



TOWN COUNCIL REGULAR MEETING AGENDA

March 26, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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

The meeting will be broadcast live on The Town of Juno Beach YouTube page and can be viewed any time at: <https://www.youtube.com/@townofjuno-beach477/streams>

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: https://www.juno-beach.fl.us/towncouncil/webform/public-comments#_blank (all comments must be submitted by Noon on day of Meeting). Please be advised that all email addresses and submitted comments are public record pursuant to Chapter 119, Florida Statutes (Florida Public Records Law); 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 5:30pm and no other entries will be permitted.***

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

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

PRESENTATIONS

1. Swearing in Elected Official for Seat #5 (Diana Davis)
2. Resolution No. 2025-04 – Selection of Town Officers (Vice Mayor and Vice Mayor Pro Tem)
3. 2024 Annual Comprehensive Financial Report
4. Donald Ross Road Dune Walkover Presentation

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

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time. Comments needing a reply will be referred to Staff for research; a report will be forwarded to the Town Council; and citizens will be contacted.

CONSENT AGENDA

5. Approval of Town Council Meeting Minutes for February 18, 2025
6. Approval of Town Council Meeting Minutes for February 26, 2025
7. Approval of Town Council Public Meeting Minutes for March 5, 2025
8. Approval of Special Town Council Meeting Minutes for March 7, 2025
9. Proclamation – Arbor Day 2025
10. Special Event Request – Oceanview United Methodist Church Easter Service
11. Selection of Voting Delegates for Florida League of Cities and Palm Beach County League of Cities
12. Hazard Mitigation Grant Program (HMGP)
13. Year to Date (YTD) Financial Statements
14. Asset Disposals

COUNCIL ACTION/DISCUSSION ITEMS

15. 2024 Town Council Goal - Enhancing the Beautification of the Town (US Highway 1 Median).
16. Discussion on Subterranean Parking
17. Discussion on a Policy for Funding Additional Training for Council Members
18. Ordinance No. 792 (Establishing a Temporary Moratorium on Commercial, Mixed-Use and Multi-Family Development Applications) (**Second & Final Reading**)
19. Approval of Employment Agreement with Robert A. Cole to serve as Town Manager
20. Selection of Planning and Zoning Board Appointments for FY 2025-2026
21. Special Event Request – 2025 Tilapia & Cichlid Rodeo Roundup for Pelican Lake
22. Organizations for Council Participation List

[23.](#) Pelican Lake Gazebo Request for Proposals

[24.](#) Discussion on Audit Oversight Committee

[25.](#) Police Foundation Donation Request – Life Vac Airway Clearing Devices

[26.](#) Discussion on Food Truck Night (May 23rd)

[27.](#) Discussion on Adjournment of Town Council Meetings (Ord. 759)

COMMENTS FROM THE COUNCIL

ADJOURNMENT



Meeting Name: Town Council Meeting

Meeting Date: March 27, 2024

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Swearing in Newly Elected Council Member – Diana Davis (Seat #5)

DISCUSSION:

Town Clerk Copeland-Rodriguez will be swearing in newly elected Council Member Diana Davis for Seat #5. Upon closing of the Town's Qualifying Period, Ms. Davis ran unopposed.



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: L. Rubin, Town Attorney
Item Title: Resolution No. 2025-04 – Selection of Town Officers (Vice Mayor and Vice Mayor Pro Tem)

DISCUSSION:

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

Vice Mayor

The Mayor opens nominations for office of Vice Mayor.

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

The Mayor closes nominations.

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

Vice Mayor Pro Tem

Same procedure utilized for Vice Mayor.

Once the Council selects the Town’s officers utilizing the procedures set forth above, the names will be included withing Resolution No. 2025-04 for adoption by the Town Council.

RECOMMENDATION:

Staff recommends that the Town Council select the Vice Mayor and Vice Mayor Pro Tem for the upcoming year utilizing the procedures set forth above and adopt Resolution No. 2025-04.

RESOLUTION NO. 2025-04

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

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

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

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

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

_____ Vice Mayor

_____ Vice Mayor Pro Tem

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

Section 3. This Resolution shall be effective immediately upon adoption.

RESOLVED AND ADOPTED this 26th day of March, 2025.

Peggy Wheeler, Mayor

ATTEST:

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Leonard G. Rubin, Town Attorney



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Emily Alves, CPA, Finance/HR Director
Item Title: 2024 Annual Comprehensive Financial Report

DISCUSSION:

At the end of each fiscal year the Town is required, by state statute, to complete a comprehensive financial audit, complete various other reporting requirements and to have the external independent auditor communicate its findings to the governing board (Town Council). Please find attached the Annual Comprehensive Financial Report for your review prepared by the auditing firm of Mauldin & Jenkins.

RECOMMENDATION:

Motion to accept the Annual Comprehensive Financial Report as presented.

Annual Comprehensive Financial Report



Fiscal Year Ended
September 30, 2024

TOWN OF JUNO BEACH, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

Prepared by the Finance Department

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ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

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ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
 SEPTEMBER 30, 2024

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INTRODUCTORY SECTION

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TOWN OF JUNO BEACH
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 WEBSITE: www.juno-beach.fl.us
 E-MAIL: junobeach@juno-beach.fl.us

March 14, 2025

Mayor Peggy Wheeler
 Vice-Mayor DD Halpern
 Vice-Mayor Pro Tem Marianne Hosta
 Councilmember John Callaghan
 Councilmember Diana Davis

The Honorable Mayor, Town Council and Citizens:

State law requires that all general-purpose local governments publish a complete set of financial statements presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP) and audited in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards* by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the Town of Juno Beach for the fiscal year ended September 30, 2024.

This report consists of management's representations concerning the finances of the Town of Juno Beach. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the Town of Juno Beach has established a comprehensive internal control framework that is designed both to protect the Town's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Town of Juno Beach's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Town of Juno Beach's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Town of Juno Beach's financial statements have been audited by Mauldin & Jenkins, LLC., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Juno Beach for the fiscal year ended September 30, 2024 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Town of Juno Beach's financial statements for the fiscal year ended September 30, 2024 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The Town is required to provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Town's MD&A can be found on page 4 of this report.

Loggerhead Marineline Center/ Turtle Nesting	The Town's coastline is one of the highest density nesting areas for sea turtles in the world. The Loggerhead Marineline Center (LMC), a not-for-profit organization, monitors the nests and is dedicated to promoting the conservation of Florida's coastal ecosystem through education, research and rehabilitation with a special focus on threatened and endangered sea turtles. The LMC is located in the County owned Loggerhead Park.
Environmentally Sensitive Lands	Approximately 594 acres of land or 43% of the Town's total land area has been purchased by the County for preservation. The County has installed trails throughout these parcels, known as the Juno Dunes Natural Area, to serve as a beautiful nature walk and to educate the public about the importance of preservation. Additional improvements include a light vessel boat dock, erosion control and other amenities along the intracoastal waterway.
Town Parks	Pelican Lake Park includes a 12-acre lake adjacent to the Town Center Property with lush landscaping and a ¾ mile – 8 feet wide public concrete and paver brick sidewalk, covered gazebos and fountains is the setting for Town events and leisure strolls. South of Pelican Lake the Town owns and operates Kagan Park, which has playground equipment, bocci, basketball, and adult exercise stations. Town Hall Park is our newest park completed in 2018; it is the site of the Town's first Town Hall from 1961-1991. The park includes a gazebo, sidewalk, paver bricks, seating and lush landscape.
County Parks in Town	The Town benefits from two beach-front County parks. Loggerhead Park has covered picnic areas and a playground and houses the Loggerhead Marineline Center. Juno Beach Park, at the northern edge of Town, serves as a large parking lot for beach goers and the County owned and operated pier.
Cultural Resources	The Town hosts and takes part in many cultural activities. Many local history, art and civic organizations utilize the Town's resources for their activities. The "Juno Beach Historical Society" collects items linked to the history of the Town, preserves them for future generations, and shares this history with the public. The "Friends of the Arts" organizes art shows for local artists; artwork is displayed year-round in the Town Center Council Chambers. "Artfest by the Sea in Juno Beach," which draws some 30,000 visitors is held along A1A and the Ocean at the north end of Town.
Diverse Housing	The Town has assisted living facility units, mobile home parks, townhouses, condominium units and single-family homes with values in excess of several million dollars.
Seminole Golf Club	A prestigious private oceanfront golf course designed by Donald Ross and opened in 1929.
Town Center	This complex was designed to house all of the Town's government operational needs and also function as a cultural center to facilitate social activities, host events and serve as a meeting place for homeowners associations, businesses, social groups, etc.

Local Economy

Juno Beach is a seasonal, residential community with a permanent population of approximately 3,871. With over 3,000 residential units, the Town's population, supports the notion that more property owners are choosing Juno Beach as their seasonal residence as opposed to their permanent residence. During the seasonal months (November through April) the population of the Town increases dramatically, nearly tripling. This influx of residents also brings an increase in tourists that seek the wonderful temperate climate that is south Florida. Neighboring cities and towns also experience significant increases in resident and tourist traffic during the winter and early spring months which help support many local businesses. The Town and surrounding communities generally experience a stable economy and real estate market. The Town benefits from the County's persuasion and initiative to foster job creation by targeting the industries of biotechnical science and aerospace engineering. The Scripps Research Institute and bioscience industry spin-offs have materialized with the addition of the Max Planck Florida Institute to the life sciences cluster at the expanding Florida Atlantic University campus which is located west of town in the Town of Jupiter. This diversification of the local economy in relation to its long-standing economic base of tourism, retail, healthcare and housing activities will positively influence the Town for the coming years.

The Town had the following projects that were completed during 2023/2024:

- Several new single-family homes throughout Town
- 8 new villas for The Waterford assisted living facility
- Remodel of the Seminole Golf Club House

The Town had the following projects that were in progress or started during 2023/2024:

- Several new single-family homes throughout the Town
- The Waterford Campus Remodel
- Caretta – an infill mixed use project featuring 95 multi-family units, 13,978 sq ft of retail use, 2,000 sq ft of office space, 7,112 sq ft of restaurant space, and 2,5000 sq ft of outdoor dining space
- The Dunes at Juno Beach – 40 Townhouse project

Juno Beach is fortunate to have two major corporate headquarters located here:

NextEra Energy, Inc. (NEE), encompasses approximately one million square feet of office space at their Juno Beach headquarters, where over two thousand employees work at this location. NEE is ranked No. 1 in the electric and gas utilities industry in Fortune's 2023 list of "World's Most Admired Companies" and they are the parent company of Florida Power & Light Company (FPL) and NextEra Energy Resources, LLC (NEER). FPL serves more than 12 million people through approximately 5.8 million customer accounts in Florida and is one of the largest rate-regulated electric utilities in the United States. NEER, which together with its affiliated entities, is the world's largest generator of renewable energy from the wind and sun and world leader in battery storage. It's strategic focus is centered on the development, construction and operation of long-term contracted assets throughout the U.S. and Canada.

Document Storage Systems (DSS), Inc. was founded in 1991 and is an internationally recognized health information technology (HIT) company headquartered in Juno Beach. DSS specializes in the integration, development and innovation of healthcare technology to promote interoperable information exchange throughout the industry. The company serves both federal and commercial spaces, with a heavy focus on serving the Veterans Health Administration (VHA). DSS acquired Sage Health Management Solutions (Sage HMS) in 2007 and Informatix Laboratories Corporation (ILC) in 2009. Sage HMS is the developer of RadWise, a radiology decision support system. ILC specializes in billing and accounts receivables software for Native American healthcare facilities.

Future Economic Outlook

In the Town's near future, we face the loss of a voter approved sales tax revenue that helps to fund many capital projects. Combine that with constant attempts at legislative changes to revenue opportunities like increased homestead exemptions, reduction in business tax, revamping of short-term rental fees and Juno Beach could see revenue short falls in the future. Florida's employment and sales tax receipts are increasing, tourism is improving, and the overall Florida housing sector is in demand. With the influx of new residents moving to Florida, rents and home sale prices have increased significantly. Approximately 60,000 new residents moved to Florida in 2024 with the coastal communities being in the highest demand, which makes Juno Beach a desirable place to live.

The Town of Juno Beach's property values have increased thirteen years in a row, including the 2024 fiscal year. The Town's residential values and sales are strong. The Town is experiencing some new residential construction and commercial properties are stable. Building permit activity is increasing with new development. The Town's ocean views are beautiful with healthy beaches. Our weather is very pleasant and our density and traffic, although increasing, are not too demanding.

Major Initiatives

The Town is coordinating with Palm Beach County Engineering to resurface Ocean Drive from US Highway 1 to Donald Ross Road and improve drainage from S. Juno Lane to just north of N. Lyra Circle. The enhancements to the stormwater drainage system along Ocean Drive include additional catch basins and drainage pipe. The project will also create two new littoral shelves in Pelican Lake to improve the overall water quality of the lake. The County is expecting to complete this project in 2026.

The Town of Juno Beach was a recipient of a grant to help with the improvements to the aging stormwater conveyance system on Universe Boulevard. The State of Florida has awarded the Town of Juno Beach a grant of \$1,050,000 to be used towards this mitigation project. The Town funded the balance of the project to replace the deteriorated infrastructure. The drainage system which services the properties on Universe Boulevard conveys stormwater runoff through a 45-year-old corrugated metal pipe which outfalls into the Intracoastal Waterway. The \$2.8M project was completed in January 2024.

The Town was awarded a Florida Recreation Development Assistance Program (FRDAP) grant in the amount of \$50,000. The award was used to upgrade and replace the adult exercise equipment in Kagan Park. Over the years, the Town has been the recipient of several FRDAP grants and has made improvements to Kagan Park, gazebos, dune walkovers, Pelican Lake Park and many other amenities throughout Juno Beach. This project was completed in December 2023.

The Town was awarded another Florida Recreation Development Assistance Program (FRDAP) grant in July 2024 in the amount of \$150,000 to renovate a newly acquired beach access site at Donald Ross Road. This grant will renovate the existing structure by replacing it and extending it westward towards Ocean Drive. Additional funding from the Town will address the drainage and erosion concerns at this location. \$100,000 has been designated to cover this element of the project.

The Town has received a Resilient Florida grant to improve stormwater along Celestial Way. This roadway was known for flooding during heavy storm events. This project created new swales and installed pervious pavers to manage the stormwater and further remove water from the roadway. This project cost \$250,000 with 50% being funded by the grant and the remainder coming from the Town. This project was completed in September 2024.

In March 2024, the Town of Juno Beach and the State of Florida entered into a grant agreement to create a Comprehensive Vulnerability Assessment. This funding from the Resilient Florida grant provides \$224,999 to create a Vulnerability Assessment Plan specific to Juno Beach. This is a 15-month project and will be completed in January 2026. An environmental consultant has been hired by the Town to write this comprehensive plan.

The Town renovated the public restroom facilities in the Town Center. New water saving fixtures were installed along with commercial grade flooring. This project was completed in summer 2024.

The Town's Police Department achieved State Accreditation status in February 2023.

The Town's Police Department is fortunate to receive funding for various initiatives from the Juno Beach Police Foundation. The organization was established in 2018 and is comprised of community members that work towards funding equipment, training and technology in support of the police department's mission to continuously provide enhanced safety and quality of life for the Juno Beach Community. By providing this assistance, the Juno Beach community is promoting a joint effort with the Police Department to help keep Juno Beach one of the safest towns in Florida.

On November 8, 2016, the voters of Palm Beach County approved a one-cent sales surtax. The approval effectively raised the sales tax from 6 cents to 7 cents on the dollar, giving the county government, its public schools and municipal governments funding intended primarily for repairing infrastructure and public facilities, and purchasing capital equipment needs. The surtax commenced on January 1, 2017, and automatically sunsets on December 31, 2026, unless sunsetted earlier because the intended funds are achieved sooner. The Town has received \$2,234,377 in Surtax revenue through fiscal year 2024. The Town's completed and proposed projects are identified below.

Completed Surtax Projects:

- Building and facility improvements include: The second-floor library area of the Town Center was renovated. The improvements included removing walls and opening up the area to better utilize the space and accommodate larger gatherings. New and additional bookshelves were installed, along with cabinets and other furnishings, a large smart television to aid in presentations was added. The Town Center's north parking lot storage building included attic storage, insulation, and climate control improvements to provide more effective use of the space. Automation of the Town Center's front door provides easier access for the community.
- All of the Town's dune walkover structures have been renovated over the years to enhance the accessibility for residents and visitors. Funding has been through Surtax, or in conjunction with State of Florida FRDAP grants. The improvements include seating areas, aluminum handrails and they are constructed with composite lumber to provide many years of longevity and enjoyment for the community.
- The Town has completed multiple park improvements. The Kagan Park playground area had improvements to drainage and installation of new surface material in the play structure fall zones. Town Hall Park, the Town's newest park, was the recipient of new landscaping, a park sign, and an additional sidewalk that includes engravable paver bricks so residents and visitors can make their "mark in the park." Pelican Lake Park received a new granite fountain to replace an aged fountain. The beautiful three-tier fountain will adorn the lakeside park for many years.
- Various police and public works vehicles were purchased by the Town to enhance and improve the fleet.

