE FORFEITED. PLEASE CONTACT FDAVILA@JUNO-BEACH.FL.US AND AMERIANO@JUNO-BEACH.FL.US.***

Office Use Only:

_____ Regular Staff @ \$35.00/hour: total of _____ hours = \$ _____
 _____ Supervisors @ \$45.00/hour: total of _____ hours = \$ _____

Payment Due Date: _____ Total Amount Due: \$ _____ Payment Received: Y / N

**** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Director of Public Works/Designee: _____

Section V <u>Application Review</u>
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Director of Planning & Zoning	Date
-------------------------------	------

Police Chief	Date
--------------	------

Public Works Director	Date
-----------------------	------

Finance Director	Date
------------------	------

Town Manager	Date
--------------	------

Section VI <u>Post Event Inspection and Security Deposit Status</u>
--

Post event Comments, Issues List and recommended Security Deposit withheld:

*			<i>Amount and Date Returned of the Security Deposit.</i>
	<i>Amount</i>	<i>Date</i>	

Director of Planning & Zoning	Date
-------------------------------	------

Police Chief	Date
--------------	------

Public Works Director	Date
-----------------------	------

Finance Director	Date
------------------	------

Town Manager	Date
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Classics by the Sea 10K Carlin Park, Jupiter, FL

Course: Start facing north at the center entrance to Carlin Park just south of the flag pole, in the driveway facing north. Run north out the north entrance onto A1A heading south, to the turnaround and back to Carlin Park, enter the south entrance to Carlin Park heading north to the finish!

Note: The Start / Finish are at the same point
Previously FL980032DL

Start: The start mark is at the center entrance to Carlin Park, East Bound (In) Lane. At the furthest easterly point on the driveway at the east curb and 6'4" to the south 12" from the concrete pad that is in front of the flag pole

Mile 1: 55 Ft north of FPL Light pole
GA SPSKO 9-97 2-60 & South of Xandau Pl

Mile 2: 107ft south of Beach Access marker #38

Mile 3: 45ft north of the crosswalk at the County Park
on the north side of Marcinski Rd and 3ft north of the south edge of the pull-over cut out in the curb

Turn-a-round: 52.5ft south of the white access gate to
Environmentally Sensitive land at pull-off north of Seaview Condo

Mile 4: On the east side of the road adjacent to 2nd
parking-pull-off & 881ft north of the centerline of Marcinski Rd.

Mile 5: On the east side of the road 117.5ft south
of Beach Access sign #44

Mile 6: On the east side of the road 517.5ft south of the south
side of the crosswalk, at the south entrance to Carlin Park,
on the east side of the road

Finish: Same as the Start, see above.

All Marks are 12" from the edge of the
pavement, nail & washer painted in white

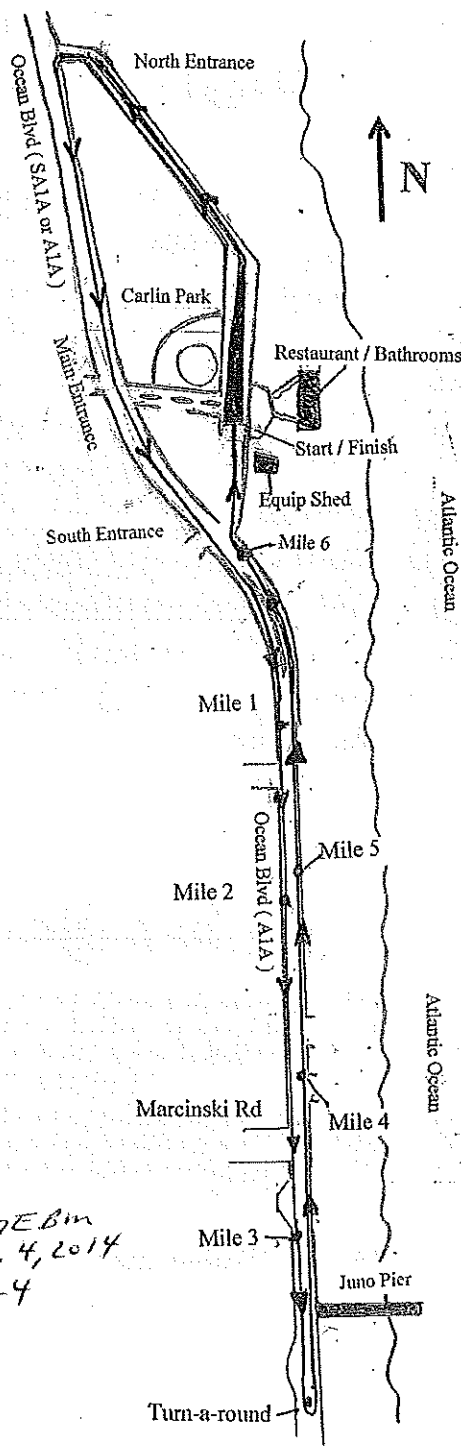
Map is Not Drawn to Scale

Measured By:

Scott Richards on 8/12/14

Palm Beach Running Company

Scott@PalmBeachRunningCompany.com





Road Running Technical Council
USA Track & Field
Measurement Certificate



Name of the course Classics by the Sea 10k Distance 10,000 meters
 Location (state) Florida (city) Jupiter
 Type of course: road race ☒ calibration ☐ track ☐ Configuration: Loop
 Type of surface: paved 100 % dirt - % gravel - % grass - % track - %
 Elevation (meters above sea level) Start 1.2m Finish 1.2m Highest 4.8m Lowest 1.2m
 Straight line distance between start & finish 0 Drop 0 m/km Separation 0 %
 Measured by (name, address, phone & e-mail) Scott Richards, P.O. Box 273392, Boca Raton, Fl. 33427
561-289-4884 srichards262@yahoo.com
 Race contact (name, address, phone & e-mail) Dianne Lavado, 14341 Evelyn Dr., Palm Beach Gardens, Fl.
33410 561-386-5401 dianne.Lavado@nexteraenergy.com
 Measuring Methods: bicycle ☒ steel tape ☐ electronic distance meter ☐
 Number of measurements of entire course: 2 Date(s) when course measured: August 12, 2014
 Race date: Dec. 14, 2014 Course certification effective date: September 4, 2014
 Certification code: FL14097EBM

Notice to Race Director: Use this Certification Code
 in *all* public announcements relating to your race.

Be It Officially Noted That

Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If *any* changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course — In the event a National Open Record is set on this course, or at the discretion of USA Track & Field, a verification remeasurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

This certification expires on December 31 in the year 2024

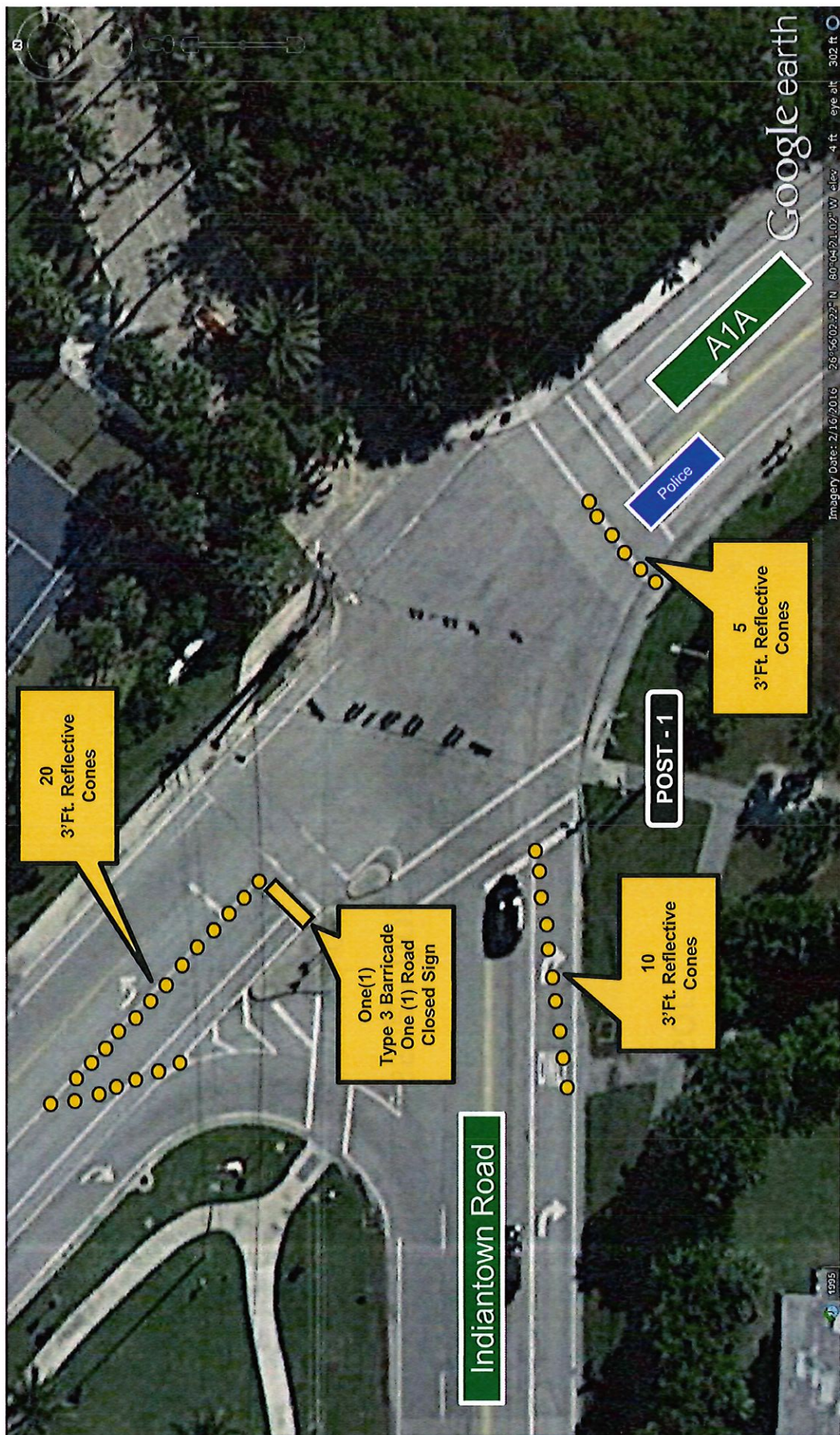
AS NATIONALLY CERTIFIED BY:

Everett McDowell Date: September 8, 2014
 Everett McDowell • USATF/RRTC National Certifier
 1256 Stony Brook Lane, Dunedin, Florida 34698 • 727-644-7608 • emcdowell5@tampabay.rr.com

2026 Classics by the Sea

- 1 – Event Supervisor
- 1 – Motor Officer
- 7 – Uniformed Police Officers (Includes 2 Juno Beach Officers)
- 7 – Marked Police Vehicles
- 4 – Variable Message Boards:
 - 1.) eastbound on Indiantown Road west of A1A
 - 2.) eastbound on Ocean Way west of A1A
 - 3.) eastbound on Marcinski Road west of A1A
 - 4.) eastbound on Donald Ross Road west of A1A

Diagram #1 – Indiantown Road and A1A
Jupiter Police Department (Post #1)



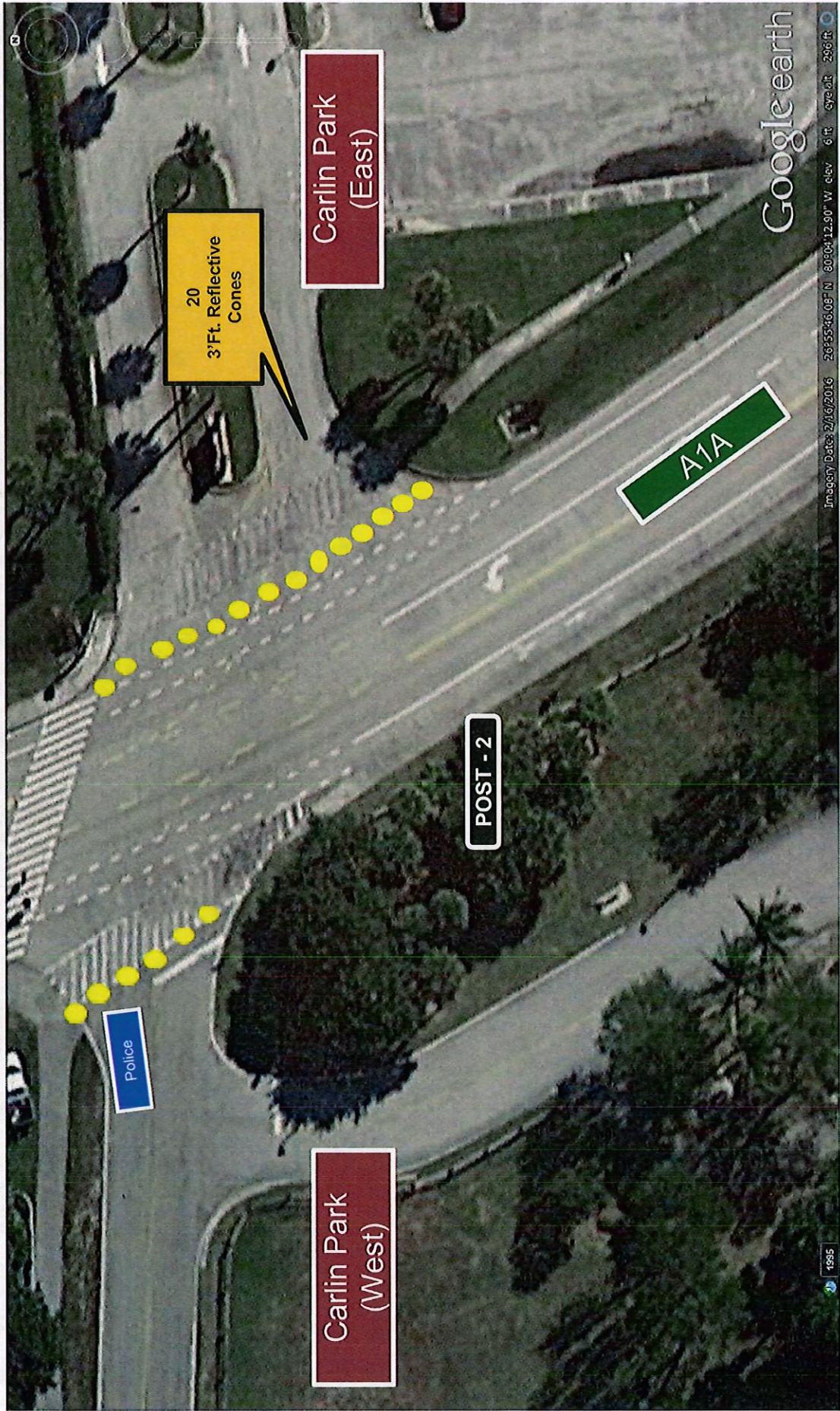
35 - 3FT. Orange Reflective DOT Traffic Cones