Proposed Surtax Projects:

- The Town has budgeted multiple projects for the 20243-20245 fiscal year. Projects include Pelican Lake Littoral Shelf. Littoral Zones are crucial components of healthy ecosystems, a primary function of a planted littoral zone is to absorb pollutants from water that ultimately drain into our canals and rivers, particularly water generated from storms. Littoral zone vegetation also prevents shoreline erosion and supports wildlife. Kagan Park playground equipment replacement, Celestial Way Stormwater Improvements, Police vehicles and Atlantic Boulevard sidewalks are also included.

Relevant Financial Policies

The establishment of financial policies is an important part of prudent financial management. The Town maintains various financial policies within which it operates to reduce ambiguity and guide the creation, maintenance and use of resources for financial consistency and stability.

Long-term Financial Planning: The Town's unassigned fund balance policy is to maintain a minimum balance of 50% of the operating budget. This is mainly due to the small size of our budget, the high percentage of our budgeted revenues derived from property taxes, (about 50% excluding grants and non-cash revenues) and the location of our Town along the Atlantic Ocean. Reserve funds are intended to smooth out economic downturns, deal with unexpected situations, and purchase major capital items without incurring debt. The most important reason for adequate reserves for the Town of Juno Beach is the potential problems that could arise from the advent of a catastrophe such as a major hurricane. A major storm could substantially reduce the Town's tax base for several years and during this "rebuilding period" after a storm, demands for service will be substantially higher.

Reserves are also supplementing the budget with investment income. These investments are consistently outperforming the three-month U.S. Treasury Bill rate.

Cash management policies and practices: Cash temporarily idle during the year is invested in various instruments including certificates of deposit, money market accounts, Florida Prime fund and the Florida Municipal Investment Trust, which is administered by the Florida League of Cities. The average yield on all investments was 7.8 percent for the 12-month period ending September 30, 2024. The Town of Juno Beach's investment policy places first priority upon security of the investment and secondary priority on investment yield.

Debt administration: The Town currently has no outstanding long-term debt. The Town became debt-free as of April 1, 2013. The Town has no legal debt margin.

Risk management: Management and staff are committed to a comprehensive risk management program. Risk management topics, issues and incidents are consistently discussed at monthly staff meetings and quarterly safety committee meetings. The Town purchases insurance for property, general liability, automobile, and workers compensation coverage through the Florida League of Cities insurance programs. The Town's employee health insurance coverage as of January 1, 2024, is through Blue Cross and Blue Shield of Florida-Florida Blue. Insurance coverages are evaluated annually by management and adjusted as necessary to provide the most cost-effective protection for the Town.

Awards and Acknowledgements

Awards: The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Juno Beach for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2023. The Certificate of Achievement is a prestigious national award recognizing achievement of the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report, whose contents conform to program standards. Such an annual comprehensive financial report must satisfy both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The Town of Juno Beach has received a Certificate of Achievement for the last forty-three consecutive fiscal years. We believe our current report continues to conform to the Certificate of Achievement program requirements and we are submitting it to GFOA.

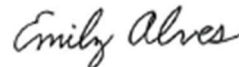
Acknowledgements: The preparation of this report on a timely basis could not have been accomplished without the cooperation and dedicated service of the entire staff of the Town and the efficient assistance of the independent auditors.

We wish to express our sincere appreciation to the members of the Town Council for their interest and support in conducting the financial operations of the Town in a sound and progressive manner, thus assuring the citizens a high level of financial stability.

Respectfully submitted,

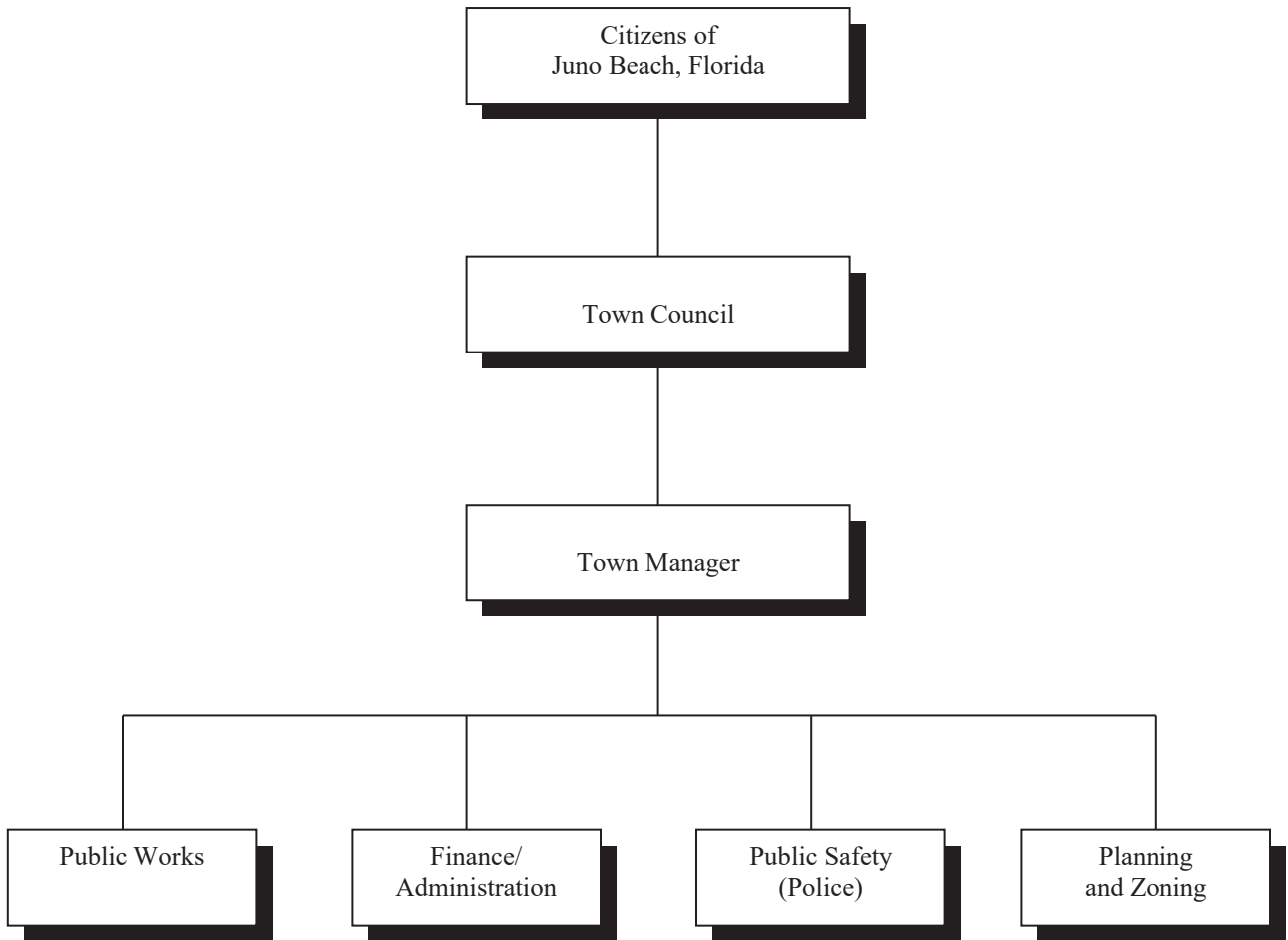


Frank Davila
Interim Town Manager



Emily Alves, CPA, CGFO
Finance/HR Director

TOWN OF JUNO BEACH, FLORIDA
ORGANIZATIONAL CHART



TOWN OF JUNO BEACH, FLORIDA
LIST OF PRINCIPAL OFFICERS
COUNCIL – MANAGER FORM OF GOVERNMENT

TOWN COUNCIL

Peggy L. Wheeler.....Mayor
DD Halpern.....Vice Mayor
Marianne HostaVice Mayor Pro Tem
Jacob Rosengarten.....Councilmember
Diana Davis.....Councilmember

ADMINISTRATIVE STAFF

David DyessTown Manager
Emily Alves, CPA, CGFO.....Finance/HR Director
Brian J. SmithPolice Chief
Steven J. HallockPublic Works Director
Caitlin E. CopelandTown Clerk
Frank M. DavilaPlanning and Zoning Director
Andrea L. DobbinsProject Coordinator/Risk Manager

PROFESSIONAL ADVISORS

Leonard G. Rubin, P.A.....Attorney
Mauldin & Jenkins, LLCIndependent Auditors



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Town of Juno Beach
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the Town Council
Town of Juno Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Town of Juno Beach, Florida (the "Town"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Town as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 10, budgetary comparison on pages 51 and 52, the schedule of the Town's proportionate share of the net pension liability (FRS), schedule of Town contributions (FRS), the schedule of the Town's proportionate share of the net pension liability (HIS), schedule of Town contributions (HIS), and the schedule of changes in the Town's total OPEB liability on pages 54 through 58 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

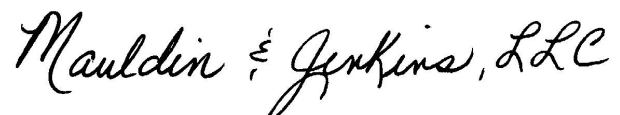
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 11, 2025, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.



Bradenton, Florida
March 11, 2025

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Town of Juno Beach, we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town of Juno Beach for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented in the MD&A in conjunction with additional information that we have furnished in our letter of transmittal.

The information contained within this Management's Discussion and Analysis (MD&A) is only one component of the entire financial statement report. Readers should take time to read and evaluate all sections of the report, including the footnotes and the other Required Supplementary Information that is provided in addition to this MD&A.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the Town of Juno Beach exceeded its liabilities plus deferred inflows of resources at September 30, 2024, by \$16,174,048. Of this amount, unrestricted net position of \$4,274,572 may be used to meet the government's ongoing obligations to citizens and creditors.
- The total net position increased by \$2,597,066 (page 12).
- As of the close of the current fiscal year, the Town of Juno Beach's General Fund reported ending fund balance of \$12,252,029, an increase of \$271,797. Of this amount, \$6,319,129 is unassigned and available for spending and \$1,565,360 has been assigned for the subsequent year's budget. The remainder is either non-spendable or restricted.
- At the end of the current fiscal year, the unassigned and assigned fund balance (page 13) for the General Fund represented 81% of total General Fund expenditures (page 15) or 296 days of available funding.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town of Juno Beach's basic financial statements. The Town of Juno Beach's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the Town of Juno Beach's finances, in a manner similar to a private-sector business.

The statement of net position (page 11) presents information on all of the Town's assets plus deferred outflows of resources and liabilities plus deferred inflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities (page 12) presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

MANAGEMENT'S DISCUSSION AND ANALYSIS

OVERVIEW OF FINANCIAL STATEMENTS (CONTINUED)

Both of the government-wide financial statements focus on functions of the Town that are principally supported by taxes and intergovernmental revenues (governmental activities), since the Town does not have any business-type activities. The governmental activities of the Town of Juno Beach include administrative, planning and zoning, public safety, and public works.

Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Town of Juno Beach has one fund category: governmental funds.

Governmental Funds: *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the two. The Town's only governmental fund is the General Fund. The governmental fund financial statements are presented on pages 13 through 16.

The Town of Juno Beach adopts an annual budget for its General Fund. A budgetary comparison schedule has been provided as required supplementary information for the General Fund (pages 51 through 53) to demonstrate compliance with the fiscal year 2024 budget.

Notes to the Financial Statements: The notes begin on page 17 and provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information: In addition to the basic financial statements and accompanying notes, this report also presents certain other required supplementary information. This includes the budgetary comparison for the General Fund referred to earlier in connection with governmental funds and various schedules of pension and other post-employment benefits information which is presented on pages 54 through 58.

MANAGEMENT’S DISCUSSION AND ANALYSIS

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position: The table below is a summary of the statement of net position at September 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. At September 30, 2024, the Town’s assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources by \$16,174,048. The largest portion of the Town’s net position (49%) reflects its investment in capital assets. Capital assets are used to provide services to citizens and they are not available for future spending. A portion of the net position, \$4,274,572 or 26%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$4,015,317 or 25%, may be used to meet the government’s ongoing obligations to citizens and creditors.

**Statement of Net Position - Governmental Activities
September 30, 2024 and 2023**

	<u>2024</u>	<u>2023</u>
ASSETS		
Current and other assets	\$ 12,614,185	\$ 12,913,103
Capital assets, net	<u>7,884,159</u>	<u>5,767,846</u>
Total assets	<u>20,498,344</u>	<u>18,680,949</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>988,813</u>	<u>1,056,519</u>
LIABILITIES		
Other liabilities	362,156	932,871
Long-term liabilities outstanding	<u>3,971,006</u>	<u>4,823,638</u>
Total liabilities	<u>4,333,162</u>	<u>5,756,509</u>
DEFERRED INFLOWS OF RESOURCES	<u>979,947</u>	<u>403,977</u>
NET POSITION		
Investment in capital assets	7,884,159	5,767,846
Restricted	<u>4,274,572</u>	<u>3,831,752</u>
Unrestricted	<u>4,015,317</u>	<u>3,977,384</u>
Total net position	<u>\$ 16,174,048</u>	<u>\$ 13,576,982</u>

MANAGEMENT’S DISCUSSION AND ANALYSIS

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Change in Net Position: The table below is a comparative summary of the changes in net position for the fiscal years ended September 30, 2024 and 2023:

	<u>2024</u>	<u>2023</u>
REVENUES		
Program revenues		
Charges for services	\$ 1,700,760	\$ 3,018,403
Operating grants and contributions	-	-
Capital grants and contributions	383,817	909,637
General revenues		
Property taxes	3,977,596	3,391,240
Other taxes	1,281,501	1,149,752
Local one-cent sales tax	386,985	378,718
State shared revenue	595,060	610,400
Investment earnings	630,608	469,615
Miscellaneous	1,070,538	323,253
Total revenues	<u>10,026,865</u>	<u>10,251,018</u>
EXPENSES		
Administrative	1,489,054	1,684,861
Planning and zoning	1,612,076	1,780,139
Public safety	3,062,540	3,442,101
Public works	1,266,129	1,169,980
Total expenses	<u>7,429,799</u>	<u>8,077,081</u>
Change in net position	2,597,066	2,173,937
Net position, beginning of year	13,576,982	11,403,045
Net position, end of year	<u>\$ 16,174,048</u>	<u>\$ 13,576,982</u>

The Town’s net position increased by \$2,597,066 for 2024. Total revenues decreased approximately \$606,949 or 6% from the prior year which is mainly attributed to the following:

- A \$1,317,643 decreased in charges for services that is mainly attributable to an decrease in building related activities;
- A \$525,820 decrease in capital projects and contributions is mainly related to the timing of capital projects;
- A \$160,993 increase in investment earnings related to the rising interest rate environment.

MANAGEMENT'S DISCUSSION AND ANALYSIS

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Expenses decreased approximately \$647,282 or 8%. The decrease in expenses is primarily due to the following:

- Building Permit Inspections with offsetting permit revenue.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Town of Juno Beach uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds: The purpose of the Town's governmental fund financial statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At September 30, 2024, the Town's General Fund reported ending fund balance of \$12,252,029, which was an increase of \$271,797 in comparison to the prior year. Of this amount, \$6,319,129 (52%) is unassigned fund balance, which is available for spending at the government's discretion. In addition, the Town Council has assigned \$1,565,360 to be used for subsequent year's expenditures. The remainder of fund balance is non-spendable (\$92,968) or restricted for specific purposes (\$4,274,572). As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 65% of total General Fund expenditures, while total fund balance represents 125% of that same amount.

The fund balance of the Town's General Fund increased by \$271,797 during the current fiscal year. The key factors in this increase were a combination of higher than expected revenues from Investment earnings, and charges for services (Building permit fees carried forward), in addition to the deferral of purchases and projects to future budgets.

GENERAL FUND BUDGETARY HIGHLIGHTS

The annual General Fund budget is adopted after two public hearings and approval of the Town Council. Any amendments that would exceed the original budget at the fund level or would require funds to be transferred from contingency would require a formal budget amendment by an ordinance, two public hearings and approval by the Town Council. The original General Fund appropriation was amended during 2024 to cover the increase in building related activity. In addition, funds were transferred from an appropriated General Fund contingency account to department/program accounts in the budget to provide for unanticipated expenditures in accordance with Town Council authorizations.