1 – Road Closed Sign on Barricade

1 – Marked Police Vehicle & 1 – Uniformed Police Officer

(1 Week Prior – VMB on Indiantown Road west of A1A)

Diagram #2 - Carlin Park East & West (North End)
Post #2 (Start of Race)

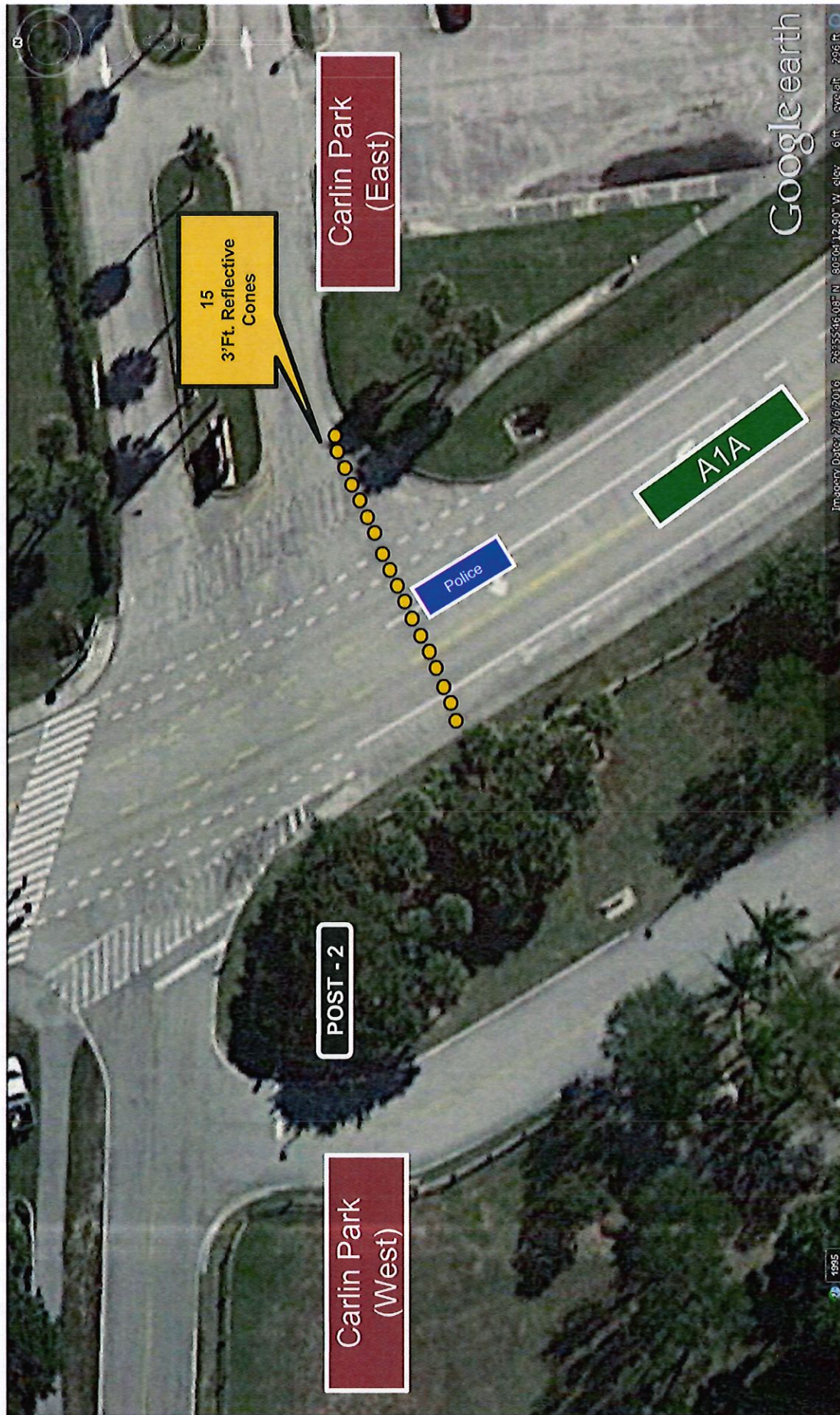


20 - 3FT. Orange Reflective DOT Traffic Cones

1 - Uniformed Police Officer

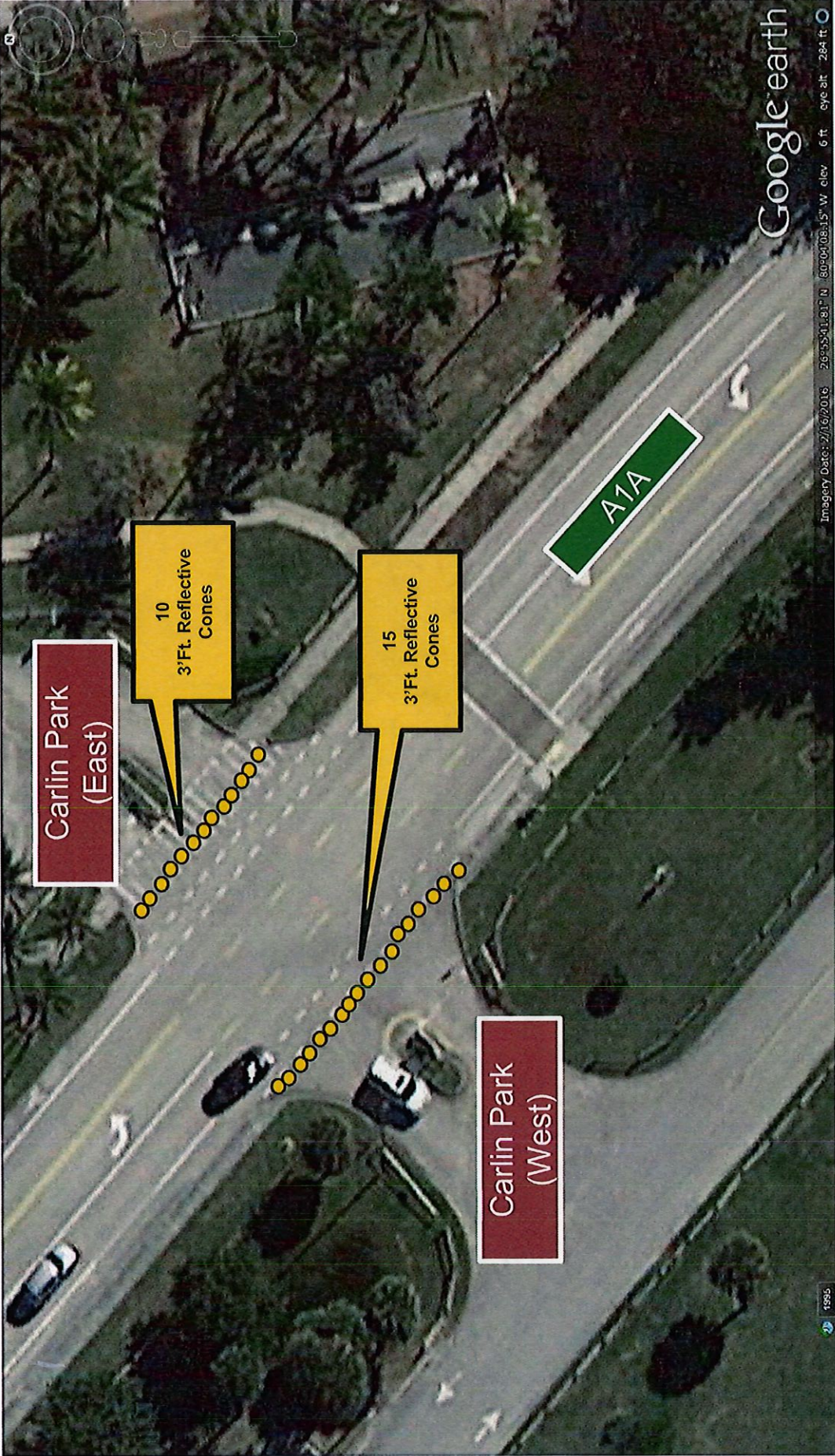
1 - Marked Police Vehicle

Diagram #2 - Carlin Park East & West (North End)
Jupiter Police Department (Post #2)



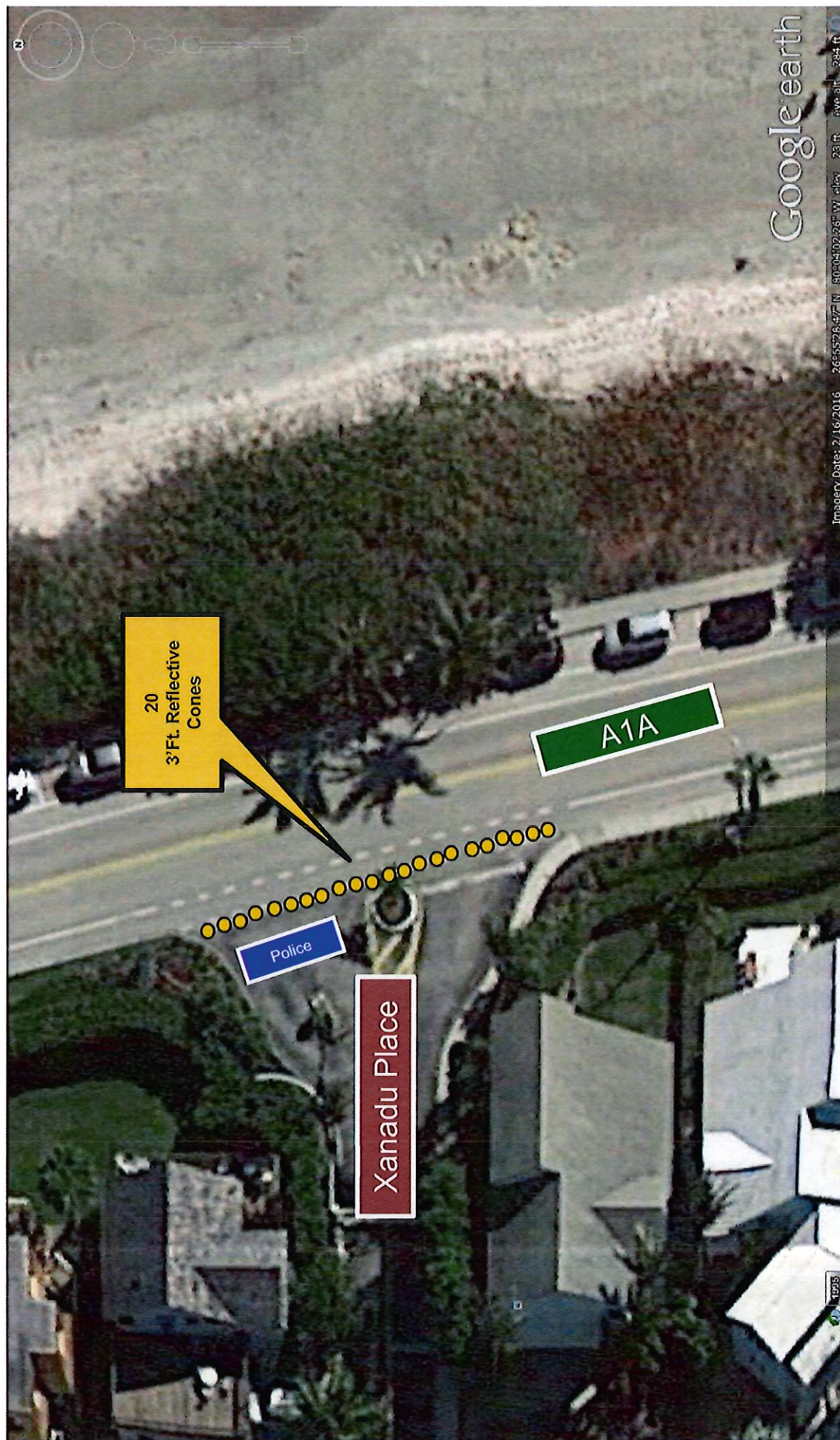
- 15 - 3FT. Orange Reflective DOT Traffic Cones
- 1 - Uniformed Police Officer
- 1 - Marked Police Vehicle

Diagram #3 – Carlin Park East & West (South End)
Jupiter Police Department (Post #2)



25 - 3FT. Orange Reflective DOT Traffic Cones

Diagram #4 – Xanadu Place & A1A
Jupiter Police Department (Post #3)

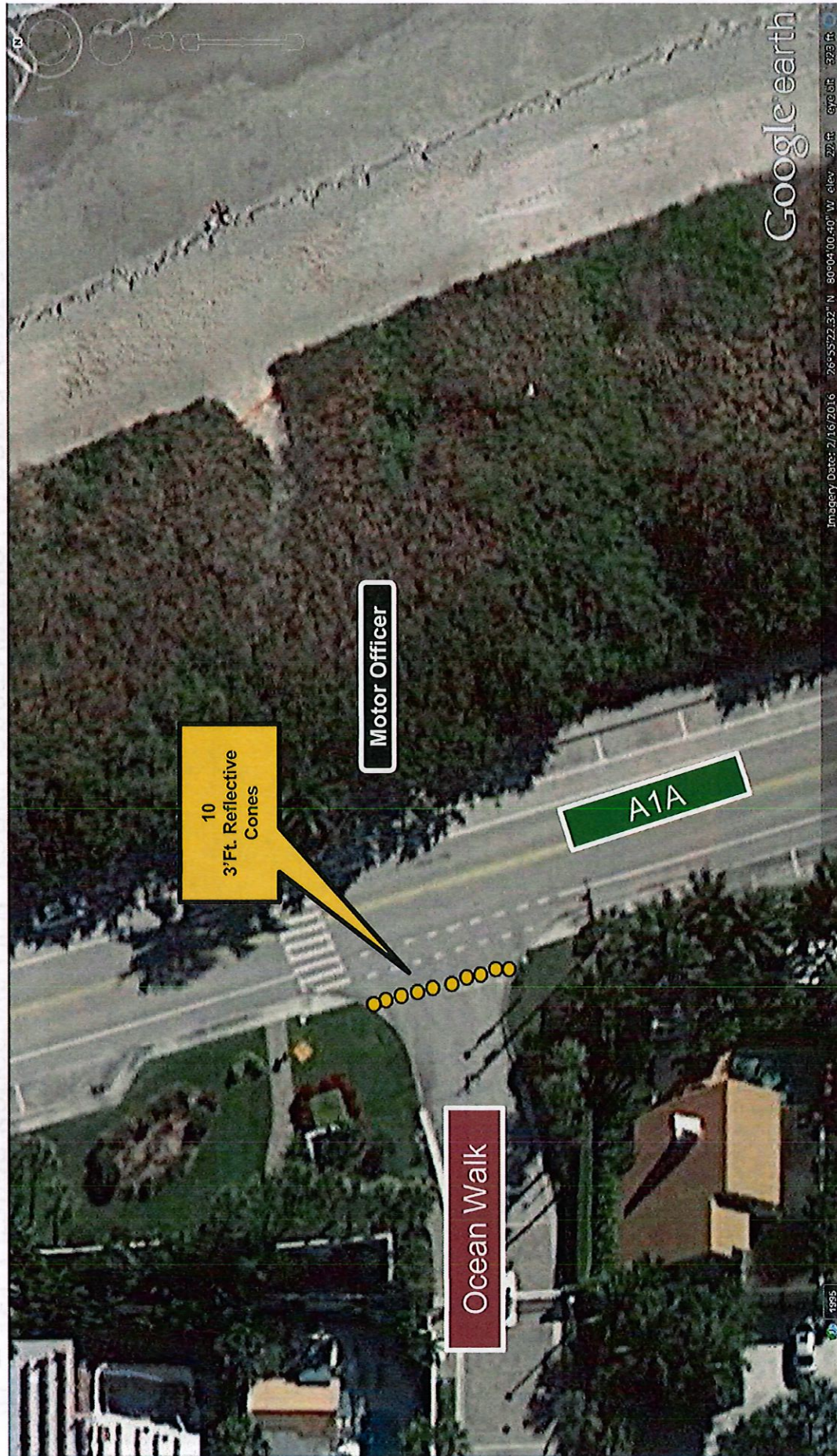


20 - 3FT. Orange Reflective DOT Traffic Cones

1 – Uniformed Police Officer

1 – Marked Police Vehicle

Diagram #5 – Ocean Walk & A1A
Jupiter Police Department (Motor Officer)



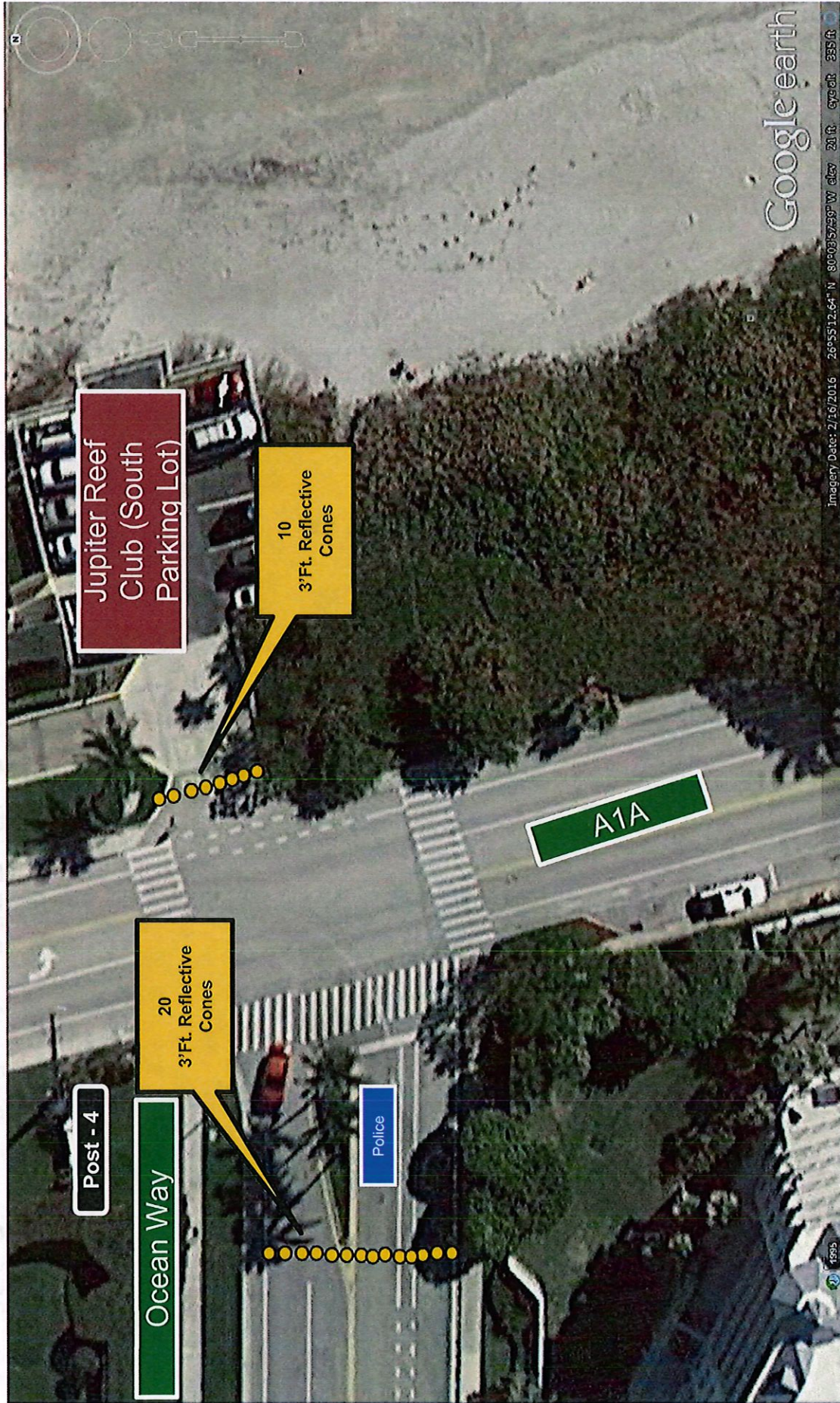
10 - 3FT. Orange Reflective DOT Traffic Cones

Diagram #6 – Jupiter Reef Club (North Parking Lot) & Tim Mara Drive
Jupiter Police Department (Post #4)



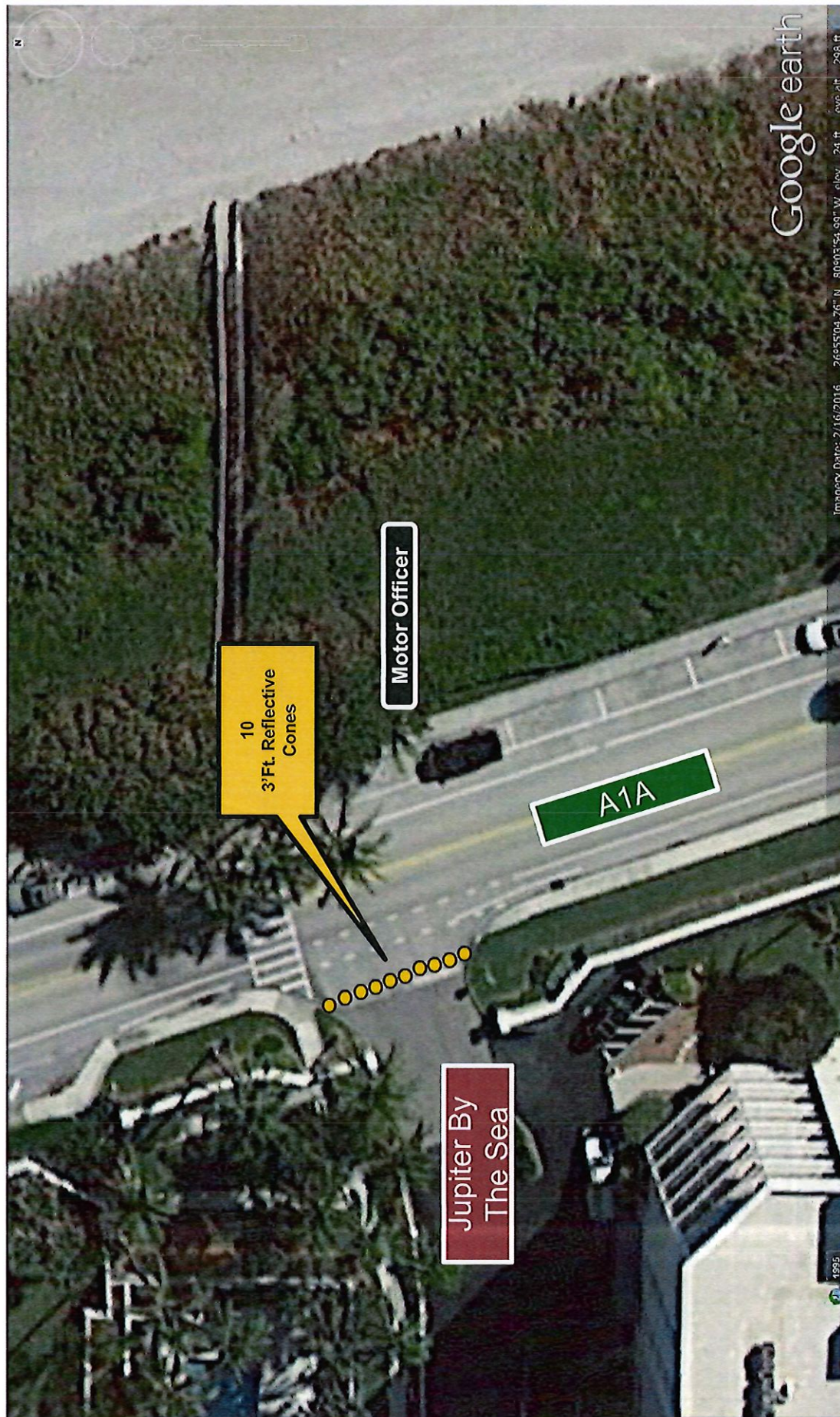
20 – 3FT. Orange Reflective DOT Traffic Cones (At two (2) noted locations)

Diagram #7 – Ocean Way & A1A
Jupiter Police Department (Post #4)