MANAGEMENT'S DISCUSSION AND ANALYSIS

GENERAL FUND BUDGETARY HIGHLIGHTS (CONTINUED)

In comparing budget to actual revenues and expenditures on pages 51 and 52, the following variances are considered noteworthy:

- The Town's actual revenues of \$10,026,865 were \$1,887,435 over budgeted revenue. Licenses, permits and fees were over budget \$496,615, mainly related to building related activity; Investment earnings were over budget \$480,608, the increase was related to the rising interest rate environment; Grant revenues were under budget by \$114,376, primarily due to not receiving the awarding of funds.
- Administrative expenditures were \$487,822 under budget which was mainly attributed to contingency excess and lower professional fees.
- Planning and zoning expenditures were \$33,637 over budget which was mainly due to additional building service fees.
- Public safety expenditures were \$250,379 under budget which was mainly due to lower salary costs due to staff turnover.
- Public works expenditures were \$1,484,692 under budget which was mainly due to capital outlay related to ongoing projects and other improvements.

CAPITAL ASSETS AND DEBT

Capital Assets: The Town's investment in capital assets for its governmental activities at September 30, 2024 amounts to \$7,884,159 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements other than buildings, equipment, vehicles and infrastructure.

Capital asset additions during the fiscal year totaled \$3,897,800 and included the following:

- Buildings and Improvements – The Town Center bathrooms were remodeled and the Veterans Day Monument was installed.
- Equipment and Vehicles – Various computer network hardware, software and workstation replacements and/or upgrades and equipment purchases were completed in several departments.
- Streets and Lighting – The Universe Boulevard stormwater infrastructure improvements were completed.

Additional information on the Town's capital assets can be found in Note 4 of this report.

Debt: The Town has no debt outstanding at September 30, 2024.

MANAGEMENT’S DISCUSSION AND ANALYSIS

ECONOMIC FACTORS AND NEXT YEAR’S BUDGETS AND OTHER EVENTS

For fiscal year 2025, the Town Council adopted a General Fund budget of \$10,785,377, representing a 6.3% decrease from the 2024 fiscal year budget. The primary decrease in the fiscal year 2025 budget is the reduction of the rollover funds.

The 2025 fiscal year budget improvement items include; stormwater improvements, various computer network hardware and software needs, patrol vehicles for the police department, various studies and several other smaller projects and improvements.

The Town has a relatively stable property tax base. Property taxes represent approximately 39% of the 2025 budgeted operating revenues of the Town. The balance of revenues comes from sales and use taxes, intergovernmental revenues, utility taxes, charges for Town services, licenses, permits, fines, reserves, grants, contributions, etc.

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Town’s finances and to demonstrate the Town’s accountability. Questions concerning information provided in this report or requests for additional financial information should be directed to the Finance Department, Town of Juno Beach, 340 Ocean Drive, Juno Beach, FL 33408, (561) 626-1122.

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STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 3,895,607
Investments	7,289,603
Accounts receivable	76,847
Accrued interest receivable	68,196
Due from other governments	1,190,964
Prepaid expenses	92,968
Capital assets	
Capital assets not being depreciated	1,393,206
Capital assets being depreciated, net	<u>6,490,953</u>
Total assets	<u>20,498,344</u>
Deferred outflows of resources	
Deferred amounts related to pensions	975,155
Deferred amounts related to other post-employment benefits	<u>13,658</u>
Total deferred outflows of resources	<u>988,813</u>
Liabilities	
Accounts payable	155,885
Accrued liabilities	206,271
Unearned revenue	-
Noncurrent liabilities	
Due within one year	14,264
Due in more than one year	<u>3,956,742</u>
Total liabilities	<u>4,333,162</u>
Deferred inflows of resources	
Deferred amounts related to pensions	967,406
Deferred amounts related to other post-employment benefits	<u>12,541</u>
Total deferred inflows of resources	<u>979,947</u>
Net position	
Investment in capital assets	7,884,159
Restricted for:	
Capital projects	1,626,858
Law enforcement	125,662
Building code enforcement	2,522,052
Unrestricted	<u>4,015,317</u>
Total net position	<u>\$ 16,174,048</u>

The accompanying notes to financial statements are an integral part of this statement.

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Functions/programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Governmental activities					Governmental Activities
Administrative	\$ 1,489,054	\$ -	\$ -	\$ 625	\$ (1,488,429)
Planning and zoning	1,612,076	1,687,979	-	-	75,903
Public safety	3,062,540	8,881	-	67	(3,053,592)
Public works	1,266,129	3,900	-	383,125	(879,104)
Total governmental activities	\$ 7,429,799	\$ 1,700,760	\$ -	\$ 383,817	(5,345,222)
General revenues					
Taxes					
					3,977,596
					119,026
					1,037,740
					124,735
					386,985
					595,060
					630,608
					1,070,538
					<u>7,942,288</u>
					Change in net position
					2,597,066
					Net position, beginning of year
					13,576,982
					<u>Net position, end of year</u>
					<u>\$ 16,174,048</u>

The accompanying notes to financial statements are an integral part of this statement.

**BALANCE SHEET –
GENERAL FUND
SEPTEMBER 30, 2024**

Assets	
Cash and cash equivalents	\$ 3,895,607
Investments	7,289,603
Accounts receivable	76,847
Accrued interest receivable	68,196
Due from other governments	1,190,964
Prepaid items	92,968
Total assets	<u>\$ 12,614,185</u>
 Liabilities and fund balance	
Liabilities	
Accounts payable	\$ 155,885
Accrued liabilities	206,271
Total liabilities	<u>362,156</u>
 Fund balance	
Nonspendable:	
Prepaid items	92,968
Restricted for:	
Capital projects	1,626,858
Law enforcement	125,662
Building code enforcement	2,522,052
Assigned to:	
Subsequent year's budget	1,565,360
Unassigned	6,319,129
Total fund balance	<u>12,252,029</u>
 Total liabilities and fund balance	 <u>\$ 12,614,185</u>

The accompanying notes to financial statements are an integral part of this statement.

**RECONCILIATION OF THE BALANCE SHEET –
GENERAL FUND TO THE STATEMENT OF NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Fund balance, General Fund	\$ 12,252,029
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>	
<p>Capital assets used in governmental activities are not financial resources and therefore, are not reported in the governmental funds.</p>	
Governmental capital assets	16,390,615
Accumulated depreciation	(8,506,456)
<p>Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.</p>	
Compensated absences	(248,274)
Net pension liability	(3,652,488)
Total other post-employment benefits liability	(70,244)
<p>Deferred outflows of resources and deferred inflows of resources related to defined benefit pension plans and other post-employment benefits are applicable to future periods and are not reported in the governmental funds.</p>	
Deferred outflows related to pensions	975,155
Deferred inflows related to pensions	(967,406)
Deferred outflows related to other post-employment benefits	13,658
Deferred inflows related to other post-employment benefits	<u>(12,541)</u>
Net position of governmental activities	<u>\$ 16,174,048</u>

The accompanying notes to financial statements are an integral part of this statement.

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Revenues

Ad valorem taxes	\$ 3,977,596
Local business taxes	124,735
Licenses, permits and fees	1,588,566
Intergovernmental	1,365,170
Franchise fees and utility taxes	1,156,766
Fines	108,294
Investment earnings	630,608
Impact fees	692
Grants	
Water and sewer improvement fees	3,900
Miscellaneous	1,070,538
Total revenues	10,026,865

Expenditures

Current	
Administrative	1,471,063
Planning and zoning	1,603,456
Public safety	2,982,786
Public works	1,035,038
Capital outlay	2,681,430
Total expenditures	9,773,773

Excess of revenues over expenditures 253,092

Other financing sources

Insurance proceeds	18,525
Proceeds from the sale of capital assets	180
Total other financing sources	18,705

Net change in fund balance 271,797

Fund balances, beginning of year 11,980,232

Fund balances, end of year \$ 12,252,029

The accompanying notes to financial statements are an integral part of this statement.

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE OF THE GENERAL FUND TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balance – General Fund \$ 271,797

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense.

Expenditures for capital assets	2,563,777
Less current year depreciation	(437,115)

Gains and losses on the disposal of fixed assets are not reported in the governmental funds but are reported in the statement of activities.

Net book value of fixed asset disposals	(10,349)
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the General Fund.

Change in compensated absences payable	18,825
Change in net pension liability and related deferred amounts	186,244
Change in total other post-employment benefits liability and related deferred amounts	<u>3,887</u>

Change in net position of governmental activities \$ 2,597,066

The accompanying notes to financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. NATURE OF ORGANIZATION AND REPORTING ENTITY

The Town of Juno Beach, Florida (the "Town"), is a municipal corporation established on June 4, 1953. Pursuant to authority granted by the Florida Constitution and Florida Statutes Chapter 165, the Town enacted its current Charter by Town Ordinance No. 280, adopted on March 6, 1985, and approved by referendum on March 12, 1985. The Town is governed by a five-member, elected Town Council and provides a range of municipal services including police protection, planning and zoning, roads and streets, recreation and park facilities, public improvements and general administration functions.

As defined by U.S. generally accepted accounting principles (GAAP), the financial reporting entity consists of: (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Based upon the application of these criteria, the following discusses Seacoast Utility Authority (a jointly governed organization) as a potential component unit in defining the Town's financial reporting entity:

Seacoast Utility Authority: The Seacoast Utility Authority (the "Authority") was formed in August 1988. The Town signed an interlocal agreement with four other local governments to create the authority to provide water and sewer services to its residents. The Authority is governed by a five-member board with one representative from each participating local government. The Town is not financially accountable for the Authority and does not hold title to any of the Authority's assets, nor does it have any right to the Authority's surpluses or any ongoing financial interest and/or responsibility for the Authority. Accordingly, the Authority was not a component unit required to be included in the Town's financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Government-Wide and Fund Financial Statements:**

The government-wide financial statements consist of the statement of net position and the statement of activities and report information on all non-fiduciary activities of the Town. These statements include the general fund as the sole governmental fund to be accounted for as governmental activities. Such activities are normally supported by taxes and intergovernmental revenue. The Town does not have any business-type activities.

The statement of activities demonstrates the degree to which direct expenses of a given function or identifiable activity are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or identifiable activity. Program revenues include three categories of transactions: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; (2) operating grants and contributions; and, (3) capital grants and contributions. Taxes and other items not meeting the definition of program revenues are reported as general revenues.

Fund Financial Statements: The underlying accounting system of the Town is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenue and expenditures or expenses, as appropriate.

Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The fund used by the Town is classified into one category: governmental.

Governmental Fund Financial Statements: Governmental fund financial statements include a balance sheet and a statement of revenue, expenditures and changes in fund balance for the General Fund, the Town's only governmental fund. An accompanying schedule is presented to reconcile and explain the differences in fund balance and changes in fund balance as presented in these statements, to the net position and changes in net position presented in the government-wide financial statements. The Town's major governmental fund is as follows:

General Fund – this fund is used to account for all financial transactions not accounted for in another fund. Revenue is derived primarily from property taxes, state distributions, and other intergovernmental revenue.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Government-Wide and Fund Financial Statements (Continued):**

Property Tax Calendar: Ad valorem property taxes are assessed on property valuations as of January 1st and levied the following October 1st. Taxes are due by March 31st and become delinquent on April 1st, when liens are filed against the subject property. Ad valorem taxes are assessed by the Palm Beach County Property Appraiser and collected by the Palm Beach County Tax Collector, which remits the taxes to the Town.

Property Tax Reform: During 2007, the Florida Legislature passed property tax reform legislation limiting the property tax levies of local governments in the State of Florida and increasing the homestead exemption. Local governments that adopt a property tax levy in excess of the limit under State law will lose their Half-Cent Sales Tax distribution from the State for the succeeding 12 months. For the fiscal year ending September 30, 2024, the maximum tax levy allowed by a majority vote of the governing body is generally based on a percentage adjustment applied to the prior year (2022/2023) property tax revenue.

The percentage adjustment is calculated based on the compound annual growth rate in the per capita property taxes levied for the five preceding fiscal years.

State law allows local governments to adopt a higher millage rate based on the following approval of the governing body: (1) a majority vote to adopt a rate equal to the adjusted current year “rolled-back” millage rate plus an adjustment for growth in per capita Florida personal income; (2) a two-thirds vote to adopt a rate equal to the adjusted current year “rolled-back” millage rate plus 10%; or (3) any millage rate approved by unanimous vote or referendum. For the fiscal year ended September 30, 2024, the Town adopted a 1.8195 millage rate (\$1.8195 per \$1,000 of assessed value). This millage rate resulted in a tax levy of \$3,977,596 for 2024, representing an increase of 13.0% from the property tax levy of \$3,520,196 in 2023. Future property tax growth is limited to the annual growth rate of per capita personal income plus the value of new construction. State Statutes permit municipalities to levy property taxes at a rate of up to 10 mills. Since Palm Beach County provides fire rescue services to the Town, the Palm Beach County Fire Rescue MSTU (municipal services taxing unit) taxes Town property owners 3.4581 mills. This millage rate is deducted from the Town’s legal millage rate limit of 10 mills, thereby limiting the 2023/2024 Town millage rate to 6.5419.

Measurement Focus and Basis of Accounting: The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Government-Wide and Fund Financial Statements (Continued):**

Measurement Focus and Basis of Accounting (Continued): Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenue is recognized in the period in which it becomes both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Town considers revenue to be available if it is collected within 60 days of the end of the current fiscal year. Deferred revenue consists primarily of local business taxes collected in advance of the year to which they relate. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, except for principal and interest on general long-term debt, which is recognized when due. Intergovernmental revenue, franchise fees, charges for services and investment income are all considered susceptible to accrual and so have been recognized as revenue in the current fiscal year. All other revenue items are considered to be measurable and available only when received in cash by the Town.

Assets, Liabilities and Net Position or Equity:

Cash and Cash Equivalents: Cash and cash equivalents consist of petty cash, checking accounts, and money market accounts.

Investments: Investments consist of participation in money market funds, external investment pools, and certificates of deposit. The fair value of the Town's investment in money market funds is based on the net asset value (NAV). Certificates of deposit are stated at cost plus accrued interest, which is fair value. The fair value of the Town's investment in the Florida Municipal Investment Trust external investment pool is based on the fair value of the underlying portfolio assets of the Trust.

The Town also invests in the Florida Prime fund, an external investment pool administered by the State of Florida, the Florida Public Assets for Liquidity Management (the "FL PALM") Portfolio, and the FL PALM Term Series. Under Governmental Accounting Standards Board (GASB) Statement No. 79, the Florida Prime fund and the FL PALM Portfolio use amortized cost for valuation of the pool shares and the fair value of the shares in the pool is the same as the Town's investment in the shares. The fair value of the Town's investment in the FL PALM Term Series is based on the net asset value (NAV).

Accounts Receivable: Accounts receivable represent amounts due from insurance, franchise and utility taxes, and charges for services. Receivables are not collateralized.

Prepaid Expenses/Items: Expenditures for various administrative expenses extending over more than one accounting period are accounted for as prepaid expenses/items under the consumption method and allocated between accounting periods.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued):

Capital Assets: The Town has reported all capital assets, including infrastructure (roads, sidewalks, lighting and similar items), in the government-wide statement of net position. Capital assets are defined by the Town as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Capital assets are recorded at cost or, if donated, acquisition value at the date of donation. Expenses, which materially extend the useful life of existing assets, are capitalized. Certain costs for professional services associated with the acquisition and construction of capital assets have been capitalized. The cost of capital assets sold or retired is removed from the appropriate accounts and any resulting gain or loss is included in the change in net assets. Depreciation is computed using the straightline method over the estimated useful lives of all reported capital assets, except land. Estimated useful lives assigned to the various categories of assets are as follows:

	<u>Years</u>
Streets and lighting	20 - 30
Buildings and improvements	10 - 30
Equipment and vehicles	5 - 20

Compensated Absences: Accumulated unpaid annual leave amounts are accrued when earned. Benefits that were earned but not used during the current year were accrued at the employees' pay rate in effect at September 30, 2024. This accrual also includes salary related payments such as the Town's share of social security taxes and Medicare taxes, as well as the Town's pension plan contributions. A liability for these amounts is reported in governmental funds only if they have matured. The remainder of the liability is reported in the government-wide statement of net position.

Deferred Outflows/Inflows of Resources: In addition to assets and liabilities, the government-wide statement of net position and the General Fund balance sheet report a separate section for deferred outflows or deferred inflows of resources. The separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The Town's deferred outflows of resources are related to its pension and other postemployment benefits obligations.

The separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The Town's deferred inflows are related to its pension and other post-employment benefit obligations, which are reported as deferred inflows of resources on the government-wide statement of net position.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Assets, Liabilities and Net Position or Equity (Continued):**

Pension Benefits: For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Florida Retirement System Pension Plan (FRSP) and the Florida Retirement System Health Insurance Subsidy Program and additions to/deduction from the FRSP and HIS fiduciary net position have been determined on the same basis as they are reported by FRSP and HIS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Post-Employment Benefits: As required by Florida Statutes, the Town offers retired employees the option of participating in the health insurance plan provided to Town employees. Premiums for insurance coverage of retirees are paid by the retirees.

Net Position/Fund Balances: The government-wide financial statements utilize a net position presentation. Net position is categorized as follows:

Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets, if any. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds. At September 30, 2024, the Town had no outstanding debt.

Restricted – This component of net position consists of constraints placed on the use of net position by external restrictions imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Of the Town's total net position, \$4,274,572 is restricted by laws and regulations.

Unrestricted – This component of net position consists of the net position that does not meet the definition of Investment in Capital Assets or Restricted.

Governmental Accounting Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes accounting and financial reporting requirements for all governmental funds and establishes criteria for classifying fund balance. Accordingly, the General Fund financial statements report fund equity classifications that comprise a hierarchy based primarily on the extent to which the Town is legally bound to honor the specific purposes for which amounts in fund balance may be spent.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Assets, Liabilities and Net Position or Equity (Continued):**

The fund balance classifications are summarized as follows:

Non-spendable – Non-spendable fund balance includes amounts that cannot be spent because they are either: (a) not in spendable form, or (b) legally or contractually required to remain intact.

Restricted – Restricted fund balance includes amounts that are restricted to specific purposes either by: (a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or through enabling legislation. Of the Town's total fund balance, \$4,274,572 is restricted by laws and regulations.

Committed – Committed fund balance includes amounts that can only be used for specific purposes pursuant to constraints imposed by the Town Council through an ordinance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken to remove or revise the limitation.

Assigned – Assigned fund balance is intended to be used by the Town for specific purposes but does not meet the criteria to be classified as committed. The Council has by resolution authorized Town management to assign fund balance. The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's budget. Normally, additional action does not have to be taken for the removal of assignments.

Unassigned – The General Fund reports a positive, unassigned fund balance that includes amounts that have not been restricted, committed or assigned to specific purposes.

Net Position Flow Assumption: Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted net position to have been used before unrestricted net position is applied.

Fund Balance Flow Assumption: Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the General Fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been used before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is used first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Assets, Liabilities and Net Position or Equity (Continued):**

Minimum Fund Balance Policy: The Town Council has adopted a formal minimum fund balance policy whereby the Town strives to maintain a minimum unassigned fund balance in the General Fund of 50% of the following year's budgeted expenditures less amounts funded by grants or committed fund balance. In the event that the unassigned fund balance exceeds the minimum amount, the excess may be utilized for any lawful purpose of the Town or for one-time costs including the establishment of or increase in commitments or assignments of fund balance.

Interfund Transactions: The only interfund transactions made during the year were transactions for services rendered. These transactions are recorded as revenue in the receiving fund and expenditures/expenses in the disbursing fund.

Risk Management: The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town purchases commercial insurance for the risks of losses to which it is exposed. Policy limits and deductibles are reviewed annually by management and established at amounts to provide reasonable protection from significant financial loss. There were no significant reductions in insurance coverage from the prior year. Insurance settlements have not exceeded the Town's coverage in any of the prior three fiscal years.

Grants: Amounts received or receivable from grantor agencies are subject to audit and adjustment by those agencies. Any disallowed claims, including amounts already received, might constitute a liability of the Town for the return of those funds.

Implementation of GASB Statements: The following GASB Statements were effective for the Town for the fiscal year ended September 30, 2024:

GASB Statement No. 100, *Accounting Changes and Error Corrections-an Amendment of GASB Statement No. 62*. This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement. This Statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Assets, Liabilities and Net Position or Equity (Continued):**

Recent Accounting Pronouncements: The GASB has issued the following statements effective in future years that may impact the Town. Management has not completed its analysis of the effects, if any, of these GASB statements on the financial statements of the Town.

GASB Statement No. 101, *Compensated Absences*. The unified recognition and measurement model in this statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. This statement is effective for the fiscal year ending September 30, 2025.

GASB Statement No. 102, *Certain Risk Disclosures*. The requirements of this statement will improve financial reporting by providing users of financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government's financial condition. This statement is effective for the fiscal year ending September 30, 2026.

GASB Statement No. 103, *Financial Reporting Model Improvements*. The requirements for MD&A will improve the quality of the analysis of changes from the prior year, which will enhance the relevance of that information. They also will provide clarity regarding what information should be presented in MD&A. The requirements for the separate presentation of unusual or infrequent items will provide clarity regarding which items should be reported separately from other inflows and outflows of resources. The definitions of operating revenues and expenses and of nonoperating revenues and expenses will replace accounting policies that vary from government to government, thereby improving comparability. The addition of a subtotal for operating income (loss) and noncapital subsidies will improve the relevance of information provided in the proprietary fund statement of revenues, expenses, and changes in fund net position. The requirement for presentation of major component unit information will improve comparability. The requirement that budgetary comparison information be presented as RSI will improve comparability, and the inclusion of the specified variances and the explanations of significant variances will provide more useful information for making decisions and assessing accountability. This statement is effective for the fiscal year ending September 30, 2026.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Assets, Liabilities and Net Position or Equity (Continued):**

GASB Statement No. 104, *Disclosure of Certain Capital Assets*. The requirements of this statement will improve financial reporting by providing users of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. This statement is effective for the fiscal year ending September 30, 2026.

Estimates: Management uses estimates and assumptions in preparing financial statements in accordance with U.S. generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenditures/expenses. Actual results could vary from the estimates that were used.

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits: The deposits with financial institutions were covered by a combination of federal depository insurance and a collateral pool pledged to the State Treasurer of Florida by financial institutions which comply with the requirements of Florida Statutes and have been designated as a qualified public depository by the State Treasurer. Qualified public depositories are required to pledge collateral to the State Treasurer with a fair value equal to a percentage of the average daily balance of all government deposits in excess of any federal deposit insurance. In the event of a default by a qualified public depository, the amount of public funds would be covered by the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Accordingly, all deposits with financial institutions are considered fully insured or collateralized in accordance with the pronouncements of GASB. As of September 30, 2024, deposits with financial institutions had a bank balance of \$3,951,727 and a carrying amount of \$3,894,757. The Town also had \$850 in petty cash for a total carrying amount of cash and cash equivalents of \$3,895,607. Additionally, as of September 30, 2024, the Town had \$1,047,760 in Certificates of Deposit with financial institutions.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Investments: Florida Statutes authorize the Town to invest in the Local Government Surplus Funds Trust Fund (also known as Florida Prime fund) or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in s.163.01; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; negotiable direct obligations of or obligations unconditionally guaranteed by the U.S. government; interest-bearing time deposits or savings accounts in financial institutions located in Florida and organized under federal or Florida laws; obligations of the Federal Farm Credit Banks, Fannie Mae, the Federal Home Loan Bank or its district banks; obligations guaranteed by Gennie Mae and obligations of Freddie Mac; and, any additional investments specifically authorized by Town Ordinance. The Town has also adopted ordinances permitting investment in the Florida Municipal Investment Trust, an external, government investment pool administered by the Florida League of Cities.

The investments held by the Town at September 30, 2024 consist of the following:

General Fund	2024
Certificates of Deposit	\$ 1,047,760
Money Market Fund	1,076,063
Florida Prime Fund	676,472
FL PALM Portfolio	1,623
FL PALM Term Series	3,206,328
Investments in Florida Municipal Investment Trust	
0-2 Year High Quality Bond Fund	243,288
1-3 Year High Quality Bond Fund	572,145
Intermediate High Quality Bond Fund	465,924
	\$ 7,289,603

The money market fund is a sweep account that automatically transfers uninvested cash balances into a money market fund. The money market fund invests in high-quality, short-term money market instruments that consist of U.S. government obligations and repurchase agreements collateralized by U.S. government obligations and seeks current income, while preserving capital and liquidity. The money market fund is reported at net asset value and \$1 per share.

The Florida Prime fund consists of equity in an external investment pool administered by the State of Florida which meet the requirements with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. GASB Statement No. 79 allows reporting the investments at amortized cost. As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value. However, the Trustees of the funds can suspend the right of withdrawal or postpone the date of payment if the Trustees determine that there is an emergency that makes the sale of a Portfolio’s securities or determination of its net asset value not reasonably practical.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

The FL PALM Portfolio provides daily liquidity and allows unlimited investments and redemptions. The minimum investment is \$10,000. The FL PALM Portfolio is an external investment pool and is not registered with the Securities and Exchange Commission (SEC). The investment in the FL PALM Portfolio is reported at amortized cost in accordance with GASB Statement No. 79, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools (GASB 79)*. As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value. However, the Trustee of the FL PALM Portfolio can suspend the right of withdrawal or postpone the date of payment if the Trustee determines that there is an emergency.

The FL PALM Term Series invests in highly rated securities including U.S. Treasury securities, U.S. government agency securities, deposits including certificates of deposit and commercial paper Securities are rated at least 'A/F1' by Fitch Ratings or equivalent. The term portfolio is a fixed-rate, fixed-term portfolio with a maximum term of one year. The maturity profile of the term portfolio is managed to meet preset redemptions of the portfolio's participants. Upon investing in the program, a participant selects a planned maturity date on which the portfolio seeks to produce a share price of at least \$1.00 for the participant that redeems on said date. Participants may request premature redemption, but the portfolio may charge significant penalties for any redemption prior to the agreed-upon redemption date and net asset value may be more or less than \$1.00 per share. Redemptions will be made seven days after the request is received.

The Florida Municipal Investment Trust (the "Trust") is an external investment pool established in 1993 and administered by the Florida League of Cities, Inc. pursuant to the laws of the State of Florida. The Trust is exempt from registration under the Securities Act of 1933, the Investment Company Act of 1940, and the Florida Securities and Investors Protection Act. Participants in the Trust are limited to governmental entities in the State of Florida. The Trust operates several portfolios with differing investment goals. The Town invests in two Short Term Bond Portfolios and one Intermediate Term Bond Portfolio designed to provide an investment horizon and yield greater than that of money market instruments. The fair value of the Town's position in the Trust is the same as the fair value of the Trust shares. Purchases and redemption of shares in the Trust may only be made once or twice a month, depending upon the pool, and the Town must maintain an account balance of at least \$50,000.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value of Investments: The Town follows the provisions of GASB Statement No. 72, *Fair Value Measurement and Application*, which establishes a framework for measuring the fair value of investments in a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under GASB Statement No. 72 are described below:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets that the Town has the ability to access at the measurement date.

Level 2: Inputs to the valuation methodology include the following:

- Quoted prices for similar assets in active markets.
- Quoted prices for identical or similar assets in inactive markets.
- Inputs other than quoted prices that are observable for the assets.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the entity's own estimates for assumptions that market participants would use in pricing the asset or liability. Valuation techniques would typically include discounted cash flow models and similar techniques, but may also include the use of market prices of assets that are not directly comparable to the subject asset.

The fair value measurement of an asset within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The categorization of an investment does not necessarily correspond to the Town's perceived risk of that investment.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Valuation Methodologies: The following valuation methods and assumptions were used by the Town in estimating the fair value of financial instruments that are measured at fair value on a recurring basis under GASB Statement No. 72.

Certificates of Deposit – Valued at cost plus accrued interest and exempt from reporting under the fair value hierarchy. Money Market Funds: Valued at net asset value and exempt from reporting under the fair value hierarchy.

Florida Prime Fund – Valued at amortized cost and exempt from reporting under the fair value hierarchy.

Florida Municipal Investment Trust Bond Funds – Valued at the net asset value of the fund based on the underlying securities that are actively traded or using security prices obtained from a pricing service, Interactive Data Corporation (IDC). Securities that are not actively traded are valued by IDC using a matrix pricing technique based on the securities' relationship to quoted benchmark prices.

FL PALM Portfolio – Valued at amortized cost and exempt from reporting under the fair value hierarchy.

FL PALM Term Series – Valued at net asset value and exempt from reporting under the fair value hierarchy.

The methods and assumptions described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Town believes its valuation methodologies are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine fair value of certain financial instruments could result in a different fair value measurement at the reporting date. There were no changes in the methods and assumptions used for the year ended September 30, 2024.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

The financial assets measured at fair value on a recurring basis include the Town's investments. There are no liabilities measured at fair value on a recurring basis at September 30, 2024. The fair value of the Town's investments at September 30, 2024 is summarized as follows:

	Level 1	Level 2	Level 3	Fair Value
General Fund				
Investments by Level				
Florida Municipal Investment Trust				
0-2 Year High Quality Bond Fund	\$ -	\$ 243,288	\$ -	\$ 243,288
1-3 Year High Quality Bond Fund	-	572,145	-	572,145
Intermediate High Quality Bond Fund	-	465,924	-	465,924
	<u>-</u>	<u>1,281,357</u>	<u>-</u>	<u>1,281,357</u>
Investments Reported at Cost				
Certificates of Deposit	-	-	-	1,047,760
Investments Reported at Amortized Cost				
Florida Prime Fund	-	-	-	676,472
FL PALM Portfolio	-	-	-	1,623
Investments Reported at NAV				
Money Market Fund	-	-	-	1,076,063
FL PALM Term Series	-	-	-	3,206,328
Total Investments	<u>\$ -</u>	<u>\$ 1,281,357</u>	<u>\$ -</u>	<u>\$ 7,289,603</u>

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment in debt securities. Generally, the longer the time to maturity, the greater the exposure to interest rate risk. The Town's investment policy limits the maturities of its investments to shorter term securities, money market mutual funds or similar investment pools. However, the policy does not limit maturities to a specific number of years. The table below summarizes the weighted average maturity of the Town's fixed income investments at September 30, 2024:

General Fund	Weighted Average Maturity	Fair Value
Certificates of Deposit	100 days	\$ 1,047,760
Money Market Fund	Zero days	1,076,063
Florida Prime Fund	39 days	676,472
FL PALM Portfolio	38 days	1,623
FL PALM Term Series	157 days	3,206,328
0-2 Year High Quality Bond Fund	0.90 years	243,288
1-3 Year High Quality Bond Fund	1.80 years	572,145
Intermediate High Quality Bond Fund	4.90 years	465,924
		<u>\$ 7,289,603</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk: Credit risk is the risk that a debt issuer will not fulfill its obligations. The security rating by a Nationally Recognized Statistical Rating Organization (NRSRO) is an indication of credit risk. The Town does not have a policy requiring that investments in debt securities be rated in certain investment grades by a NRSRO.

The NRSRO ratings for the general fund investments at September 30, 2024, are listed below:

<u>General Fund</u>	<u>NRSRO Rating</u>	<u>Fair Value</u>
Certificates of Deposit	Not Rated	\$ 1,047,760
Money Market Fund	Not Rated	1,076,063
Florida Prime Fund	AAAm S&P	676,472
FL PALM Portfolio	AAAm S&P	1,623
FL PALM Term Series	AAAf Fitch	3,206,328
0-2 Year High Quality Bond Fund	AAAf/S1 Fitch	243,288
1-3 Year High Quality Bond Fund	AAAf/S2 Fitch	572,145
Intermediate High Quality Bond Fund	AAAf/S3 Fitch	465,924
		<u>\$ 7,289,603</u>

Custodial Credit Risk: Custodial credit risk is defined as the risk that the Town may not recover cash and investments held by another party in the event of a financial failure. The investments in the Florida Prime fund, FL Palm Portfolio, FL Palm Term Series, and the Florida Municipal Investment Trust are considered unclassified pursuant to the custodial credit risk categories of GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, an amendment of GASB Statement No. 3, because they are not evidenced by securities that exist in physical or book-entry form.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. CAPITAL ASSETS

The Town's capital asset activity for the year ended September 30, 2024 was as follows:

Governmental Activities	Balance at Beginning of Year	Increases	Decreases	Balance at End of Year
Capital assets, not being depreciated:				
Land	\$ 1,080,260	\$ -	\$ -	\$ 1,080,260
Construction in progress	1,334,023	312,946	(1,334,023)	312,946
Total capital assets, being depreciated	2,414,283	312,946	(1,334,023)	1,393,206
Capital assets, being depreciated				
Building and improvements	5,671,120	54,497	-	5,725,617
Equipment and vehicles	2,265,974	442,883	(134,761)	2,574,096
Streets and lighting	3,610,222	3,087,474	-	6,697,696
Total capital assets, being depreciated	11,547,316	3,584,854	(134,761)	14,997,409
Less accumulated depreciation for				
Building and improvements	(4,065,079)	(159,384)	-	(4,224,463)
Equipment and vehicles	(1,400,351)	(164,426)	124,412	(1,440,365)
Streets and lighting	(2,728,323)	(113,305)	-	(2,841,628)
Total accumulated depreciation	(8,193,753)	(437,115)	124,412	(8,506,456)
Total capital assets, being depreciated, net	3,353,563	3,147,739	(10,349)	6,490,953
Total capital assets, net	\$ 5,767,846	\$ 3,460,685	\$ (1,344,372)	\$ 7,884,159

Depreciation expense was charged to functions/programs as follows:

Governmental Activities

Administrative	\$ 51,455
Planning and zoning	4,634
Public safety	112,372
Public works	268,654
Total depreciation expense - governmental activities	<u>\$ 437,115</u>

NOTE 5. NONCURRENT LIABILITIES

The following is a summary of changes in the Town's noncurrent liabilities for the year ended September 30, 2024:

Governmental Activities	Balance at Beginning of Year	Increases	Decreases	Balance at End of Year	Amounts Due Within One Year
Compensated absences	\$ 267,099	\$ 317,541	\$ (336,366)	\$ 248,274	\$ 14,264
Net pension liability	4,488,294	1,954,469	(2,790,275)	3,652,488	-
Other post-employment benefits liability	68,245	14,470	(12,471)	70,244	-
	\$ 4,823,638	\$ 2,286,480	\$ (3,139,112)	\$ 3,971,006	\$ 14,264

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM

All full-time Town employees hired before January 1, 1996, and all Town police officers are required to participate in the Florida Retirement System Pension Plan (FRS) and the Retiree Health Insurance Subsidy Program (HIS), administered by the Florida Department of Management Services' Division of Retirement. All full-time and eligible part-time, general employees hired after January 1, 1996, are required to participate in the Town's defined contribution pension plan administered by the Town through the Florida League of Cities, Inc.