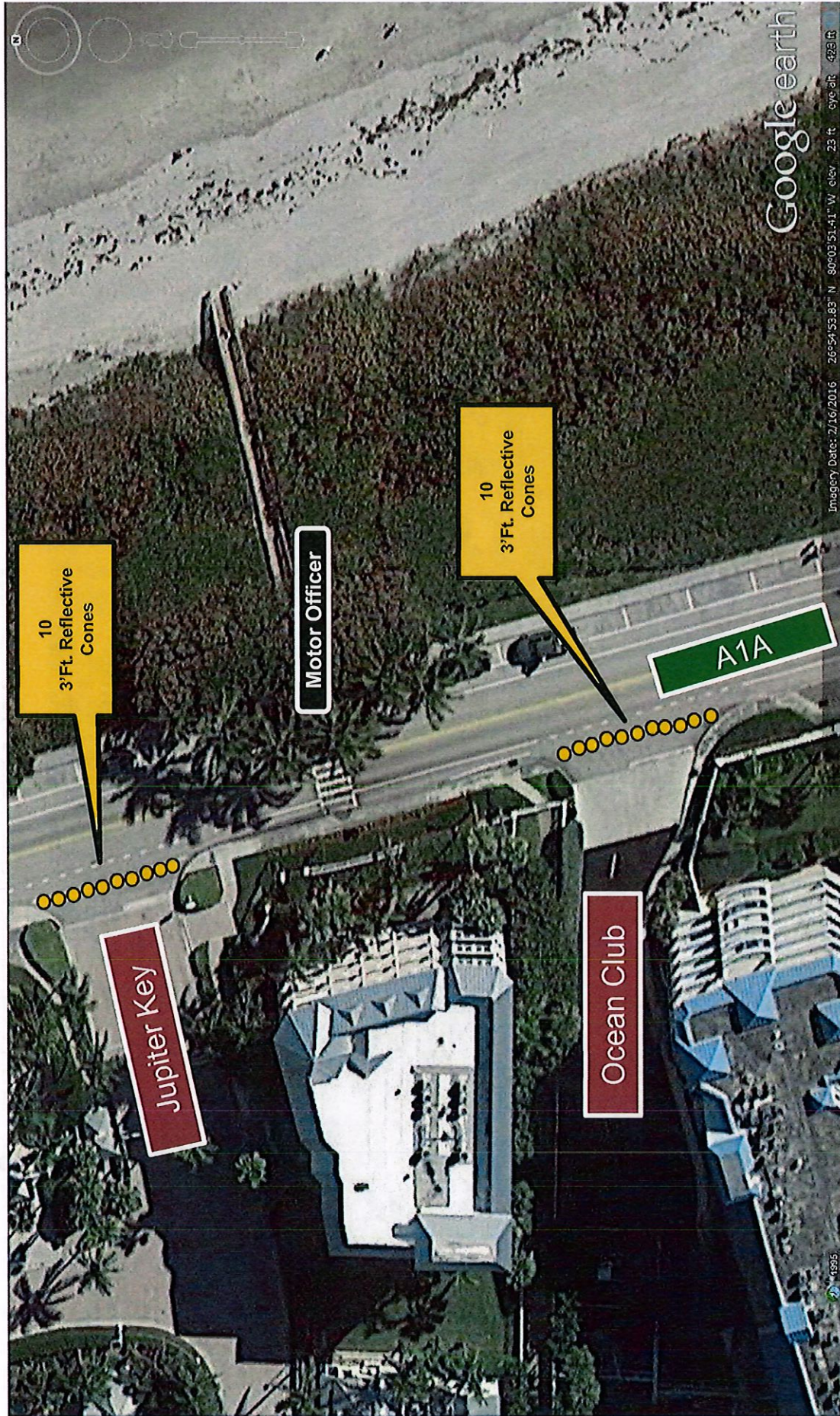
30 – 3FT. Orange Reflective DOT Traffic Cones (At two (2) noted locations)
1 – Marked Police Vehicle & 1 – Uniformed Police Officer
(1 Week Prior – VMB on Ocean Way west of A1A)

Diagram #8 – Jupiter By The Sea
Jupiter Police Department (Motor Officer)



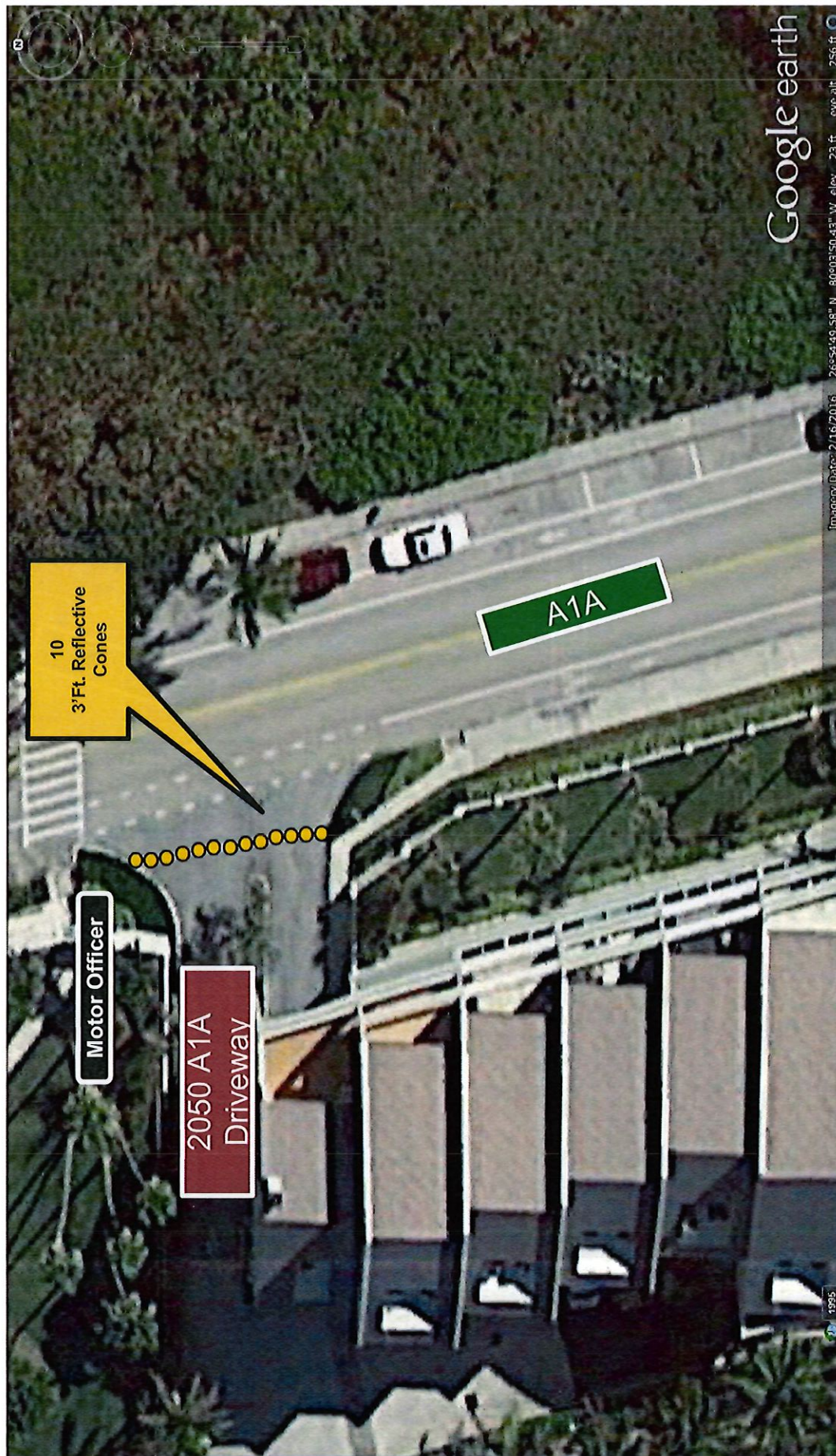
10 - 3FT. Orange Reflective DOT Traffic Cones

Diagram #9 – Jupiter Key & Ocean Club Entrance/Exit
Jupiter Police Department (Motor Officer)



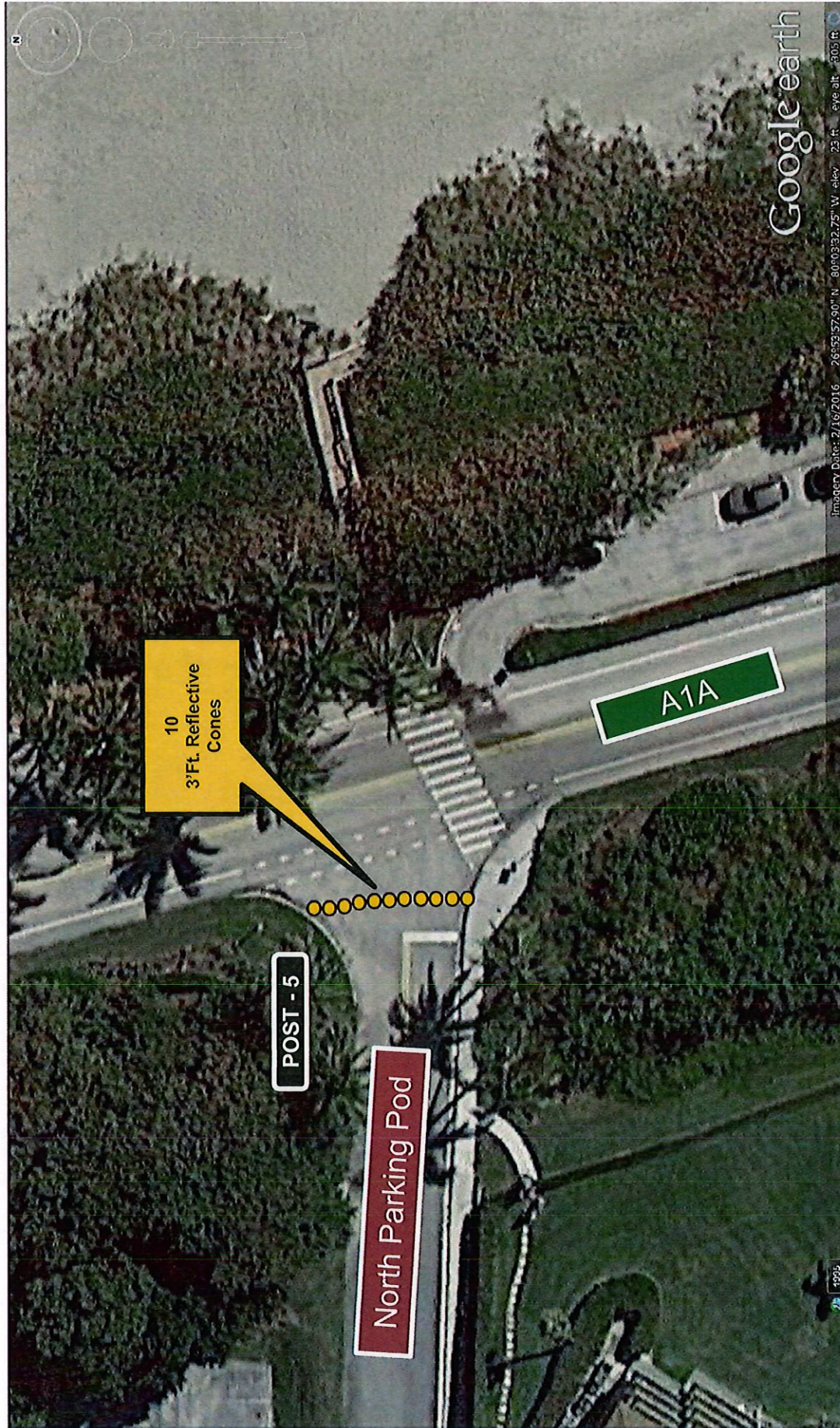
20 – 3FT. Orange Reflective DOT Traffic Cones (At two (2) noted locations)

Diagram #10 – 2050 Driveway & A1A
Jupiter Police Department (Motor Officer)



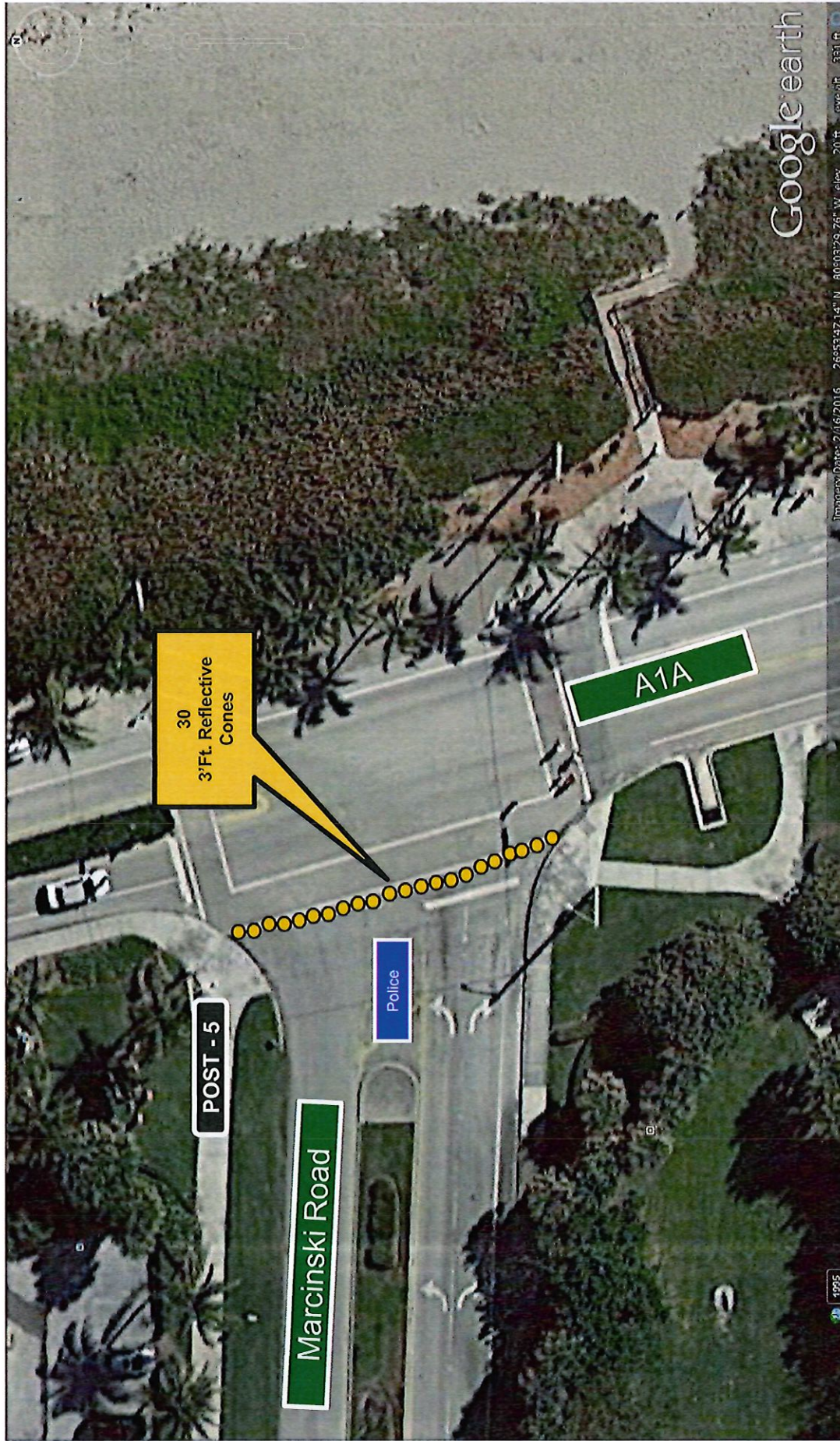
10 – 3FT. Orange Reflective DOT Traffic Cones

Diagram #11 – North Parking Pod & A1A
Jupiter Police Department (Post #5)



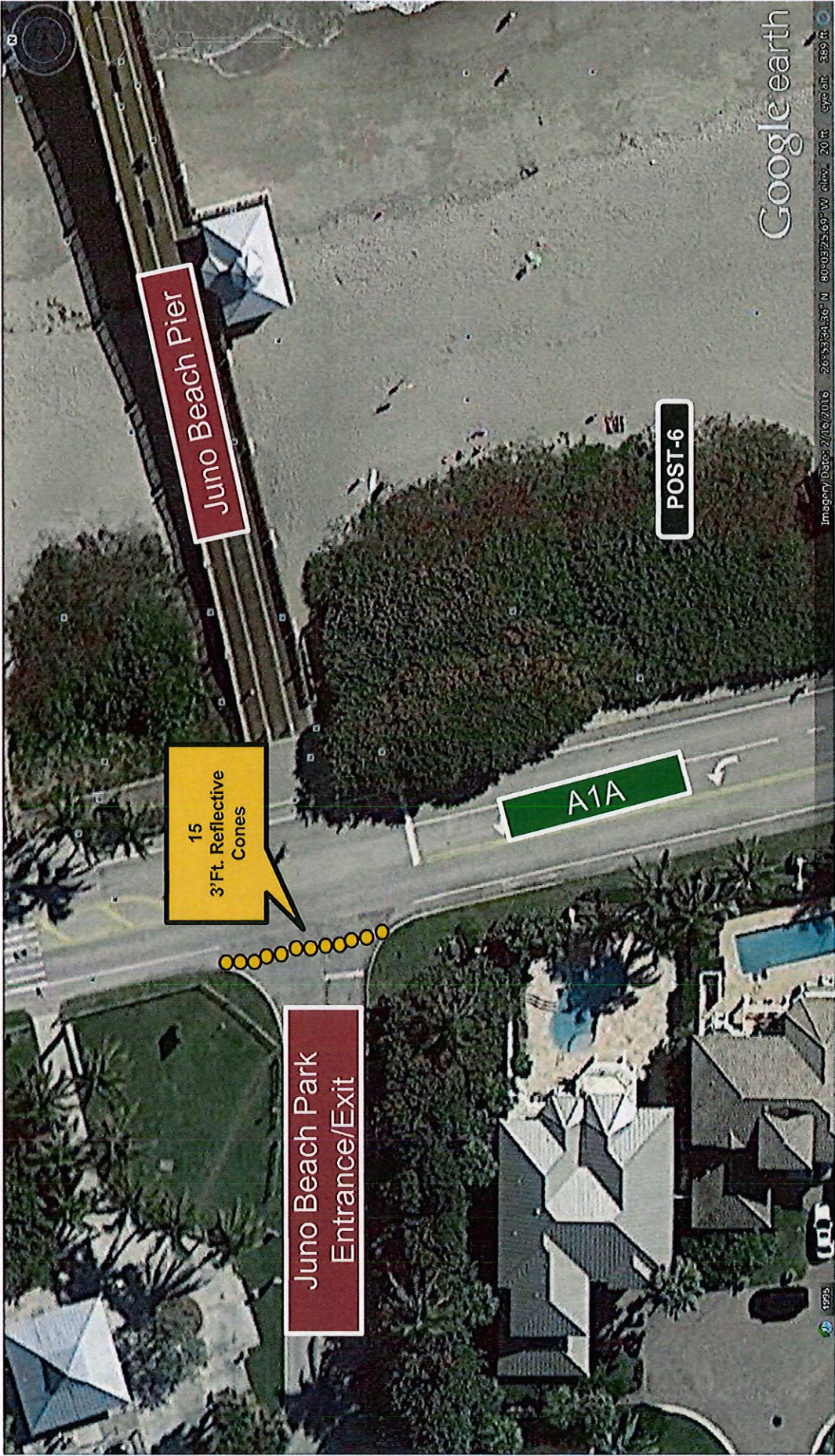
10 – 3FT. Orange Reflective DOT Traffic Cones

Diagram #12 – Marcinski Road & A1A
Jupiter Police Department (Post #5)



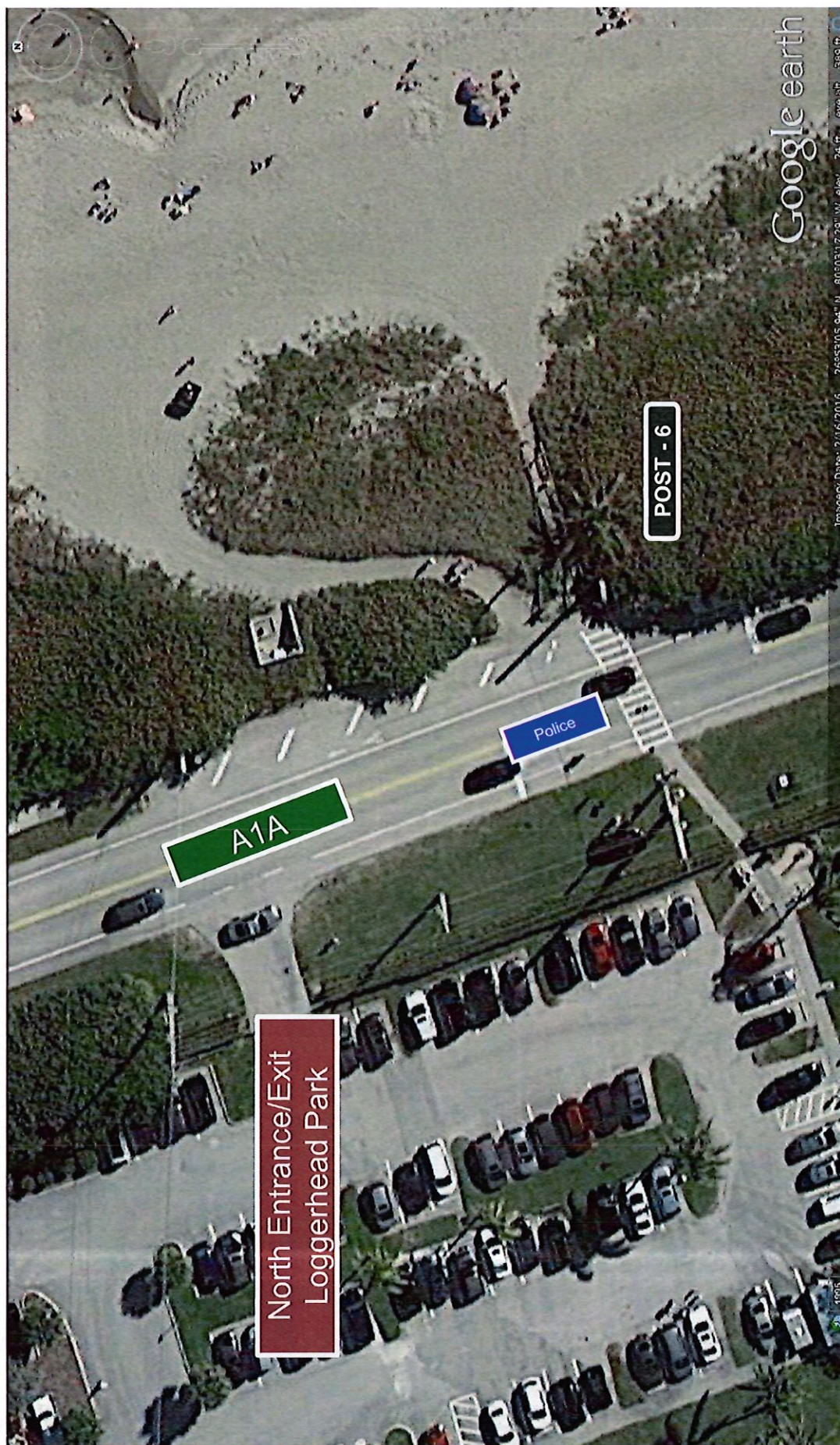
- 30 – 3FT. Orange Reflective DOT Traffic Cones
- 1 – Marked Police Vehicle & 1 – Uniformed Police Officer
(1 Week Prior – VMB on Marcinski Road west of A1A)

Diagram #13 – Juno Beach Park & A1A
Juno Beach Police Department (Post #6)



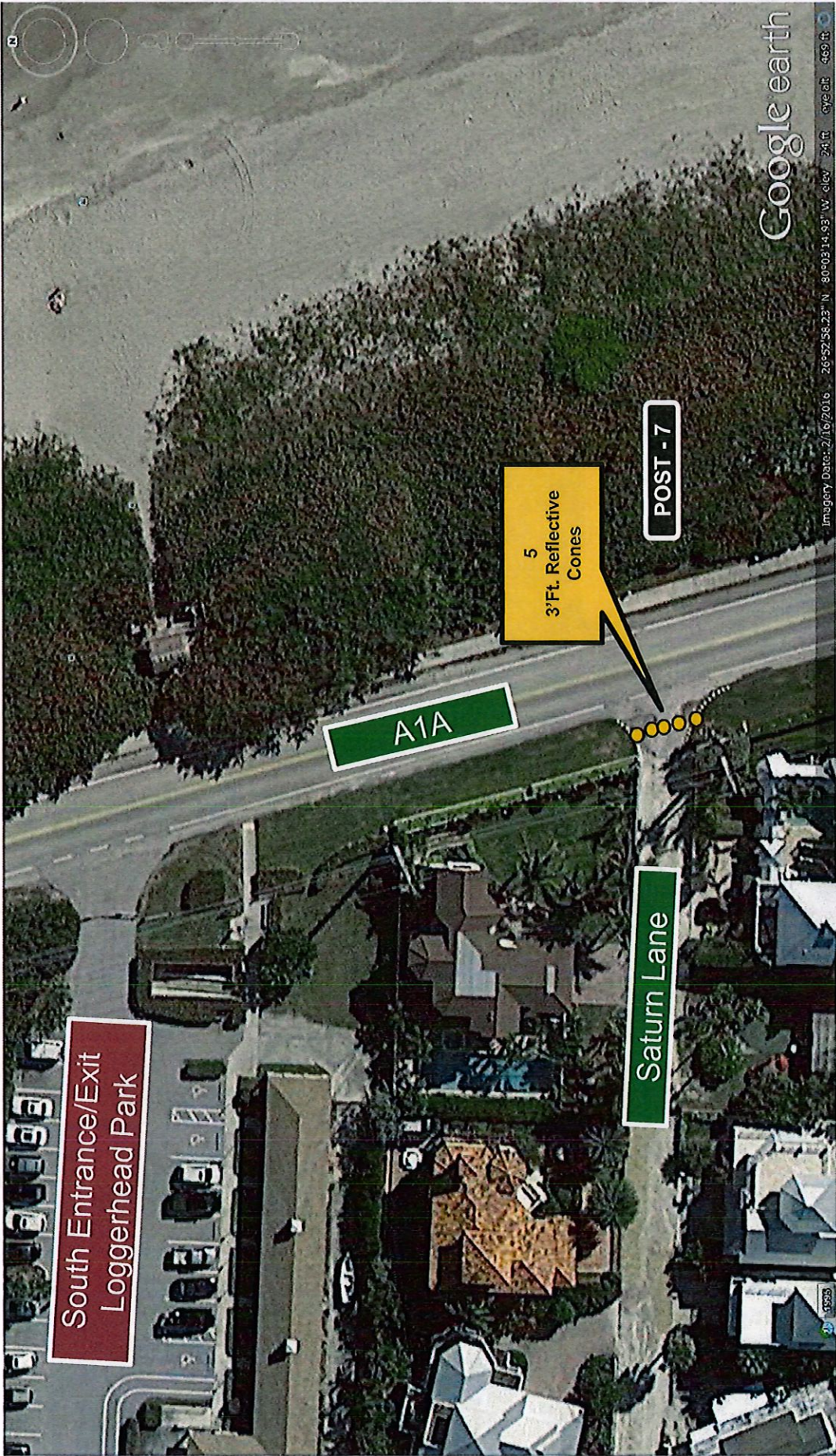
15 – 3FT. Orange Reflective DOT Traffic Cones