General Information: The FRS was created in Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002.

This integrated defined contribution pension plan is the Florida Retirement System Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost sharing multiple-employer defined benefit pension plan, to assist retired members of any state administered retirement system in paying the costs of health insurance.

Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, *Florida Administrative Code*; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000 or calling toll free at 877-377-1737. The report is also available at the Florida Department of Management Services web site www.dms.myflorida.com.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)**Pension Plan**

Plan Description: The FRS Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- Regular Class
- Special Risk Class
- Senior Management Service Class

Employees enrolled in the Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service.

Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided: Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

The following table shows the percentage value for each year of service credit earned:

Regular Class members initially enrolled before July 1, 2011	
Retirement up to age 62 or up to 30 years of service	1.60%
Retirement at age 63 or with 31 years of service	1.63%
Retirement at age 64 or with 32 years of service	1.65%
Retirement at age 65 or with 33 or more years of service	1.68%
Regular Class members initially enrolled on or after July 1, 2011	
Retirement up to age 65 or up to 33 years of service	1.60%
Retirement at age 66 or with 34 years of service	1.63%
Retirement at age 67 or with 35 years of service	1.65%
Retirement at age 68 or with 36 or more years of service	1.68%
Special Risk Class	
Service from December 1, 1970 through September 30, 1974	2.00%
Service on or after October 1, 1974	3.00%
Senior Management Service Class	2.00%

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. Plan members initially enrolled on or after July 1, 2011 will not have a cost-of-living adjustment after retirement.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

Contributions: Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute 3% of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the fiscal year ended September 30, 2024 were as follows:

Class	October 1, 2023 through June 30, 2024	July 1, 2024 through September 30, 2024
Regular class	13.57%	13.63%
Senior management service class	34.52%	34.52%
Special risk class	32.67%	32.79%
Drop	21.13%	21.13%

The employer contribution rates include a 2.00% HIS Plan subsidy. Except for the DROP, the rates also include 0.06% for administrative costs of the Public Employee Optional Retirement Program.

For the fiscal year ended September 30, 2024, the Town made contributions of \$456,848 to the Pension Plan and the Town's employees made contributions of \$50,598, for total contributions of \$586,326.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: At September 30, 2024, the Town reported a liability of \$3,066,585 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The Town's proportionate share of the net pension liability was based on the Town's 2023-2024 plan year contributions relative to the 2023-2024 plan year contributions of all participating members. At June 30, 2024, the Town's proportionate share was 0.007927126%, which was a decrease of 0.001332719% from its proportionate share measured as of June 30, 2023.

For the fiscal year ended September 30, 2024, the Town recognized pension expense of \$313,974 related to the Plan. In addition, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Descriptions	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 309,807	\$ -
Changes of assumptions	420,304	-
Net difference between projected and actual earnings of pension plan investments	-	203,821
Change in proportion and differences between Town pension plan contributions and proportionate share of contributions	83,107	517,947
Town pension plan contributions subsequent to the measurement date	130,663	-
Total	<u>\$ 943,881</u>	<u>\$ 721,768</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

The deferred outflows of resources related to the Pension Plan, totaling \$130,663 resulting from Town contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2025	\$ (8,101)
2026	88,001
2027	6,415
2028	303
2029	4,832
Thereafter	-
	<u>\$ 91,450</u>

Actuarial Assumptions: The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions:

- Valuation date: July 1, 2024.
- Measurement date: June 30, 2024.
- Inflation: 2.40%
- Salary increases: 3.50%, average, including inflation.
- Investment rate of return: 6.70%, net of pension plan investment expense, including inflation.
- Mortality: PUB2010 base table varies by member category and sex, projected generationally with Scale MP-2021.
- Actuarial cost method: Individual entry age.

The actuarial assumptions that determined the total pension liability as of June 30, 2024, were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

The long-term expected rate of return on investments is not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy’s description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Description	⁽¹⁾ Target Allocation	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.3%	3.3%	1.1%
Fixed income	29.0%	5.7%	5.6%	3.9%
Global equity	45.0%	8.6%	7.0%	18.2%
Real estate	12.0%	8.1%	6.8%	16.6%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investments	2.0%	6.6%	6.2%	8.7%
Total	100.0%			
Assumed inflation - mean			2.4%	1.5%

⁽¹⁾As outlined in the pension plan’s investment policy

Discount Rate: The discount rate used to measure the total pension liability as of June 30, 2024 was 6.70%. The Pension Plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the Town’s Proportionate Share of the Net Position Liability to Changes in the Discount Rate: The following represents the Town’s proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the Town’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.70%) or one percentage point higher (7.70%) than the current rate:

	1% Decrease (5.70%)	Current Discount Rate (6.70%)	1% Increase (7.70%)
Town’s proportionate share of the net pension liability	\$ 5,394,016	\$ 3,066,585	\$ 1,116,868

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)**Pension Plan (Continued)**

Pension Plan Fiduciary Net Position: Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the Pension Plan: At September 30, 2024, the Town reported a \$69,102 payable for outstanding contributions to the Pension Plan for the fiscal year ended September 30, 2024.

Retiree Health Insurance Subsidy (HIS) Program

Plan Description: The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of state-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided: For the fiscal year ended September 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month. To be eligible to receive these benefits, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions: The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2024, the HIS contribution was 2.00%. The Town contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contribution are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The Town's contributions to the HIS Plan totaled \$33,231 for the fiscal year ended September 30, 2024.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: At September 30, 2024, the Town reported a liability of \$585,903 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The Town's proportionate share of the net pension liability was based on the Town's 2023-2024 plan year contributions relative to the 2022-2023 plan year contributions of all participating members. At June 30, 2024, the Town's proportionate share was 0.003905765%, which was an decrease of 0.001122394% from its proportionate share measured as of June 30, 2023. For the fiscal year ended September 30, 2024, the Town recognized pension benefit of \$10,138. In addition, the Town reported deferred outflows of resources and deferred in flows of resources related to pensions from the following sources:

Descriptions	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 5,657	\$ 1,125
Changes of assumptions	10,369	69,363
Net difference between projected and actual earnings of pension plan investments	-	212
Change in proportion and differences between Town pension plan contributions and proportionate share of contributions	5,961	174,938
Town pension plan contributions subsequent to the measurement date	9,287	-
Total	<u>\$ 31,274</u>	<u>\$ 245,638</u>

The deferred outflows of resources related to the HIS Plan, totaling \$9,287 resulting from Town contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2025	\$ (36,284)
2026	(44,769)
2027	(65,217)
2028	(45,598)
2029	(24,845)
Thereafter	(6,938)
	<u>\$ (223,651)</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

Actuarial Assumptions: The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions:

Valuation date:	July 1, 2024.
Measurement date:	June 30, 2024.
Inflation:	2.40%
Salary increases:	3.50%, average, including inflation.
Municipal bond rate:	3.93%
Investment rate of return:	N/A
Mortality:	Generational PUB-2010 with Projection Scale MP-2021.
Actuarial cost method:	Individual entry age.

The actuarial assumptions that determined the total pension liability as of June 30, 2024, were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

Discount Rate: The discount rate used to measure the total pension liability as of June 30, 2023 was 3.93%, which increased from the discount rate of 3.65% as of June 30, 2023. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

Sensitivity of the Town’s Proportionate Share of the Net Position Liability to Changes in the Discount Rate: The following represents the Town’s proportionate share of the net pension liability calculated using the discount rate of 3.65%, as well as what the Town’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (2.93%) or one percentage point higher (4.93%) than the current rate:

	1% Decrease (2.93%)	Current Discount Rate (3.93%)	1% Increase (4.93%)
Town’s proportionate share of the net pension liability	\$ 666,975	\$ 585,903	\$ 518,600

Pension Plan Fiduciary Net Position: Detailed information regarding the HIS Plan’s fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the Pension Plan: At September 30, 2024, the Town did not report a payable for outstanding contributions to the HIS Plan for the fiscal year ended September 30, 2024.

Summary Data

The following table provides a summary of significant information related to the Florida Retirement System defined benefit plans for the year ended September 30, 2024:

Description	Pension Plan	HIS Plan	Total
Proportionate share of net pension liability	3,066,585	585,903	3,652,488
Proportionate share of deferred outflows of resources	943,881	31,274	975,155
Proportionate share of deferred inflows of resources	721,768	245,638	967,406
Proportionate share of pension expense	313,974	(10,138)	303,836

Investment Plan

Plan Description: The Florida Retirement System Investment Plan is a defined contribution retirement plan qualified under Section 401(a) of the Internal Revenue Code. The Florida Legislature enacted the Plan during the 2000 legislative session, and amendments to the Plan can only be made by an act of the Florida Legislature. The Plan is administered by the State Board of Administration of Florida. The Investment Plan is reported in the SBA’s annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)

Pension Plan (Continued)

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Town employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature.

Funding Policy: The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Special Risk Class, etc.), as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

Participating employers are required to make contributions based upon statewide contributions rates. The contribution rates by job class for the Town's employees for the fiscal year ended September 30, 2024, are as follows:

Class	October 1, 2023 through June 30, 2024	July 1, 2024 through September 30, 2024
Regular class	13.57%	13.63%
Senior management service class	34.52%	34.52%
Special risk class	32.67%	32.79%
Drop	21.13%	21.13%

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2024, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Town.

NOTES TO FINANCIAL STATEMENTS

NOTE 6. FLORIDA RETIREMENT SYSTEM (CONTINUED)**Pension Plan (Continued)**

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income. The Town's Investment Plan pension expense totaled \$45,649 for the fiscal year ended September 30, 2024.

NOTE 7. GENERAL EMPLOYEES' RETIREMENT PLAN AND TRUST FUND

The Town also provides pension benefits through a defined contribution pension plan administered by the Town through the Florida League of Cities, Inc. At September 30, 2024, there were 23 plan members, including 16 active Plan members. Effective July 1, 2017, the Town amended its retirement policy such that plan members are required to contribute 2% and the Town is required to contribute 8% of Plan members' covered payroll. The Town's net pension expense recognized in 2024 was \$129,551. Town contributions vest 50% after five years and 10% each year thereafter, until ten years of service, at which time the contributions are fully vested. Plan provisions and contribution requirements are established and may be amended by the Town Council. The Town's pension trust fund uses the accrual basis of accounting. Employer contributions are recognized in the period that the contributions are due. Plan members may invest their contributions in a variety of mutual funds selected by the Plan administrator. Plan investments are reported at fair value. The investments are valued based on the last reported net asset value of mutual fund shares traded on a national exchange. The fair value of investments of the Plan at September 30, 2024 was \$1,110,789.

NOTE 8. OTHER POST-EMPLOYMENT BENEFITS

General Information about the Other Post-Employment Benefits (OPEB) Plan:

Plan Description: The Town provides a single employer defined benefit health care plan to all of its employees. The plan allows its employees and their beneficiaries to continue to obtain health benefits upon retirement. The benefits of the plan are in accordance with Florida Statutes, which are the legal authority for the plan. A trust has not been established to fund the plan. The plan has no assets and does not issue a separate financial report.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Contributions: The Town does not directly make a contribution to the plan on behalf of retirees. Retirees and their beneficiaries pay the same group rates as are charged to the Town for active employees by its healthcare provider. However, the Town's actuaries in their actuarial valuation, calculate an offset to the cost of these benefits as an Employer Contribution, based upon an implicit rate subsidy. This offset equals the total age-adjusted costs paid by the Town or its active employees for coverage of the retirees and their dependents for the year net of the retiree's own payments for the year.

Plan Membership: The following table provides a summary of the participants in the plan as of October 1, 2023, the latest valuation date:

Active employees	26
Retirees and beneficiaries receiving benefits	-
Inactive employees not yet receiving benefits	-
	<hr/>
Total	<u>26</u>

Total OPEB Liability

As of September 30, 2024, The Town's Total OPEB Liability of \$70,244 was measured as of September 30, 2024, and was determined by the actuarial valuation as of July 1, 2024.

Actuarial Methods and Significant Assumptions: The actuarial methods and significant assumptions used to determine the Town's total OPEB liability for the current year are summarized as follows:

Valuation date:	July 1, 2024
Measurement date:	September 30, 2024
Demographics:	Mortality rates, turnover, disability and retirement rates based on the 2022 FRS actuarial experience study report.
Actuarial cost method:	Entry age normal.
Medical trend:	Developed using the Society of Actuaries Getzen Long-Run Medical Cost Trend Model 7.50% per year initially, decreasing to 4.04% by 2075.
Election:	60% of employees with medical coverage will elect to retain the coverage at retirement.
Amortization:	Expected future working lifetime of all participants expected to receive benefits.
Remaining amortization period:	5 years.
Discount rate:	3.88%, September 30, 2024 Measurement Date.
Mortality rates:	Pub-2010 mortality table with generational scale MP-2021.

Discount Rate: The Town does not have a dedicated Trust to pay retiree healthcare benefits. Per GASB 75, the discount rate is a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As of September 30, 2024, the calculation used a rate of 3.88%.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Changes in the Total OPEB Liability

The changes in the Total OPEB Liability were as follows for the year ended September 30, 2024:

	2024
Balance as of September 30, 2023	\$ 68,245
Change for the year:	
Service cost	4,198
Interest	3,043
Experience losses/(gains)	(12,471)
Changes in assumptions	7,229
Net changes	1,999
 Balance as of September 30, 2024	 \$ 70,244

Changes in Assumptions: All assumptions, methods, and results are based on the fiscal year 2024 GASB 75 actuarial report dated January 6, 2025. Changes were made since the prior valuation dated October 26, 2023 where the discount rate was decreased from 4.63% to 3.88%; the healthcare cost trend assumption was updated based on the latest Getzen model released by the Society of Actuaries (SOA) in 2024; the mortality improvement scale assumption was updated to MP-2021 to reflect more recently published data by the SOA; the disability decrement assumption was updated for Special Risk employees to reflect the assumption change in the FRS Pension Plan Actuarial Valuation as of July 1, 2024; the salary scale assumption was updated to be consistent with that used in the FRS Pension valuation; and the election assumption was updated from 40% to 60% to be consistent with other access only pre-Medicare OPEB plans in the Florida public sector with more credible populations.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate: The following table presents the total OPEB liability of the Town calculated using the current discount rate of 3.88%, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.88%) or one percentage point higher (4.88%) than the current rate:

	1% Decrease (2.88%)	Current Discount Rate (3.88%)	1% Increase (4.88%)
Total OPEB Liability	\$ 75,591	\$ 70,244	\$ 64,988

NOTES TO FINANCIAL STATEMENTS

NOTE 8. OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates: The following table presents the total OPEB liability of the Town calculated using the assumed healthcare cost trend rates, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the assumed healthcare cost trend rates:

	1% Decrease	Current healthcare cost trend rates	1% Increase
Total OPEB Liability	\$ 59,363	\$ 70,244	\$ 83,327

OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB: For the year ended September 30, 2024, the Town recognized OPEB benefit of \$3,887. At September 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Descriptions	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ -	\$ 12,084
Changes of assumptions	13,658	457
Total	<u>\$ 13,658</u>	<u>\$ 12,541</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in OPEB expense as follows:

Fiscal Year Ending September 30,	Amount
2025	\$ 1,216
2026	1,127
2027	1,132
2028	(861)
2029	(749)
Thereafter	(748)
	<u>\$ 1,117</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. COMMITMENTS AND CONTINGENCIES

Litigation: The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees, and natural disasters for which the Town carries commercial insurance. Retention of risks is limited to those risks that are uninsurable and deductibles. The Town has not significantly reduced insurance coverage from the prior year, and there were no settled claims which exceeded insurance coverage during the past three fiscal years.