Diagram #14 – North Entrance of Loggerhead Park & A1A
Juno Beach Police Department (Post #6)



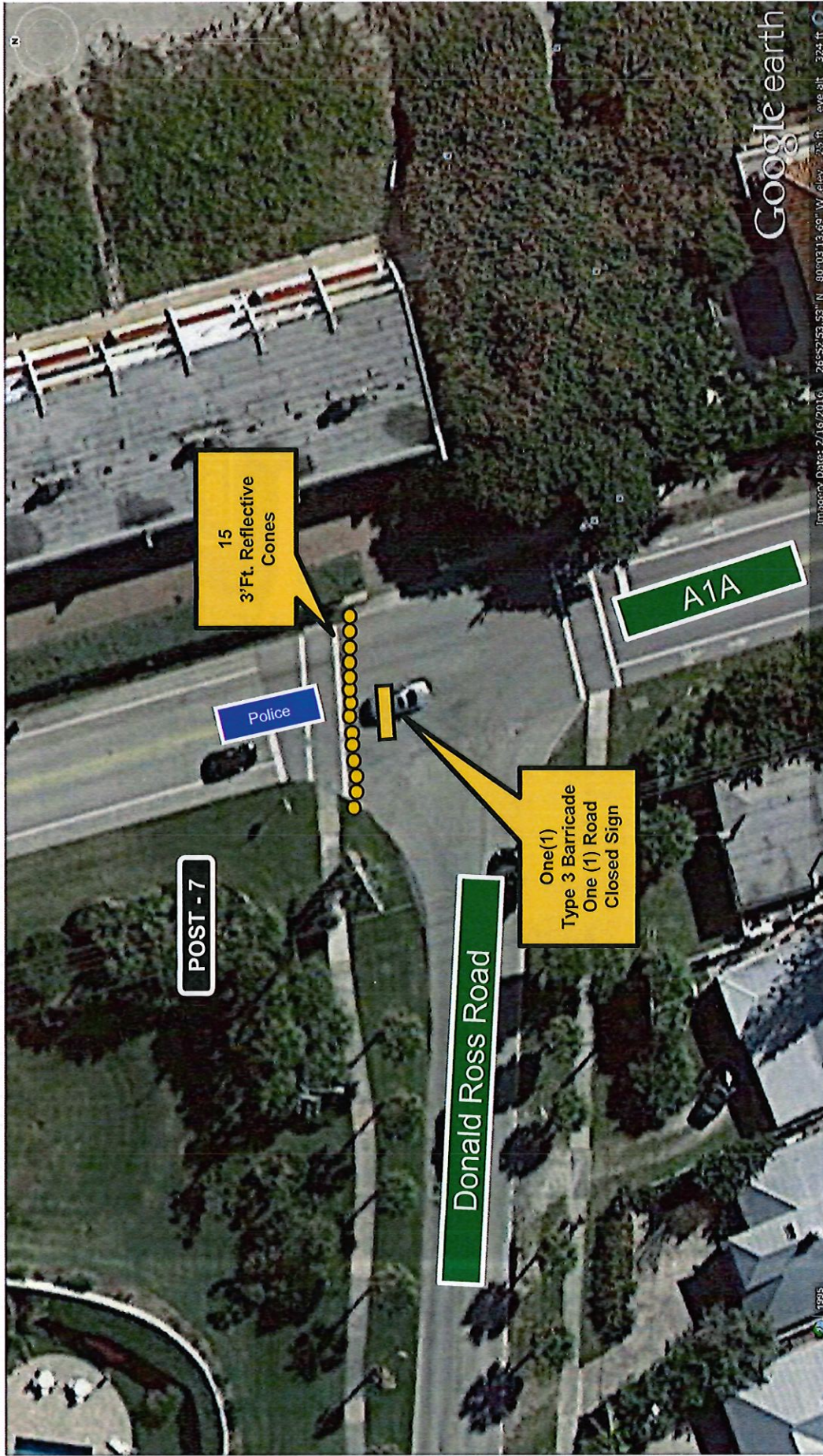
No Traffic Control Needed
1 – Uniformed Police Officer
1 – Marked Police Vehicle

Diagram #15 – Saturn Lane & A1A
Juno Beach Police Department (Post #7)



5 – 3FT. Orange Reflective DOT Traffic Cones

Diagram #16 – Donald Ross Road & A1A
Juno Beach Police Department (Post #7)



- 15 – 3FT. Orange Reflective DOT Traffic Cones
- 1 – Road Closed Sign on Barricade
- 1 – Marked Police Vehicle & 1 – Uniformed Police Officer
- (1 Week Prior – VMB on Donald Ross Road west of A1A)



Meeting Name: Town Council Meeting
Meeting Date: December 10, 2025
Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk
Item Title: 3D GIS Scene View

While this memorandum was authored by the Town Clerk, the supporting materials and data were provided by Vice Mayor Pro Tem Davis. At the meeting, Vice Mayor Pro Tem Davis will provide a brief summary of her request.

DISCUSSION:

At the October 22 Town Council Meeting, Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have a discussion on 3D GIS Scene View on the next agenda with pricing and information.

Additional information was provided by Vice Mayor Pro Tem Davis following the November 12, 2025 Town Council Meeting.

Techniques for Sound and Slow Growth

3-D GIS Scene View – example of a tool to aid Planning and Zoning decisions to depict 3-D scale of the proposed build in relation to 3-D scale of existing buildings



A local view shows buildings within an area of interest in a neighborhood

To: Town Council and Town Staff

Date: 11-12-2025

RE: Proposal to add 3-D GIS scene view development to building applications for easier comprehension for volunteer P&Z Board and Town Council to understand the mass and scale of proposed new projects as to how they fit into the context of the neighborhood.

In House: We already have the required software. Juno Beach Planning and Zoning Department currently uses ArcPro for its GIS work

The Esri's ArcPro is the gold standard for GIS work. The Arc GIS Pro contains as part of its basic package 3D GIS called "scene view." It would not require adding another module to our current GIS software.

Similar to Microsoft Office for word processing, where the "office suite" other programs are included in addition to Word are Excel, Power Point, Notes.

In House Time Required: The ArcPro GIS software contains other products such as "3-D scene view." It is the same software language, but may require some new vocabulary to work. While the Esri's tutorials make the work seem fairly easy to comprehend and logical, at the work session, we were given information that staff thought it would be beyond their capability and too time consuming.

Consultant with Pass Thru of Costs to Applicant: We have the opportunity to have contractors perform the 3-D scene view work and change it back to the applicant as a pass through cost of processing their application.

Contacted Andre Castio to provide GIS scene view for building applications for the Town of Juno Beach and I received pricing.

Nov 12, 2025

GIS Estimate for Consulting Services

Prepared for:

Diana Davis, Vice Mayor Pro Tem

Town of Juno Beach

dianadavisjunobeach@gmail.com

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1.0 Executive Summary

MAPDEVs is pleased to provide an estimate to (the client) for MAPDEVs Professional Services. We will assist the Town of Juno Beach with its goal of creating 3D GIS renderings of target sites as part of the permit application requirements for residential/commercial building construction activities.

We are providing the following complementary sample 3D application.

Please search using a desired address, i.e

Use the controls on the left to zoom in/out, pan, and rotate the view of the desired area.

[sample 3D web scene](#)

2.0 Solution Overview

2.1 Introduction

MAPDEVs' solution approach leverages our experience with many data analysis projects and the tools that we have created to bring the power of spatial analytics to data processing environments. MAPDEVs Professional Services can provide you with the capability to make use of spatial analytics with your data cluster to read, process, and store results efficiently. MAPDEVs consultants will work with the client to address the client's needs and provide knowledge transfer to your resources during the process. The goal is not only to provide the needed capabilities, but to create sufficient knowledge of the workflows, so that the client will gain insight on how to utilize the tools for future workflow needs. During the project, MAPDEVs will work closely with the client to validate business workflows and identify priority needs. These activities will support the configuration of a set of data streams (feature layers, map layers, etc.) that will be leveraged by the client's team to provide visualization and advanced analysis. Once the initial work is completed, MAPDEVs will provide reach back support for the client to answer questions and provide guidance with future workflow requirements.

3.0 Scope of Work

3.1 Work Plan

Please refer to Appendix A of this proposal for general assumptions, the client responsibilities, and the Deliverable review and acceptance process that apply to this Scope of Work.

Task 1

Currently, there is no defined scope of work. As such, the task will be set with a status of ‘To Be Determined’ (TBD).

Our general consulting fees may include providing remote consulting support in 100 hour increments to the client, charged in a prorated manner, based on hours used.

Separate project-based charging will be given once requirements and deliverables are defined with the client.

Note for software licenses, as per Appendix A:

- Client will procure and/or license all necessary hardware, data, COTS Software, and third-party software prior to commencement of the project. A license to any needed software is required and not included in the proposed fees.
- Minimum two ArcGIS Pro Professional plus licenses are typically required, connected to the client’s ArcGIS Online subscription and ArcGIS Enterprise deployment (if applicable).
- MAPDEVs staff can assist the client in managing the Esri license customer account, work with Esri representatives to ensure the correct license is obtained, and assist in license configuration and setup as part of the consulting support.

4.0 Schedule

The project schedule will be mutually agreed upon between the client and MAPDEVs following contract execution.

5.0 Pricing

The price for this proposed work has been estimated based upon an anticipated award of a task order, subject to the terms and conditions of the MAPDEVs Master Agreement for Services (hereinafter referred to as “Master Agreement”), which is attached and incorporated in Appendix C. The required staff and computer expenses for this statement of work have been estimated based on prior experience with work of a similar nature.

The price breakdown by major tasks is presented in the table below.

Description	Price (USD)
Task 1 - 100 hour increments of consulting/ billed at a proration	\$190 hourly
Total Price	\$190 hourly

The proposed price is exclusive of applicable state and local taxes for which the client shall remain responsible. The client will be invoiced for the total price upon MAPDEVs receipt of the fully executed contract Task Order and the client purchase order. Remote consulting support will be invoiced based on a percent complete basis. This proposal is valid for 30 days from the proposal date above.

Payment schedule

50% Deposit: Due prior to the project’s start.

25% Milestone Payment: Due upon achieving the first 25% project completion milestone, as defined in the project scope or contract.

15% Milestone Payment: Due upon achieving the 75% project completion milestone.

10% Final Payment: Due Net 30 days following project closeout.

Late payment policy

Timely payment is essential for the smooth progression of a project. The following policies apply to late payments:

Grace Period: A grace period of 7 calendar days will be extended beyond the invoice due date.

Late Fee: Payments received after the grace period will be subject to a late fee of 5% per month on the outstanding balance. This fee will be calculated from the original due date.

Legal Compliance: The late fee charged complies with all applicable state and federal regulations concerning late payments.

Suspension of Services: Services may be suspended for payments overdue by 30 days or more.

Collections: Payments remaining overdue for 60 days or more may be referred to a collection agency, incurring additional fees.

Communication: It is understood that unexpected circumstances can occur. If there is difficulty meeting a payment deadline, contact should be made immediately to discuss potential alternative arrangements.

Invoicing: Late payment fees will be included in the subsequent invoice or issued as a separate late payment invoice.

Purchasing:

Please return the Master Agreement (in Appendix C), executed by an authorized member of the client. Upon receipt, a MAPDEVs Contracts Administrator will then be engaged to work with the client purchasing group to obtain the necessary signatures, and then draft a new Task Order under the fully executed Master Agreement.

When MAPDEVs receives the applicable Task Order executed by an authorized representative of the client, MAPDEVs will contact you to discuss work schedules. We look forward to supporting you.

Contact:

Andres Castillo

acastillo@mapdevs.com

<https://mapdevs.com/>

Appendix A Responsibilities, Assumptions, and Deliverable Review and Acceptance

A.2. General Client Responsibilities

- Designate a project team with defined team leads, including a project manager, and key project stakeholders and share that project organization with MAPDEVs. The team leads will possess the appropriate knowledge of the client operations and technical requirements. The client project manager will be the main technical point of contact for MAPDEVs' project manager.
- Coordinate and ensure the participation of the client staff in all project-related activities. Activities include, but are not limited to:
 - Meetings.
 - Webcasts.
 - Installation.
 - Training.
 - Testing.
- Provide MAPDEVs with access to the following items during the project, as needed:
 - Background materials.
 - Workflow documents.
 - Data.
 - Meeting facilities.
 - Hardware and software environments (directly, or via VPN).
- Review and provide MAPDEVs with written acceptance to all project Deliverables according to the review and acceptance process outlined in Section A.3 of this Appendix.
- Procure and/or license all necessary hardware, data, COTS Software, and third-party software prior to commencement of the project. A license to any needed software is required and not included in the proposed fees.
- Install and configure the client-provided hardware and software environments according to specifications provided by MAPDEVs.

- Provide access to and facilitate interactions between MAPDEVs and any of the client customers and/or stakeholders.