Florida Statutes limit the Town's maximum loss for most liability claims to \$200,000 per person and \$300,000 per occurrence under the Doctrine of Sovereign Immunity. However, under certain circumstances, a plaintiff can seek to recover damages in excess of statutory limits by introducing a claims bill to the Florida Legislature. The limits addressed in Florida Statutes do not apply to claims filed in federal courts.

Cost Sharing Agreement: The Town entered into an Interlocal Agreement ("Agreement") with the City of Palm Beach Gardens, Florida ("PBG"), and the Town of Jupiter, Florida, for the sharing of costs related to public safety dispatch services. The Agreement was for a five-year period ending September 30, 2026. The Dispatch Services are performed by PBG employees who operate the dispatch center. Each contracting municipality's share of the costs of operating the dispatch center are based upon the percentage of each municipality's population as compared to the total population of the contracting municipalities being served. The Town's total costs related to this Agreement were \$154,648 for the year ended September 30, 2024.

Encumbrances: At September 30, 2024, the Town had encumbrances no encumbrances.

NOTE 10. INDUSTRIAL DEVELOPMENT BONDS

On November 20, 2019, the Town issued \$975,000 of Series 2019A Industrial Development Bonds to provide financial assistance to the Loggerhead Marinelife Center, Inc. Project for facility expansions deemed to be in the public interest. The bonds do not represent or constitute a debt, liability, or obligation or pledge of the faith and credit or taxing power of the Town. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of September 30, 2024, there was \$799,787 of the Series 2019A conduit debt outstanding.

NOTE 11. SUBSEQUENT EVENT

The Town has evaluated subsequent events through March 11, 2025, the date the financial statements were issued.

REQUIRED SUPPLEMENTARY INFORMATION

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**REQUIRED SUPPLEMENTARY INFORMATION (RSI)
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Ad valorem taxes	\$ 3,966,863	\$ 3,966,863	\$ 3,977,596	\$ 10,733
Local business taxes	70,000	70,000	124,735	54,735
Licenses, permits and fees				
Building permit fees	1,040,000	1,040,000	1,515,573	475,573
County occupational licenses	10,500	10,500	11,307	807
Other fees	41,450	41,450	61,685	20,235
	<u>1,091,950</u>	<u>1,091,950</u>	<u>1,588,565</u>	<u>496,615</u>
Intergovernmental				
Sales tax	376,101	376,101	385,164	9,063
State revenue sharing	133,079	133,079	137,445	4,366
Local once-cent sales surtax	305,851	305,851	386,985	81,134
Local option gas tax	57,283	57,283	58,414	1,131
Alcoholic beverage license	7,000	7,000	7,775	775
Other	6,500	6,500	4,265	(2,235)
	<u>885,814</u>	<u>885,814</u>	<u>980,048</u>	<u>94,234</u>
Franchise fees and utility taxes				
Franchise fees	100,000	100,000	119,026	19,026
Utility taxes	710,000	710,000	795,705	85,705
Communication service taxes	243,364	243,364	242,035	(1,329)
	<u>1,053,364</u>	<u>1,053,364</u>	<u>1,156,766</u>	<u>103,402</u>
Fines	23,500	23,500	108,294	84,794
Investment earnings	150,000	150,000	630,608	480,608
Impact fees	-	-	692	692
Grants	274,500	499,499	385,123	(114,376)
Water and sewer improvement fees	22,000	22,000	3,900	(18,100)
Miscellaneous	240,500	376,440	1,070,538	694,098
Total revenue	<u>\$ 7,778,491</u>	<u>\$ 8,139,430</u>	<u>\$ 10,026,865</u>	<u>\$ 1,887,435</u>

(Continued)

The accompanying notes to financial statements are an integral part of this statement.

**REQUIRED SUPPLEMENTARY INFORMATION (RSI)
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (CONTINUED)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Expenditures				
Administrative				
Salaries	\$ 690,502	\$ 705,802	\$ 694,975	\$ 10,827
Employee benefits	188,717	190,217	185,482	4,735
Professional fees	87,000	311,999	105,735	206,264
Insurance	332,115	332,115	324,176	7,939
Operating	174,150	174,150	160,695	13,455
Contingency	638,322	164,164	-	164,164
Capital outlay	125,000	125,000	44,562	80,438
	<u>2,235,806</u>	<u>2,003,447</u>	<u>1,515,625</u>	<u>487,822</u>
Planning and zoning				
Salaries	554,981	554,981	503,976	51,005
Employee benefits	161,674	161,674	136,359	25,315
Professional fees	74,500	74,500	66,728	7,772
Operating	468,556	768,556	896,393	(127,837)
Capital outlay	40,000	40,000	29,892	10,108
	<u>1,299,711</u>	<u>1,599,711</u>	<u>1,633,348</u>	<u>(33,637)</u>
Public safety				
Police				
Salaries	1,853,310	1,853,310	1,702,423	150,887
Employee benefits	940,980	940,980	853,548	87,432
Professional fees	35,700	35,700	19,356	16,344
Operating	394,646	394,646	407,459	(12,813)
Capital outlay	375,000	406,940	398,411	8,529
	<u>3,599,636</u>	<u>3,631,576</u>	<u>3,381,197</u>	<u>250,379</u>
Public works				
Salaries	344,949	344,949	317,292	27,657
Employee benefits	126,544	126,544	132,326	(5,782)
Operating	781,444	926,802	585,420	341,382
Capital outlay	3,126,500	3,242,500	2,121,065	1,121,435
	<u>4,379,437</u>	<u>4,640,795</u>	<u>3,156,103</u>	<u>1,484,692</u>
 Total expenditures	 <u>\$ 11,514,590</u>	 <u>\$ 11,875,529</u>	 <u>\$ 9,686,273</u>	 <u>\$ 2,189,256</u>

The accompanying notes to financial statements are an integral part of this statement.

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

NOTE 1. BUDGETARY CONTROL

Budgets: The Town is legally required to adopt a budget for the General Fund. This budget is prepared on the modified accrual basis of accounting consistent with U.S. generally accepted accounting principles (GAAP), except that for budgetary purposes current year encumbrances, if any, are treated as expenditures. Unencumbered appropriations lapse at fiscal year-end.

Changes or amendments to the total budgeted expenditures of the Town or total departmental expenditures must be approved by the Town Council; however, changes within a department, which do not affect the total departmental expenditures, may be approved by the Town Manager. Accordingly, the legal level of control is at the department level.

During the year, the Town made several administrative changes on the departmental level approved by the Town Council. The Town has complied with the Florida Statute requirement that budgets be in balance. The budgeted expenditures reflected in the accompanying financial statements exceed revenue by the amounts budgeted from beginning fund balance.

Encumbrances: Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation, is employed as part of the budgetary accounting system in the General Fund. Encumbrances outstanding at year-end, if any, are reported as committed or assigned fund balance since they do not constitute expenditures or liabilities.

NOTE 2. BUDGET AND ACTUAL COMPARISONS

The Budgetary Comparison Schedule for the General Fund is required to be prepared under the basis of accounting used in preparing the budget, which is the modified accrual basis of accounting. Current year encumbrances are treated as expenditures for budgetary purposes. In addition, for budgetary purposes insurance proceeds and proceeds from the sale of capital assets are treated as miscellaneous revenue, whereas for GAAP purposes such items are treated as other financing sources. As a result, General Fund revenue reported in the budget and actual statement differs from the corresponding amount reported on the basis of U.S. generally accepted accounting principles. The differences can be reconciled as follows:

	<u>Revenue</u>	<u>Expenditures</u>
GAAP basis	\$ 10,045,570	\$ 9,773,773
Prior year encumbrances	-	(87,500)
Insurance proceeds	(18,525)	-
Proceeds from sale of capital assets	(180)	-
	<u>\$ 10,026,865</u>	<u>\$ 9,686,273</u>

**TOWN OF JUNO BEACH, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULE OF EMPLOYER CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM PENSION PLAN
LAST TEN FISCAL YEARS**

	2015	2016	2017	2018	2019
Contractually required FRS contribution	\$ 255,181	\$ 280,759	\$ 314,674	\$ 333,619	\$ 338,949
FRS contributions in relation to the contractually required contribution	<u>255,181</u>	<u>280,759</u>	<u>314,674</u>	<u>333,619</u>	<u>338,949</u>
FRS contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 1,658,127	\$ 1,597,630	\$ 1,704,948	\$ 1,717,818	\$ 1,755,625
FRS contributions as a percentage of covered payroll	15.39%	17.57%	18.46%	19.42%	19.31%
	2020	2021	2022	2023	2024
Contractually required FRS contribution	\$ 400,828	\$ 372,221	\$ 414,242	\$ 451,971	\$ 456,848
FRS contributions in relation to the contractually required contribution	<u>400,828</u>	<u>372,221</u>	<u>414,242</u>	<u>451,971</u>	<u>456,848</u>
FRS contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 1,970,904	\$ 1,786,300	\$ 1,847,281	\$ 1,999,066	\$ 1,709,630
FRS contributions as a percentage of covered payroll	20.34%	20.84%	22.42%	22.61%	26.72%

TOWN OF JUNO BEACH, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM PENSION PLAN
LAST TEN FISCAL YEARS

	2015	2016	2017	2018	2019
Proportion of the FRS net pension liability	0.009367271%	0.010697672%	0.010755062%	0.010813716%	0.009934759%
Proportionate share of the FRS net pension liability	\$ 1,209,909	\$ 2,701,171	\$ 3,181,275	\$ 3,257,147	\$ 3,421,393
Town's covered payroll	\$ 1,611,892	\$ 1,691,469	\$ 1,665,382	\$ 1,759,923	\$ 1,743,939
Town's proportionate share of the FRS net pension liability as a percentage of covered payroll	75.06%	159.69%	191.02%	185.07%	196.19%
FRS Plan fiduciary net position as a percentage of the total pension liability	92.00%	84.90%	84.90%	84.30%	82.61%
	2020	2021	2022	2023	2024
Proportion of the FRS net pension liability	0.010591734%	0.009189800%	0.008934266%	0.009259845%	0.007927126%
Proportionate share of the FRS net pension liability	\$ 4,590,614	\$ 694,183	\$ 3,324,265	\$ 3,689,755	\$ 3,066,585
Town's covered payroll	\$ 1,841,110	\$ 1,811,356	\$ 1,820,066	\$ 1,999,066	\$ 1,716,540
Town's proportionate share of the FRS net pension liability as a percentage of covered payroll	249.34%	38.32%	182.65%	184.57%	178.65%
FRS Plan fiduciary net position as a percentage of the total pension liability	78.85%	96.40%	82.89%	82.38%	83.70%

Changes in Assumptions

The discount rate for the applicable years were as follows:

2015	7.65%
2016	7.65%
2017	7.60%
2018	7.14%
2019	7.00%
2020	6.90%
2021	6.80%
2022	6.80%
2023	6.70%
2024	6.70%

For 2019, the mortality assumption changed from Generational RP-2000 with Projection Scale BB to PUB2010 base table projected generationally with Scale MP-2018. For 2020, the inflation rate changed from 2.60% to 2.40%.

The Plan's fiduciary net position as a percentage of the total pension liability is published in the Plan's Annual Comprehensive Financial Report.

**TOWN OF JUNO BEACH, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULE OF EMPLOYER CONTRIBUTIONS
RETIREE HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS**

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Contractually required HIS contribution	\$ 40,031	\$ 29,153	\$ 28,302	\$ 28,516	\$ 29,143
HIS contributions in relation to the contractually required contribution	<u>40,031</u>	<u>29,153</u>	<u>28,302</u>	<u>28,516</u>	<u>29,143</u>
HIS contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 1,658,127	\$ 1,597,630	\$ 1,704,948	\$ 1,717,818	\$ 1,755,625
HIS contributions as a percentage of covered payroll	2.41%	1.82%	1.66%	1.66%	1.66%
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Contractually required HIS contribution	\$ 32,717	\$ 29,653	\$ 30,665	\$ 33,522	\$ 33,231
HIS contributions in relation to the contractually required contribution	<u>32,717</u>	<u>29,653</u>	<u>30,665</u>	<u>33,522</u>	<u>33,231</u>
HIS contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 1,970,904	\$ 1,786,300	\$ 1,847,281	\$ 1,999,066	\$ 1,709,630
HIS contributions as a percentage of covered payroll	1.66%	1.66%	1.66%	1.66%	1.66%

TOWN OF JUNO BEACH, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
RETIREE HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS

	2015	2016	2017	2018	2019
Proportion of the HIS net pension liability	0.005313036%	0.005468672%	0.005224773%	0.005365704%	0.005214461%
Proportionate share of the HIS net pension liability	\$ 541,846	\$ 637,351	\$ 558,657	\$ 567,912	\$ 583,446
Town's covered payroll	\$ 1,611,892	\$ 1,691,469	\$ 1,665,382	\$ 1,759,923	\$ 1,743,939
Town's proportionate share of the HIS net pension liability as a percentage of covered payroll	33.62%	37.68%	33.55%	32.27%	33.46%
HIS Plan fiduciary net position as a percentage of the total pension liability	50.00%	1.00%	1.60%	2.20%	2.63%
	2020	2021	2022	2023	2024
Proportion of the HIS net pension liability	0.005304694%	0.005116516%	0.004994280%	0.005028159%	0.003905765%
Proportionate share of the HIS net pension liability	\$ 647,694	\$ 627,618	\$ 528,974	\$ 798,539	\$ 585,903
Town's covered payroll	\$ 1,841,110	\$ 1,811,356	\$ 1,820,066	\$ 1,999,066	\$ 1,716,540
Town's proportionate share of the HIS net pension liability as a percentage of covered payroll	35.18%	34.65%	29.06%	39.95%	34.13%
HIS Plan fiduciary net position as a percentage of the total pension liability	3.00%	3.56%	4.81%	4.12%	4.54%

Changes in Assumptions

The discount rate for the applicable years were as follows:

2015	4.29%
2016	3.80%
2017	2.85%
2018	3.58%
2019	3.87%
2020	3.50%
2021	2.21%
2022	2.16%
2023	3.54%
2024	3.93%

For 2019, the mortality assumption changed from Generational RP-2000 with Projection Scale BB to PUB2010 base table projected generationally with Scale MP-2018. For 2020, the inflation rate changed from 2.60% to 2.40%.

**REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULE OF CHANGES IN TOTAL OTHER POST-EMPLOYMENT BENEFITS (OPEB) LIABILITY
LAST TEN FISCAL YEARS**

	2018	2019	2020	2021	2022
Total OPEB liability					
Service cost	\$ 4,385	\$ 4,344	\$ 5,248	\$ 2,863	\$ 3,064
Interest	4,061	4,413	3,382	1,373	1,184
Experience losses/(gains)	-	-	(53,543)	-	(2,793)
Changes in assumptions	(2,060)	6,403	(13,528)	441	14,744
Benefit payments	(7,200)	(7,154)	(7,647)	(7,467)	(7,779)
Net changes in total OPEB liability	(814)	8,006	(66,088)	(2,790)	8,420
Total OPEB liability, beginning of year	119,620	118,806	126,812	60,724	57,934
Total OPEB liability, end of year	<u>\$ 118,806</u>	<u>\$ 126,812</u>	<u>\$ 60,724</u>	<u>\$ 57,934</u>	<u>\$ 66,354</u>
Covered-employee payroll	N/A	N/A	N/A	N/A	N/A
Total OPEB liability as a percentage of covered-employee payroll	N/A	N/A	N/A	N/A	N/A
	2023	2024			
Total OPEB liability					
Service cost	\$ 4,175	\$ 4,198			
Interest	2,822	3,043			
Experience losses/(gains)	-	(12,471)			
Changes in assumptions	(687)	7,229			
Benefit payments	(4,419)	-			
Net changes in total OPEB liability	1,891	1,999			
Total OPEB liability, beginning of year	66,354	68,245			
Total OPEB liability, end of year	<u>\$ 68,245</u>	<u>\$ 70,244</u>			
Covered-employee payroll	N/A	N/A			
Total OPEB liability as a percentage of covered-employee payroll	N/A	N/A			

Changes in Assumptions

The discount rate for the applicable years were as follows:

September 30, 2017 measurement date	3.50%
September 30, 2018 measurement date	3.83%
September 30, 2019 measurement date	2.75%
September 30, 2020 measurement date	2.41%
September 30, 2021 measurement date	2.19%
September 30, 2022 measurement date	4.40%
September 30, 2023 measurement date	4.63%
September 30, 2024 measurement date	3.88%

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

For 2020, changes were made since the prior valuation dated December 12, 2018 to the demographic assumptions, medical trend, and discount rate. The changes were based on FRS experience study, updated Society of Actuaries trend model with elimination of the Cadillac Tax, and current 20-year GO bond rates. For 2022, changes were made since the prior valuation dated November 2, 2020 where the healthcare cost trend assumption was updated based on the latest Getzen model released by the Society of Actuaries (SOA) in November 2021; the mortality improvement scale assumption was updated to MP-2021 to reflect more recently published data by the SOA; the disability decrement assumption was updated for Special Risk employees to reflect the assumption change in the FRS Pension Plan Actuarial Valuation as of July 1, 2022; the salary scale assumption was updated to be consistent with that used in the FRS Pension valuation; and the election assumption was updated from 40% to 60% to be consistent with other access only pre-Medicare OPEB plans in the Florida public sector with more credible populations.