A.3. General Assumptions

General

- Unless otherwise stated in the Scope of Work, work will be performed remotely from an MAPDEVs office.
- Unless otherwise stated in the Scope of Work, remote work will be provided via telephone, email, and/or webcast and only during normal MAPDEVs business hours, Monday–Friday, 8:00 a.m. to 5:00 p.m. Eastern time, excluding business holidays.
- References to days in the Scope of Work refer to consecutive business days.
- MAPDEVs will be provided with system administration rights and/or access to the client resources with system administrative rights for the client environments, as required.
- The client end users are already knowledgeable in the use of the software, or will complete the training classes recommended by MAPDEVs, if included in this proposal.
- The project schedule will identify task dependencies. The commencement of work on subsequent tasks with dependencies on preceding Deliverables will be contingent upon MAPDEVs receiving written acceptance for those preceding Deliverables.
- the client is required to separately license COTS Software, at a minimum.
-

Hardware / Software

- All work will be performed on the latest version of software products, unless otherwise specified in the Scope of Work.
- Bugs found in COTS Software will be handled by the client under the terms of its software licenses.
- Documentation for COTS is available online, and is not included in any project-specific documentation; nor is documentation for third-party software or Hardware.

Data

- Unless otherwise specified in this proposal, MAPDEVs will not be responsible for cleaning data.
- Existing errors in the source data will not be corrected by MAPDEVs as part of any data upload.

Testing

- Bugs found in COTS software will be handled by the client under the terms of its software licenses.
- Unless otherwise specified, the client is responsible for acquiring and setting up all hardware and third-party software related to setting up the client test, staging and production environments prior to the commencement of deployment activities.

A.4. Deliverable Review and Acceptance

Timely review and acceptance of Deliverables will be critical to maintaining the project schedule.

The Scope of Work assumes the acceptance process and review cycles for each Deliverable type and the client is responsible for providing MAPDEVs with written acceptance for each Deliverable specified in the Scope of Work in accordance with this matrix.

MAPDEVs can provide a sample acceptance letter for review at the beginning of the project.



Meeting Name: Town Council Meeting
Meeting Date: December 10, 2025
Prepared By: Duncan Clark, Planning Technician
Item Title: Special Event Request: MindTravel Foundation Live-to-Headphone ‘Silent’ Piano Concert

BACKGROUND:

Staff received a request for a special event by Erin Zapcic representing The MindTravel Foundation, to hold a silent concert on the beach area that is north of the Juno Beach Pier. **This is the first time this applicant has made a request for such an event, and includes the use of public property.**

DISCUSSION:

The special event requested is an event in the form of a recreational beach event held on the sand North of the Juno Beach Pier. The application that has been provided by the applicant to the Town Council for approval indicates an anticipated attendance of 350 attendees and 6 employees working the event. The dates and times that are being requested are Friday, January 2nd, 2026, and Friday, February 6th, 2026, from 1:00pm- 10:00pm (including set up, check in and breakdown). The public beach accesses are not being requested to be closed during the event, as to not disturb beach goers. Transportation to the event will be by the attendees privately owned vehicles; the applicant is working with Palm Beach County for both the use of the beach North of the Pier, and the use of the Juno Beach Park Parking lot.

The special event is a silent live piano concert broadcast to wireless headphones held on the sand North of the Juno Beach Pier. The applicant is proposing two canopies for shade (10’x10’), two decorative cherry trees (9’), seven decorative flags (30’), two welcome flags (9’), one electronic piano keyboard, and one sculpture of a grand piano shell, which will all be placed directly on the sand. The applicant notes that there will be no vehicles on the beach, as all equipment will be loaded on and off the beach by hand.

This event will not serve food or beverages, as the applicant encourages a carry-in/carry-out policy. The applicant will be providing four 30-gallon trash bins (one for recycling), and the event employees will sweep the site throughout and following the event to ensure no trash is left behind.

As indicated in the attached application, the event will be required to obtain various agency and department approvals during the application process should the Town Council approve the event.

Also, as with previous events, the applicant will be responsible during the permitting process to coordinate and pay for any police details or services required by that department. The fee schedule for a “low-impact event” indicates a \$100/day fee plus a \$500 deposit (which is refunded to the applicant after the event if there are no additional damages or encumbrances on the Town by the event).

RECOMMENDATION:

Staff recommends that the Town Council consider the request for special event proposed in Juno Beach as stated above, subject to the applicant being responsible for the process of special events and all conditions and requirements following the application, coordinating with the Extra Duty Solutions and the Juno Beach Police Department at least 48 hours prior to the event, and any additional agency reviews/approvals/fees.



TOWN OF JUNO BEACH
 PLANNING AND ZONING DEPARTMENT
 340 OCEAN DRIVE
 JUNO BEACH, FL 33048
 PHONE 561.626.1122 • FAX 561.775.0812

For Official Use Only
 Date Stamp

TOWN OF JUNO BEACH
 RECEIVED

2025 NOV 13 A 8:36

Item #10.

Application for Off-Site Special Event

Note: The issuance of any Special Event permit from the Town of Juno Beach does not exempt the applicant from obtaining the appropriate Business Tax License (occupational license) and temporary liquor license from the State of Florida, Division of Alcoholic Beverages and Tobacco under Florida Statute, or, any other county or state required permits.

Fee Schedule:

<u>Event Type</u>	<u>Deadlines Application/ Obligations</u>	<u>Application Fee</u>	<u>Permit Fee*</u>	<u>Security Deposit</u>	<u>Deadline Late Fee</u>
Low-Impact (Up to 999 attendees)**	60/14 days prior to event	\$100	\$100/day	\$500	\$200
Medium-Impact (1000-4999 attendees)	120/45 days prior to event	\$200	\$500/day	\$1,000	\$400
High-Impact (5000+ attendees)	120/45 days prior to event	\$300	\$1,000/day	\$5,000	\$600

*Permit Fee will be determined by the Town Council for off-site events lasting 4 or more consecutive days.

**Low-Impact events consisting of 25 attendees or less will be approved administratively.

Notes: Please initial each item below to confirm your understanding:

ukj Application Fee is due at time of Application submittal and is not refundable. Deadline Late Fee (if applicable) is an additional charge and is not refundable.

ukj Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Department outlining obligations and fees.

ukj Permit Fees and Security Deposit are due 14/45 days prior to the event. These fees may be refunded if the event is canceled or postponed at least 7/14 days prior to the event date.

ukj After the event, Security Deposit, or a portion of, may be returned after an inspection is completed by Town Staff. The Town shall determine what portion of the Security Deposit may be returned.

ukj Failure to comply with restrictions imposed automatically forfeits the Security Deposit.

ukj Town Staff will determine if application will require additional conditions to be added or existing conditions modified, dependent upon each individual event.

ukj Failure to provide the required obligations, fees and deposits 14 or 45 days prior to the event date, as indicated above, will subject the applicant to the Late Fee and/or cancellation of event.

ukj Additional charges may apply for Police and/or Public Works services, Town Staff will determine what services are required. Please read Sections III and IV. Deadline for these fees are 14 or 45 days prior to the event date, as indicated above, subject to Late Fee and/or cancellation of event.

uky If it is determined that your event will require Police staff to be present, you must contact Extra Duty solutions in order to schedule the required Officers prior to your application being approved. Please note that the Extra Duty Solutions obligations shall be submitted 30 days prior to the event. Additional information on Extra Duty Solutions is provided in "Section III".

uky If any road closures are proposed, attach maintenance of traffic (MOT) plan. The individual preparing the MOT must be certified by the Florida Department of Transportation (FDOT) or equivalent to prepare a MOT. The MOT plan is required 45 days prior to the event. Police Officers may be required to direct traffic, and if so, a fee will be assessed.

Section I Instructions for Applicant

1. Applicant shall complete Section II of this application. (Town Staff will review the Applicants submittal and complete other sections as required.)
2. Attach the following with this application:
 - a) Attach Application Fee, and Late Fee if applicable. (All fees are Payable to the Town of Juno Beach.)
 - b) Plot/Site Plan (drawing/sketch), showing the site upon which you are proposing your special event, identifying parking areas, adjacent roadways, existing structures, proposed (temporary) structures/items, road closures, barricades/fences, etc.;
 - c) Attach letter(s) of approval from all outside agencies: (i.e. Palm Beach County (PBC) Parks and Recreation, PBC-Traffic Division, PBC-Fire Rescue, Florida Department of Transportation, Department of Environmental Protection, Environmental Resources Management, Coast Guard, etc.)
 - d) Copy of current insurance certification(s) with the **Town of Juno Beach** listed as **"Additionally Insured"** with a **minimum amount of \$1,000,000.00 liability coverage**; (or state your ability to provide it with all other obligations).
 - e) Notarized Letter of approval from property owner(s).
 - f) Copy of Driver License.
3. Sign and date this application at the end of Section II.

Section II Required Information

▪ *Regarding the Applicant:*

Name of Applicant/Sponsor: Erin Zapcic Phone: 732-539-3282

Relationship to Organization Represented: Administrator

Address of Applicant/Sponsor: 6309 3/4 Cahuenga Blvd, North Hollywood CA 91606

Name, Address, Phone of Organization Represented: The MindTravel Foundation
303 South Broadway, Suite 105, Tarrytown, NY 10591 // 646-637-2442

Principal contact person on Event Day/Phone: Murray Hldary 646-637-2442

Alternate contact person on Event Day/Phone: Michelle Faylona 425-918-2405

▪ ***Regarding the Subject Location (where the proposed special event is being requested):***

Address/Location: Juno Beach - 14775 U.S. Highway 1, on the sand, north of the pier

Name of Subdivision: _____

▪ ***Regarding the Special Event Specifics:***

Please describe the special event being requested: Live piano concert broadcast to wireless headphones (NO amplified sound, NO generators). This is a meditative event that draws a mindfulness-focused crowd.

Indicate roadway(s) to be closed: n/a

Indicate if amusement rides (type/quantity) are part of the event: n/a

Indicate if alcohol will be served at the event and who will serve: n/a

Indicate types of equipment, tents, trailers or other temporary structures that will be part of the event: two 10x10 pop-up canpoies for shade, one electronic piano keyboard, one sculpture of a grand piano shell

all equipment is placed directly on the sand (no lighting trusses, no scaffolding, no stage or temporary floor)

all equipment is loaded on/off the sand by hand, no driving on the beach

Number of employees/volunteers working the event: approximately 6

Number of anticipated attendees for the event: 350

Length of time proposed for the event to take place, including set-up and tear down, (dates/times): January 2, 2026 // February 6, 2026

set up 1:00pm - 5:00pm // open check-in 5:30pm // concert 6:00pm-8:00pm // breakdown 8:00pm-10:00pm

▪ **Regarding other Town Services:**

If Police and/or Public Works services are being requested, please indicate your anticipated duties: *(Regardless of your anticipated need, Town staff may determine that Police and/or Public Works services are required for your event, refer to letter of approval):*

n/a - if the town requires police for additional security we are happy to comply but we do not anticipate needing based on previous events

▪ **Please initial each line to confirm attachments:**

_____ Application Fee, and Late Fee, if applicable. (Payable to Town of Juno Beach)
 _____ Plot/Site Plan
 _____ Outside agency letter(s) of approval
 _____ Insurance Certificate
 _____ Notarized Letter from property owner
 _____ Copy of Driver License

Indicate items not submitted and reasons for non-submittal: _____

Hold Harmless Agreement:

In accordance with the Town of Juno Beach Code of Ordinances, in permitting any special event, the applicant shall meet all requirements set forth in Chapter 34 and is subject to Town Council approval. In addition, Town Staff shall prescribe appropriate conditions and safeguards and obligations and fees as required.

By submittal of this application, the sponsor agrees to indemnify and hold harmless the Town of Juno Beach, its officers, employees and agents from and against all loss, costs, expenses, including attorney's fees, claims, suits and judgments, whatsoever in connection with injury to or death of any person or persons or loss of or damage to property resulting from any and all operations performed by sponsor, its officers, employees, and agents under any of the terms of this Special Event Application.

If any unforeseen circumstance(s) occur and/or the sponsor fails to meet the requirements the Town has set forth, the Town Manager or Police Chief shall have the right to cancel or stop the event either before commencement of the event and/or during the event.

Applications are not approved, nor Permit granted, until applicant has received a "Letter of Approval" from the Planning and Zoning Director outlining obligations and fees.

Michelle Faylona
 Applicant/Sponsor Signature

11/12/2025

Date

Michelle Faylona
 Print Name

Office Use Only:

Received By

Date (Please Date Stamp)

Section III Police Department-Special Event Requirements



The following are additional obligations your organization may have to meet.

To schedule the required Police Officers for your event please visit Extra Duty Solutions at <https://portal.extradutysolutions.com> to submit your request, if this is your first time using the Extra Duty Solutions customer portal please register as a new customer. You can also reach our Extra Duty Solutions account team at 561-437-4499 or JunoBeachFL@extradutysolutions.com. As part of the Special Event review process the Police Department may impose fees for services as deemed appropriate for the type and impact of the proposed event. The Police Department may schedule a meeting to review the event specifics and Police Operational or Action Plan as determined by the Town. Items reviewed in the Plan include, but are limited to, the following:

- Operations Command Post needs, Incident Management;
- Traffic Control Plan, Road Closures, Parking Plan, Event Route management;
- Staffing needs, Day and Night patrol, Coordination with other agencies;
- Vendor setup and security;
- Attendee/Pedestrian access, security, monitoring and control;
- Equipment needs motorized and non-motorized, Communications;
- Providing of adequate volunteers, Volunteer meeting(s) with Police representative prior to, or on event day(s);
- The Principal of the event shall remain accessible to the Police Supervisor at all times during the event to provide necessary event management and control.