This schedule is intended to show information for 10 years. However, until a full 10-year trend is compiled, information will be presented for those years for which information is available.

STATISTICAL SECTION

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STATISTICAL SECTION

This part of the Town of Juno Beach’s Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Town of Juno Beach’s overall financial health.

Contents

Financial Trends..... 59

These schedules contain trend information to help the reader understand how the Town’s financial performance and well-being have changed over time.

Revenue Capacity 63

These schedules contain information to help the reader assess the Town’s most significant local revenue source, the property tax.

Debt Capacity..... 68

These schedules present information to help the reader assess the affordability of the Town’s current levels of outstanding debt and the Town’s ability to issue additional debt in the future.

Demographic and Economic Information..... 70

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town’s financial activities take place and to help make comparisons over time and with other governments.

Operating Information 73

These schedules contain information about the Town’s operations and resources to help the reader understand how the information in the Town’s financial report relates to the services the Town provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.

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Town of Juno Beach, Florida
 Net Position by Component
 Last Ten Fiscal Years
 (Accrual Basis of Accounting)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Governmental activities					
Net investment in capital assets	\$ 5,262,065	\$ 5,041,308	\$ 4,812,522	\$ 4,720,997	\$ 4,731,528
Restricted	286,175	259,835	414,336	672,972	734,678
Unrestricted	<u>3,027,994</u>	<u>3,131,465</u>	<u>3,174,539</u>	<u>3,027,601</u>	<u>3,078,838</u>
Total governmental activities net position	<u>\$ 8,576,234</u>	<u>\$ 8,432,608</u>	<u>\$ 8,401,397</u>	<u>\$ 8,421,570</u>	<u>\$ 8,545,044</u>
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Governmental activities					
Net investment in capital assets	\$ 4,432,764	\$ 4,603,707	\$ 4,611,543	\$ 5,767,846	\$ 7,884,159
Restricted	807,125	1,540,006	2,060,196	3,831,752	4,274,572
Unrestricted	<u>2,713,134</u>	<u>3,327,937</u>	<u>4,731,306</u>	<u>3,977,384</u>	<u>4,015,317</u>
Total governmental activities net position	<u>\$ 7,953,023</u>	<u>\$ 9,471,650</u>	<u>\$ 11,403,045</u>	<u>\$ 13,576,982</u>	<u>\$ 16,174,048</u>

Town of Juno Beach, Florida
 Changes in Net Position
 Last Ten Fiscal Years
 (Accrual Basis of Accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses										
Governmental activities:										
Administrative	\$ 1,117,904	\$ 1,150,037	\$ 1,215,956	\$ 1,254,622	\$ 1,309,343	\$ 1,356,190	\$ 1,272,614	\$ 1,340,939	\$ 1,684,861	\$ 1,489,054
Planning and zoning	1,048,073	689,144	854,999	747,004	807,333	771,466	1,176,619	1,064,866	1,780,139	1,612,076
Public safety	2,207,642	2,312,737	2,553,105	2,611,871	2,971,718	3,457,854	2,249,222	2,680,997	3,442,101	3,062,540
Public works	981,429	1,016,989	1,072,383	997,871	1,051,419	1,088,524	1,139,786	1,255,628	1,169,980	1,266,129
Total governmental activities expenses	\$ 5,355,048	\$ 5,168,907	\$ 5,696,443	\$ 5,611,368	\$ 6,139,813	\$ 6,674,034	\$ 5,838,241	\$ 6,342,430	\$ 8,077,081	\$ 7,429,799
Program revenues										
Governmental activities:										
Charges for services:										
Administrative	\$ 32,512	\$ 30,592	\$ 25,928	\$ 79,750	\$ 53,695	\$ 22,437	\$ 29,929	\$ 21,848	\$ -	\$ -
Planning and zoning	1,329,507	582,454	967,769	570,812	826,291	637,766	1,668,077	1,128,255	3,001,841	1,687,979
Public safety	77,907	44,004	37,307	46,865	143,483	174,919	36,305	53,435	8,212	8,881
Public works	63,089	63,998	64,702	67,976	113,320	76,841	107,353	81,933	8,350	3,900
Operating grants and contributions:										
Administrative	20,845	19,069	18,685	12,709	45,570	57,365	34,481	36,847	-	-
Public safety	18,042	29,258	16,370	126,107	15,708	43,864	46,606	27,243	-	-
Public works	18,499	12,182	13,792	44,333	97,818	14,156	-	1,172	-	-
Capital grants and contributions:										
Administrative	38,457	5,961	8,873	1,736	6,000	-	-	-	187,223	625
Public safety	71,270	24,508	15,961	10,833	664	7,071	605	1,355,679	677	67
Public works	37,901	82,048	65,342	139,800	50,360	55,994	242,120	327,949	721,737	383,125
Total governmental activities program revenues	\$ 1,708,029	\$ 894,074	\$ 1,234,729	\$ 1,100,921	\$ 1,352,909	\$ 1,090,413	\$ 2,165,476	\$ 3,034,361	\$ 3,928,040	\$ 2,084,577
Net (expense)/revenue										
Governmental activities	<u>\$ (3,647,019)</u>	<u>\$ (4,274,833)</u>	<u>\$ (4,461,714)</u>	<u>\$ (4,510,447)</u>	<u>\$ (4,786,904)</u>	<u>\$ (5,583,621)</u>	<u>\$ (3,672,765)</u>	<u>\$ (3,308,069)</u>	<u>\$ (4,149,041)</u>	<u>\$ (5,345,222)</u>
General revenues and other changes in net position										
Governmental activities:										
Taxes:										
Property taxes	\$ 2,582,353	\$ 2,671,501	\$ 2,779,013	\$ 2,810,876	\$ 2,905,591	\$ 3,098,555	\$ 3,216,449	\$ 3,223,817	\$ 3,391,240	\$ 3,977,596
Franchise fees	70,185	65,460	64,644	65,601	69,149	71,748	79,434	89,247	73,977	119,026
Utility service taxes	880,206	878,524	896,229	962,455	985,421	953,374	882,130	923,185	1,006,241	1,037,740
Local business taxes	57,413	60,050	62,379	64,346	60,513	65,414	69,660	70,901	69,534	124,735
Local one-cent sales tax	-	-	162,756	242,024	250,248	237,115	278,462	338,627	378,718	386,985
State shared revenue, unrestricted	394,844	403,056	416,487	430,270	441,176	408,316	467,385	553,114	610,400	595,060
Investment earnings	56,422	52,616	48,995	85,018	198,280	152,170	34,202	1,759	469,615	630,608
Miscellaneous	-	-	-	5,893	-	4,908	163,670	38,814	323,253	1,070,538
Total governmental activities	\$ 4,041,423	\$ 4,131,207	\$ 4,430,503	\$ 4,666,483	\$ 4,910,378	\$ 4,991,600	\$ 5,191,392	\$ 5,239,464	\$ 6,322,978	\$ 7,942,288
Changes in net position										
Governmental activities	<u>\$ 394,404</u>	<u>\$ (143,626)</u>	<u>\$ 31,211</u>	<u>\$ 156,036</u>	<u>\$ 123,474</u>	<u>\$ (592,021)</u>	<u>\$ 1,518,627</u>	<u>\$ 1,931,395</u>	<u>\$ 2,173,937</u>	<u>\$ 2,597,066</u>

Town of Juno Beach, Florida
 Fund Balances of Governmental Funds
 Last Ten Fiscal Years
 (Modified Accrual Basis of Accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Nonspendable										
Prepaid items	\$ 47,819	\$ 48,405	\$ 52,899	\$ 69,983	\$ 93,176	\$ 90,239	\$ 79,653	\$ 96,697	\$ 76,029	\$ 92,968
Restricted for:										
Capital projects	218,234	185,948	342,353	494,104	525,154	620,013	710,988	1,051,000	1,418,739	1,626,858
Law enforcement	67,941	73,887	71,983	178,868	140,256	140,256	140,256	125,728	122,895	125,662
Building code enforcement	-	-	-	-	69,268	46,856	688,762	883,468	2,290,118	2,522,052
Assigned to:										
Subsequent year's budget	675,000	740,000	740,000	750,000	750,000	750,000	825,000	825,000	2,942,500	1,565,360
ARPA	-	-	-	-	-	-	169,749	178,488	-	-
Specific projects	-	-	-	49,700	-	30,382	-	178,752	87,500	-
Unassigned	4,260,439	4,501,399	4,830,469	5,024,907	5,647,118	5,982,764	5,982,673	7,172,860	5,042,451	6,319,129
Total General Fund	\$ 5,269,433	\$ 5,549,639	\$ 6,037,704	\$ 6,567,562	\$ 7,224,972	\$ 7,660,510	\$ 8,597,081	\$ 10,511,993	\$ 11,980,232	\$ 12,252,029

Town of Juno Beach, Florida
 Changes in Fund Balances of Governmental Funds
 Last Ten Fiscal Years
 (Modified Accrual Basis of Accounting)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Ad valorem taxes	\$ 2,582,353	\$ 2,671,501	\$ 2,779,013	\$ 2,810,876	\$ 2,905,591	\$ 3,098,555	\$ 3,216,449	\$ 3,223,817	\$ 3,391,240	\$ 3,977,596
Local business taxes	57,413	60,050	62,379	64,346	60,513	65,414	69,660	70,901	69,534	124,735
Licenses, permit and fees	1,296,258	584,760	940,930	525,335	750,352	591,351	1,616,110	1,080,702	2,990,146	1,588,566
Intergovernmental	394,844	403,056	579,243	672,294	691,424	645,431	745,847	891,741	1,891,831	1,365,170
Franchise fees and utility taxes	950,391	943,984	960,873	1,028,056	1,054,570	1,025,122	961,564	1,012,432	1,080,218	1,156,766
Fines	64,774	19,338	31,607	48,150	79,291	47,922	29,625	34,162	19,907	108,294
Investment earnings	56,422	52,616	48,995	85,018	198,280	152,170	34,202	1,759	469,615	630,608
Impact fees	42,623	6,607	9,834	1,924	32,756	668	13,849	1,384	6,924	692
Grants	82,818	10,557	54,396	89,994	146,482	21,227	194,252	1,660,563	-	-
Water and sewer improvement fees	11,800	13,250	17,685	5,575	43,920	5,050	35,225	4,668	8,350	3,900
Miscellaneous	191,257	223,739	170,735	423,325	273,185	369,551	224,888	212,922	323,253	1,070,538
Total revenues	5,730,953	4,989,458	5,655,690	5,754,893	6,236,364	6,022,461	7,141,671	8,195,051	10,251,018	10,026,865
Expenditures										
Current										
Administrative	1,028,733	1,010,450	1,059,711	1,105,663	1,133,465	1,140,245	1,216,064	1,274,888	1,498,649	1,471,063
Planning and zoning	1,042,961	681,190	848,369	737,962	804,014	757,036	1,174,975	1,057,918	1,781,979	1,603,456
Public safety	2,187,648	2,023,690	2,170,720	2,254,390	2,387,312	2,581,586	2,452,922	2,565,488	2,918,235	2,982,786
Public works	742,468	761,215	819,140	750,245	794,434	835,435	903,579	998,716	934,266	1,035,038
Capital outlay	292,171	289,356	293,732	394,479	491,790	296,314	478,935	448,728	1,660,589	2,681,430
Debt service										
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Total expenditures	5,293,981	4,765,901	5,191,672	5,242,739	5,611,015	5,610,616	6,226,475	6,345,738	8,793,718	9,773,773
Revenues over (under) expenditures	436,972	223,557	464,018	512,154	625,349	411,845	915,196	1,849,313	1,457,300	253,092
Other financing sources										
Insurance proceeds	18,499	35,823	9,542	6,618	26,923	17,794	3,527	1,447	10,750	18,525
Proceeds from sale of capital assets	19,620	20,826	14,505	11,086	5,138	5,899	17,848	64,152	189	180
Total other financing sources	38,119	56,649	24,047	17,704	32,061	23,693	21,375	65,599	10,939	18,705
Net change in fund balance	\$ 475,091	\$ 280,206	\$ 488,065	\$ 529,858	\$ 657,410	\$ 435,538	\$ 936,571	\$ 1,914,912	\$ 1,468,239	\$ 271,797
Debt service as a percentage of non-capital expenditures	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Town of Juno Beach, Florida
 Assessed Value and Estimated Actual Value of Taxable Property
 Last Ten Fiscal Years

Fiscal Year	Assessed Value			Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
	Real Property	Personal Property	Total			
2015	\$ 1,206,983,652	\$ 70,366,396	\$ 1,277,350,048	2.5760	\$ 1,344,579,998	95.0%
2016	1,342,218,555	77,966,099	1,420,184,654	2.4288	1,494,931,215	95.0%
2017	1,553,810,593	91,022,011	1,644,832,604	2.2545	1,731,402,741	95.0%
2018	1,626,602,768	98,909,077	1,725,511,845	2.1337	1,816,328,258	95.0%
2019	1,663,302,905	103,845,557	1,767,148,462	2.1000	1,860,156,276	95.0%
2020	1,728,131,034	203,168,565	1,931,299,599	2.0079	2,032,946,946	95.0%
2021	1,784,503,095	217,214,855	2,001,717,950	1.9999	2,107,071,526	95.0%
2022	1,898,326,612	216,339,628	2,114,666,240	1.9236	2,225,964,463	95.0%
2023	2,329,192,061	237,039,593	2,566,231,654	1.8195	2,701,296,478	95.0%
2024	3,005,966,814	338,391,157	3,344,357,971	1.8195	3,520,376,812	95.0%

Source: Palm Beach County Property Appraiser's Office

Town of Juno Beach, Florida
Assessed Value of Taxable Property and Tax Rates
Last Ten Fiscal Years
(Millage Rate Per \$1,000 of Assessed Value)

<u>Fiscal Year</u>	<u>Total Assessed Value</u>	<u>Exempt Value</u>	<u>Nonexempt Value</u>	<u>Total Millage Rate</u>	<u>Operating Millage Rate</u>
2015	\$ 1,277,350,048	\$ 70,366,396	\$ 1,206,983,652	2.5760	2.5760
2016	1,420,184,654	77,966,099	1,342,218,555	2.4288	2.4288
2017	1,644,832,604	91,022,011	1,553,810,593	2.2545	2.2545
2018	1,725,511,845	98,909,077	1,626,602,768	2.1337	2.1337
2019	1,767,148,462	103,845,557	1,663,302,905	2.1000	2.1000
2020	1,931,299,599	203,168,565	1,728,131,034	2.0079	2.0079
2021	2,001,717,950	217,214,855	1,784,503,095	1.9999	1.9999
2022	2,114,666,240	216,339,628	1,898,326,612	1.9236	1.9236
2023	2,566,231,654	631,987,269	1,934,244,385	1.8195	1.8195
2024	3,344,357,971	178,863,037	3,165,494,934	1.8195	1.8195

Source: Palm Beach County Property Appraiser's Office

Town of Juno Beach, Florida
 Assessed Value of Taxable Property and Tax Rates
 Last Ten Fiscal Years
 (Millage Rate Per \$1,000 of Assessed Value)

Fiscal Year Ending September 30,	Town Direct Rate ⁽¹⁾	Overlapping Rates				Total All
	General Fund	School District	Palm Beach County	Fire/ Rescue MSTU #2	Special Taxing Districts	
2015	2.5760	7.5940	4.9729	3.4581	2.9041	21.5051
2016	2.4288	7.5120	4.9277	3.4581	2.8175	21.1441
2017	2.2545	7.0700	4.9142	3.4581	2.6531	20.3499
2018	2.1337	6.7690	4.9023	3.4581	2.4798	19.7429
2019	2.1000	6.5720	4.8980	3.4581	2.3863	19.4144
2020	2.0079	7.1640	4.8580	3.4581	2.3741	19.8621
2021	1.9999	7.0100	4.8124	3.4581	2.3550	19.6354
2022	1.9236	6.8750	4.8149	3.4581	2.3131	19.3847
2023	1.8195	6.5190	4.8149	3.4581	2.1279	18.7394
2024	1.8195	6.3140	4.5396	3.4581	2.0369	18.1681

(1) Town direct rates consists of General Fund ad valorem tax rate. There were no debt service or other direct tax rates applied.