The Police Department will attempt to place officers during the requested dates and hours. Because of unforeseen circumstances, this application may not be filled when requested. Juno Beach Police Officers will not work in the capacity of a "bouncer" at a bar or other establishment where alcohol is served.

Rates

Regular Staff - \$35.00

Officer - \$68.94

Supervisor (if required) - \$80.43

(Rates are subject to a \$15.00 an hour premium on Town designated Holidays.)

**An additional 10% scheduling fee will apply to all police department pay rates*

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) OFFICERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF POLICE SERVICES MUST BE MADE 48-HOURS IN ADVANCE OR A THREE (3)-HOUR, PER OFFICER CHARGE WILL BE FORFEITED.***

Office Use Only:

_____ Officers @ \$68.94/hour: total of _____ hours = \$ _____
 _____ Supervisors @ \$80.43/hour: total of _____ hours = \$ _____
 Additional Fee(s): _____ \$ _____

Payment Due Date: _____ Total Amount Due: \$ _____ Payment Received: Y / N

**** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Police Chief/Designee: _____

Section IV Public Works Department-Special Event Requirements

As part of the Special Event review process the Public Works Department may impose fees for services as deemed appropriate for the type and impact of the proposed event.

Public Works services include, but are not limited to, the following:

- Delivery, set-up and removal of traffic or parking control devices including portable message boards, barricades, signs, stakes, traffic cones and/or any other devices requested by the Town's Police Department.
- Random event site inspections to insure the Applicant removes trash/litter or debris from the event site as needed. Event usage area final inspection of public properties to insure adequate cleaning at event's end/closing and prior to release of security deposits, if applicable.
- Public Works staff time to clean, remove and dispose of any and all residual debris, trash or to repair damaged property incurred by the Applicant or Applicant's agents on the event site public property.

Rates

<i>Regular Staff</i>	<i>\$35.00</i>
<i>Supervisor (if required)</i>	<i>\$45.00</i>

- ***THERE IS A THREE (3)-HOUR MINIMUM FOR ALL EXTRA-DUTY EMPLOYMENT.***
- ***IF MORE THAN THREE (3) STAFF MEMBERS ARE REQUIRED FOR THE EVENT, A SUPERVISOR IS REQUIRED.***
- ***ALL CANCELLATIONS OF PUBLIC WORKS SERVICES MUST BE MADE 48-HOURS IN ADVANCED OR A THREE (3)-HOUR, PER STAFF MEMBER CHARGE WILL BE FORFEITED. PLEASE CONTACT FDAVILA@JUNO-BEACH.FL.US AND SHALLOCK@JUNO-BEACH.FL.US.***

Office Use Only:

_____ Regular Staff @ \$35.00/hour: total of _____ hours = \$ _____
 _____ Supervisors @ \$45.00/hour: total of _____ hours = \$ _____

Payment Due Date: _____ Total Amount Due: \$ _____ Payment Received: Y / N

**** Payment shall be received no later than 14/45 days prior to event date, as indicated in Fee Schedule.***

Reviewed By: _____

Approved by Director of Public Works/Designee: _____

Section V Application Review

 Director of Planning & Zoning

 Date

 Police Chief

 Date

 Public Works Director

 Date

 Project Coordinator/Risk Manager

 Date

 Finance Director

 Date

 Town Manager

 Date

Section VI Post Event Inspection and Security Deposit Status

Post event Comments, Issues List and recommended Security Deposit withheld:

* _____ <i>Amount and Date Returned of the Security Deposit.</i>		
<i>Amount</i>	<i>Date</i>	

 Director of Planning & Zoning

 Date

 Police Chief

 Date

 Public Works Director

 Date

 Finance Director

 Date

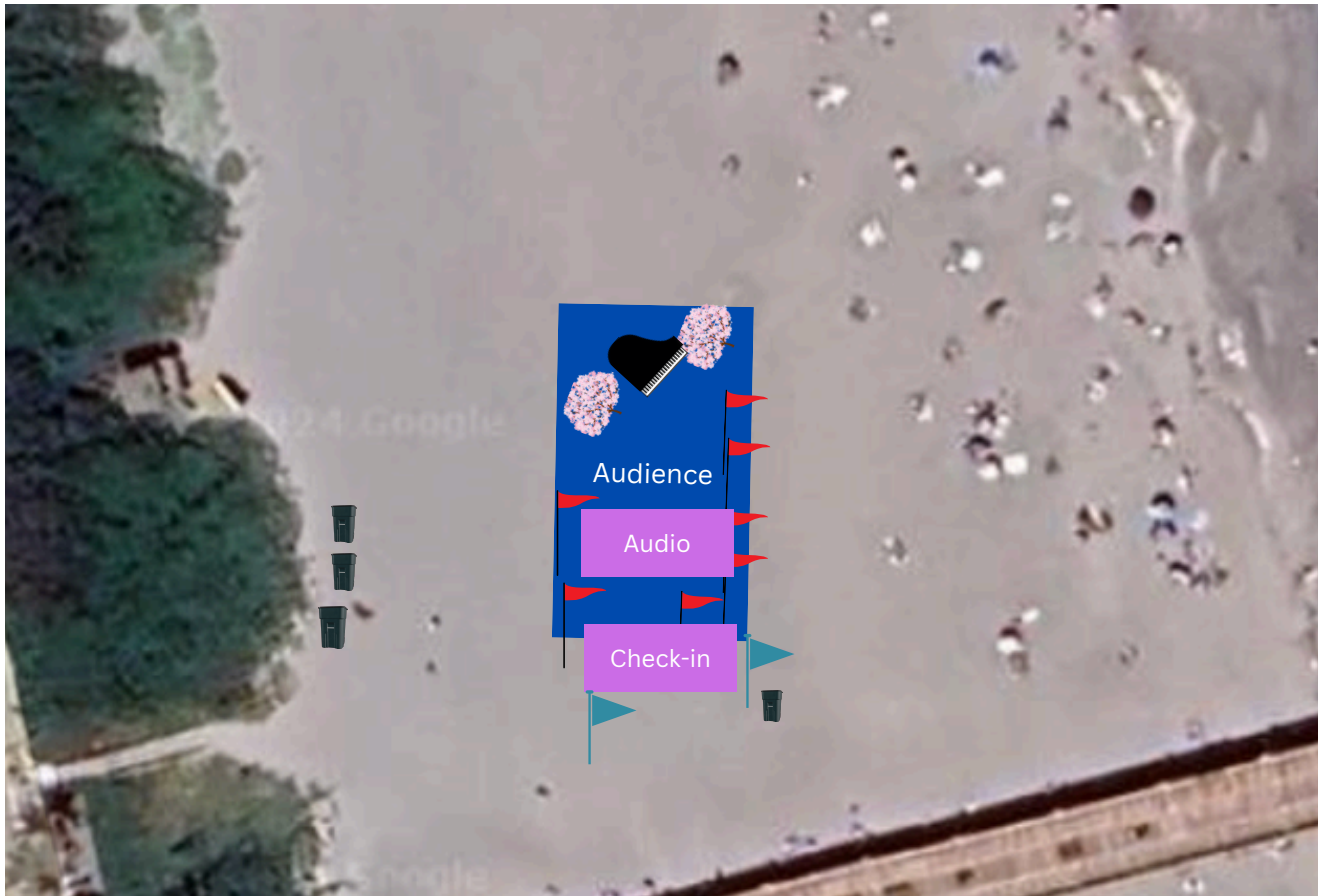
 Town Manager

 Date






SITE PLAN: JUNO BEACH MINDTRAVEL EXPERIENCE

Item #10.

Juno Beach Park (north of the pier)
<https://maps.app.goo.gl/vXE6t1Xh9nTKzW868>



Key (not to scale)

-  decorative flags (x7, 30' tall)
-  piano (shell w/keyboard 4'W x 6' L x 3'H)
-  decorative 'cherry tree (x2, 9' tall))
-  MindTravel flag Welcome Sign x 2, 10' tall
-  beach trash bins

audio & check-in = 2 - 10x10 pop-up canopies

attendees will utilize adjacent parking lot
no parking spaces to be reserved or blocked in any way
no right-of-ways blocked; no traffic impact

MindTravel Live-to-Headphones ‘Silent’ Piano Concert at Juno Beach

We are proposing to perform a live-piano concert on the beach (on the actual sand) broadcast to silent disco headphones (no amplified sound). There will be decorations in the way of 2 artificial cherry blossom trees, 7 - 30' flag poles with sheer banners attached, and two street-style signs. We will also provide ambient lighting with LED can lights and flameless LED candle lanterns (no glass). The piano is an electronic keyboard placed in a sculpture of a grand piano. This is intended to be assembled and disassembled on-site and does not require driving vehicles on the beach to load/unload.

We will also bring sound equipment, 2- 10'x10' pop-up canopy, and 2 folding table/chairs.

We advertise no alcohol at all MindTravel events, as we strictly follow local municipality and park guidelines. While we do not serve or permit alcohol onsite, our staff will remind guests of this policy at check-in if needed.

We have done these types of concerts successfully on many beaches (Santa Monica, Huntington State Beach, Asbury Park Beach, Miami Beach, Jacksonville Beach) and New York Parks (Central Park, Battery Park).

This is a meditative, mindfulness-focused event and does not attract a rowdy crowd.

SANITATION PLAN

MindTravel is committed to a 'leave no trace' sustainability ethos that includes complete clean-up following events - leaving spaces we inhabit in the same (or better) condition than we find them.

We do not provide food or beverage at our events, and encourage a carry-in/carry-out policy for all event attendees - so that any waste is minimal. We provide (4) 30-gallon trash bins as well as smaller waste bins onsite at check-in fit with contractor garbage bags. At least one will be designated for recycling (see above labeled in blue). These recycling receptacles will include signage designating that the recycling accepted will be bottles and plastic products.

MindTravel Team members will sweep the site throughout event and following load-out to ensure no waste is left behind. All garbage will be disposed of offsite in a private dumpster and recycling bins.

RUN OF SHOW : JUNO BEACH MINDTRAVEL EXPERIENCE

Item #10.

JUNO BEACH 14775 U.S HIGHWAY 1 (on the sand, N of the pier)

<https://maps.app.goo.gl/UTL2KMyzvtUV2rqU7>

RUN OF SHOW

EVENT DETAILS:

Dates / Event Times:

January 02, 2026 & February 06, 2026

set up 1:30 - 4:30pm event: 6:00 - 8:00pm load out by: 10:00pm

4 hrs pre-show: Team arrival & load out

30 pre-show: Begin Check-In / Attendee arrival

Event Program:

10 min intro

45-60 min piano performance via headphones (non-amplified)

10-15 min Audience Q&A

2 hrs post-show: Break-down & load-out

2 - 10x10 Pop-up tents

7 - Decorative flags (30' tall)

Technical: This Is NOT amplified (silent headphones provided). No power needs, team will supply batteries (NO generator). No food or beverage. Audience will arrive and bring their own beach towels/beach chairs Footprint: Only VBA permitted vehicles on the beach. Our team is committed to a “leave no trace” production footprint, and will return the site to its previous state immediately following event.



**Parks and Recreation
Department**

2700 6th Avenue South

Lake Worth, FL 33461

(561) 966-6600

Email: pbcparks@pbc.gov

www.pbcparks.com



**Palm Beach County
Board of County
Commissioners**

Sara Baxter, Mayor

Marci Woodward, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Joel G. Flores

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

November 19, 2025

To Whom It May Concern:

This letter is to confirm that The MindTravel Foundation has been approved to rent the Special Event Area at Juno Beach Park located at 14775 U.S. Hwy 1, FL 33408 for The MindTravel Live to Headphones "Silent" Piano Concert on January 2, 2026.

Please contact me with any questions or concerns at 561-966-7045 or KDery@pbc.gov.

Sincerely,

Kara Dery

Kara Dery
Supervisor, Special Facilities
Palm Beach County Parks and Recreation
2700 6th Ave South | Lake Worth | Florida 33461



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November 19, 2025

To Whom It May Concern:

This letter is to confirm that The MindTravel Foundation has been approved to rent the Special Event Area at Juno Beach Park located at 14775 U.S. Hwy 1, FL 33408 for The MindTravel Live to Headphones "Silent" Piano Concert on February 6, 2026.

Please contact me with any questions or concerns at 561-966-7045 or KDery@pbcc.gov.

Sincerely,

Kara Dery

Kara Dery
Supervisor, Special Facilities
Palm Beach County Parks and Recreation
2700 6th Ave South | Lake Worth | Florida 33461



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Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

December 18, 2025

To Whom It May Concern:

This letter serves to confirm that The MindTravel Foundation has been approved to rent the Special Event Area and parking lot at Juno Beach Park, located at 14775 U.S. Highway 1, Juno Beach, FL 33408, for the *MindTravel Live-to-Headphones "Silent" Piano Concert* events scheduled for January 2, 2026, and February 6, 2026.

Please contact me with any questions or concerns at 561-966-7045 or KDery@pbcc.gov.

Sincerely,

Kara Dery

Kara Dery
Supervisor, Special Facilities
Palm Beach County Parks and Recreation
2700 6th Ave South | Lake Worth | Florida 33461