Tax rate limits	Ten mills per Florida Statute 200.81 (one mill equals \$1 per \$1,000 of assessed valuation). For purposes of the ten mill cap, the Fire/Rescue MSTU #2 millage rate is included with the Town's direct rate.
Scope of tax rate limit	No municipality shall levy ad valorem taxes for real and tangible personal property in excess of ten mills of the assessed value, except for special benefits and debt service on obligations issued with the approval of those taxpayers subject to ad.
Taxes assessed	January 1
Taxes due	March 1
Taxes delinquent	April 1
Discount allowed	4% November; 3% December; 2% January; 1% February
Delinquent penalties	2.5% after April 1, increased .5% each ten days; maximum 5%
Tax collector	Palm Beach County
Tax collector's commission	None

Town of Juno Beach, Florida
 Principal Property Tax Payers
 Current Year and Nine Years Ago

	2024			2015		
	Taxable Assessed Value	Rank	Percentage of Town Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Town Taxable Assessed Value
Florida Power & Light Co.	\$ 305,726,828	1	8.68%	\$ 156,221,845	1	15.00%
Land Resources Inv Co.	166,161,658	2	4.72%			
Lifespace Communities Inc.	45,527,897	3	1.29%	18,336,767	2	1.76%
Juno Corp.	34,718,300	4	0.99%	15,960,284	3	1.53%
Plaza La Mer Owner LLC	21,314,205	5	0.61%	12,100,000	4	1.16%
Seminole Golf Club	15,403,632	6	0.44%	8,216,980	5	0.79%
Loggerhead Plaza LLC	13,892,275	7	0.39%			
NWI Beach House Center for Recovery LP	14,450,916	8	0.41%			
Narlinger Jeffrey S &	12,073,009	9	0.34%			
Jagi Juno LLC	10,689,964	10	0.30%	5,609,087	9	0.54%
Delray Property Investment, Inc.						
307 Alicante Drive Realty Land Trust				6,947,929	6	0.67%
Fried, Steven & Jill				6,425,022	7	0.62%
AGGC Real Estate Holdings LLC				6,082,974	8	0.58%
Juno Square LLP (Business in Plaza la Mer)				5,318,802	10	0.51%
Totals	\$ 639,958,684		18.17%	\$ 241,219,690		23.16%

Source: Palm Beach County Property Appraiser's Office

Town of Juno Beach, Florida
 Property Tax Levies and Collections
 Last Ten Fiscal Years

<u>Fiscal Year Ending September 30,</u>	<u>Tax Levy</u>	<u>Current Tax Collections</u>	<u>Percent of Levy Collected</u>	<u>Delinquent Tax Collections</u>	<u>Total Property Tax Collections</u>	<u>Collections as a Percent of Current Levy</u>
2015	\$ 2,683,578	\$ 2,574,611	95.94%	\$ 6,035	\$ 2,580,646	96.16%
2016	2,762,994	2,666,593	96.51%	3,656	2,670,249	96.64%
2017	2,876,384	2,772,222	96.38%	7,124	2,779,346	96.63%
2018	2,922,582	2,815,345	96.33%	17	2,815,362	96.33%
2019	3,018,089	2,905,633	96.27%	2,844	2,908,477	96.37%
2020	3,118,931	3,096,157	99.27%	(51)	3,096,106	99.27%
2021	3,339,260	3,216,322	96.32%	-	3,216,322	96.32%
2022	3,349,470	3,226,028	96.31%	(2,211)	3,223,817	96.25%
2023	3,520,196	3,390,726	96.32%	514	3,391,240	96.34%
2024	4,124,184	3,976,472	96.42%	1,431	3,977,903	96.45%

Note: All property taxes are assessed and collected by the Palm Beach County Tax Collector without charge to the Town. Collections are distributed in full as collected.

Taxpayers are eligible to take a discount of up to 4%, based on date of payment.

Town of Juno Beach, Florida
 Ratios of Outstanding Debt by Type
 Last Ten Fiscal Years

Fiscal Year	Governmental Activities 2003 Promissory Note	Total Primary Government	Percentage of Personal Income	Per Capita
2014	\$ -	\$ -	N/A	\$ -
2015	-	-	N/A	-
2016	-	-	N/A	-
2017	-	-	N/A	-
2018	-	-	N/A	-
2019	-	-	N/A	-
2020	-	-	N/A	-
2021	-	-	N/A	-
2022	-	-	N/A	-
2023	-	-	N/A	-
2024				

Note: Details about the Town's outstanding debt can be found in the notes to the financial statements. The Town does not have any general bonded debt. As of April 1, 2013, the Town made the final payment on its Promissory Note, Series 2003 and is debt free.

N/A - Not Available

Town of Juno Beach, Florida
 Direct and Overlapping Governmental Activities Debt
 September 30, 2024

	<u>Total Outstanding</u>	<u>Percentage Applicable to Town of Juno Beach ⁽¹⁾</u>	<u>Amount Applicable to Town of Juno Beach</u>
Direct:			
Town of Juno Beach	\$ -	-	\$ -
Overlapping:			
Palm Beach County ⁽²⁾	\$ 26,250,000	0.72%	\$ 189,000
Palm Beach County School District ⁽³⁾	1,404,307,000	0.72%	10,111,010
Total overlapping debt	<u>1,430,557,000</u>		<u>10,300,010</u>
Total direct and overlapping debt payable from ad valorem taxes	<u>\$ 1,430,557,000</u>		<u>\$ 10,300,010</u>
Estimated population			\$ 3,869
Total direct and overlapping debt per capita			<u>\$ 2,662</u>

Notes:

- ⁽¹⁾ Based on Ration of Assessed Taxable Values.
- ⁽²⁾ Source: Palm Beach County, Florida, Budget Office, most recent data available.
- ⁽³⁾ Source: Palm Beach County School Board, Finance Department, most recent data available.

The Town of Juno Beach has no legal debt margin as of April 1, 2013, the Town has no outstanding debt.

Town of Juno Beach, Florida
 Demographic and Economic Statistics
 Last Ten Fiscal Years

<u>Fiscal Year Ending September 30,</u>	<u>Town Population ⁽¹⁾</u>	<u>Town Median Age ⁽¹⁾</u>	<u>County Population ⁽²⁾</u>	<u>County Median Age ⁽²⁾</u>	<u>County per Capita Personal Income ⁽²⁾</u>	<u>County Total Personal Income (\$000) ⁽²⁾</u>	<u>County School Enrollment ⁽⁴⁾</u>	<u>County Unemployment Rate ⁽³⁾ (September)</u>
2015	3,240	64.2	1,378,417	44.1	\$ 70,718	\$ 100,757,527	189,195	5.2%
2016	3,351	64.2	1,391,741	44.3	71,682	104,044,642	192,721	5.2%
2017	3,400	N/A	1,414,144	44.3	77,543	114,033,529	19,360	4.0%
2018	3,427	N/A	1,433,417	44.4	82,076	121,704,909	194,186	3.1%
2019	3,442	N/A	1,447,857	44.2	85,213	127,632,536	196,331	3.2%
2020	3,858	N/A	1,466,494	44.2	92,773	138,460,220	188,832	6.6%
2021	3,862	N/A	1,502,495	N/A	100,627	150,737,459	189,659	3.9%
2022	3,869	N/A	1,518,152	N/A	N/A	N/A	190,567	2.7%
2023	3,883	64	1,532,718	45.2	N/A	N/A	191,553	3.2%
2024	3,871	70.6	1,545,905	45.4	N/A	N/A	191,304	3.6%

Note: Population and income data are per calendar year. Labor Force and Unemployment data are for September of each year.

⁽¹⁾ Source: University of Florida Bureau of Economic Business Administration and the Florida Estimates of Population, with updated 2020 Census information.

⁽²⁾ Source: Florida Legislature, Office of Economic and Demographic Research.

⁽³⁾ Source: Florida Department of Labor and Employment Security and Bureau of Labor Market Unemployment Information Labor Statistics Department.

⁽⁴⁾ Source: Florida Department of Education, PK-12 Portal, District Enrollment (Fall Enrollment), <https://edstats.fldoe.org/>

* Preliminary

N/A - Information not available.

Town of Juno Beach, Florida
 Principal Employers
 Current Year and Nine Years Ago

	2024 ⁽¹⁾			2015 ⁽¹⁾		
	Employees	Rank	Percentage of Town Employment	Employees	Rank	Percentage of Town Employment
Employer						
Palm Beach County School District	22,218	1	N/A	22,000	1	N/A
Florida Atlantic University	6,335	2	N/A	2,655	6	N/A
Palm Beach County Board of County Commissioners	5,873	3	N/A	5,507	3	N/A
Tenet Coastal Division Palm Beach County	5,734	4	N/A	6,100	2	N/A
NextEra Energy Inc.	5,598	5	N/A	3,854	4	N/A
Baptist Health South Florida	3,135	6	N/A			N/A
Veterans Health Administration	2,948	7	N/A	2,500	8	-
HCA Florida Healthcare	2,612	8	N/A	2,714	5	N/A
Jupiter Medical Center	2,540	9	N/A	2,000	10	-
The Breakers Palm Beach	2,300	10	N/A			N/A
Bethesda Memorial Hospital	-	-	-	2,600	7	N/A
Boca Raton Regional Hospital	-	-	-	2,500	8	N/A
Office Depot	-	-	-	2,000	10	N/A
Totals	<u>59,293</u>		<u>N/A</u>	<u>54,430</u>		<u>N/A</u>

⁽¹⁾ Source: Business Development Board of Palm Beach County Data is for Palm Beach County, Florida from January 2024 and 2015.

* Denotes estimate
 N/A - Data is not available.

Town of Juno Beach, Florida
 Full-Time Equivalent Town Government Employees by Function/Program
 Last Ten Fiscal Years

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Administrative										
Administration	4	4	4	4	4	4	4	4	4	4
Finance	2	2	2	2	2	2	2	2	2	2
Planning and zoning	4.50	4.50	4.50	4.50	4.75	4.75	4.75	5.75	5.75	6.75
Public safety										
Police officers	16	16	16	16	16	16	16	16	16	16
Administrative	2	2	2	2	2	2	2	2	2	2
Public works	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
Total	<u><u>33.50</u></u>	<u><u>33.50</u></u>	<u><u>33.50</u></u>	<u><u>33.50</u></u>	<u><u>33.75</u></u>	<u><u>33.75</u></u>	<u><u>33.75</u></u>	<u><u>33.75</u></u>	<u><u>33.75</u></u>	<u><u>35.75</u></u>

Sources: Town departments

Town of Juno Beach, Florida
 Operating Indicators by Function/Program
 Last Ten Fiscal Years

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public safety										
Police										
Citations	1,352	1,069	965	676	817	404	361	418	1,019	1,803
Parking violations	46	48	87	24	22	60	13	32	36	24
House checks	1,141	1,195	1,210	828	698	666	415	541	293	518
Business checks	17,929	18,062	16,320	8,471	8,770	8,886	6,864	5,905	6,269	6,128
Reports	639	550	610	553	618	431	440	520	736	874
Crash reports	139	130	115	90	102	83	87	112	103	88
Arrests	221	169	217	89	61	37	85	111	291	445
Planning and zoning										
Number of building permits	1,358	1,217	1,151	1,261	587	608	764	704	743	1,101
Value of building permits	\$41,056,680	\$18,459,686	\$30,911,629	\$16,674,463	\$26,710,499	\$27,273,447	\$62,180,412	\$43,287,620	\$63,466,102	\$70,259,487
Roads and streets										
Street resurfacing (centerline miles)	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0

Sources: Town departments

Town of Juno Beach, Florida
 Capital Asset Statistics by Function/Program
 Last Ten Fiscal Years

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Administrative										
Facilities (Town Center)	1	1	1	1	1	1	1	1	1	1
Planning and zoning										
Vehicles	2	2	2	2	2	2	3	2	2	3
Public safety										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	15	15	15	16	18	19	18	18	18	23
Public works										
Facilities	3	3	3	3	3	3	3	3	3	3
Vehicles	7	7	7	7	7	7	6	7	8	8
Basketball courts	1	1	1	1	1	1	1	1	1	1
Playground	1	1	1	1	1	1	1	1	1	1
Parks	2	2	2	3	3	3	3	2	2	2
Dune walkovers	7	7	7	7	7	7	7	8	8	8
Road and streets										
Lane miles	8	8	8	8	8	8	8	8	8	8

Sources: Town departments

OTHER INDEPENDENT AUDITOR'S REPORTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Honorable Mayor and Members of the Town Council
Town of Juno Beach, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the Town of Juno Beach, Florida, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Town of Juno Beach, Florida's basic financial statements and have issued our report thereon dated March 11, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town of Juno Beach, Florida's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Juno Beach, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of Juno Beach, Florida's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of Juno Beach, Florida's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Bradenton, Florida
March 11, 2025

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:
Material weaknesses identified? Yes No

Significant deficiency identified not considered to be material weaknesses? Yes None reported

Noncompliance material to financial statements noted? Yes No

Federal Programs and State Financial Assistance Projects

There was not an audit of major federal award programs or state financial assistance projects as of September 30, 2024 due to the total amount expended being less than \$750,000.

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None noted.

SECTION III
STATE AWARDS FINDINGS AND QUESTIONED COSTS

None noted.

SECTION IV
STATUS OF PRIOR YEAR AUDIT FINDINGS

None noted.

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INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Honorable Mayor and Members of the Town Council
Town of Juno Beach, Florida

Report on the Financial Statements

We have audited the financial statements of the Town of Juno Beach, Florida, as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 11, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 11, 2025, should be considered in conjunction with this Management Letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. No findings and recommendations were made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this Management Letter, unless disclosed in the notes to the financial statements. This information was disclosed in Note 1 to the financial statements. There were no component units included in the Town of Juno Beach, Florida's financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Town of Juno Beach, Florida met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Town of Juno Beach, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Town of Juno Beach, Florida. It is management's responsibility to monitor the Town of Juno Beach, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. Our assessment was done as of the fiscal year-end. The results of our procedures did not disclose any matters that are required to be reported.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Units

Section 10.554(1)(i)5.c, Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Town Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 11, 2025

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INDEPENDENT ACCOUNTANT'S REPORT

Honorable Mayor and Members of the Town Council
Town of Juno Beach, Florida

We have examined the Town of Juno Beach, Florida's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management of the Town of Juno Beach, Florida is responsible for the Town of Juno Beach, Florida's compliance with the specified requirements. Our responsibility is to express an opinion on the Town of Juno Beach, Florida's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Town of Juno Beach, Florida complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Town of Juno Beach, Florida complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Town of Juno Beach, Florida's compliance with the specified requirements.

In our opinion, the Town of Juno Beach, Florida complied, in all material respects, with Section 218.415, Florida Statutes for the year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, applicable management, and the Town Council, and is not intended to be and should not be used by anyone other than these specified parties.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 11, 2025

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Town of Juno Beach, Florida

Auditor's Discussion and Analysis Financial and Compliance Audit Summary September 30, 2024

Presented by: Daniel Anderson, CPA
(941) 747-4483

mjcpa.com



TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION AND ANALYSIS

- ◆ Engagement Team and Firm Information:
 - The Governmental Practice.
 - Additional Information regarding Other Industries and Services.
- ◆ Overview of:
 - Independent Auditor's Report.
 - Financial Statements, Footnotes and Supplementary Information.
 - Compliance Reports (Internal Controls and Laws and Regulations).
- ◆ Required Communications under *Government Auditing Standards*.
- ◆ Accounting Recommendations and Related Matters:
 - Recommendations for Improvement.
 - Other Matters for Communication.
- ◆ Free Continuing Education and Newsletters.
- ◆ Answer Questions.



VISION

To be a trusted advisor, earning trust and building respect through our consistent commitment to sustainable excellence, leadership, and integrity.

TOWN OF JUNO BEACH, FLORIDA Auditor's Discussion and Analysis (AD&A) September 30, 2024

MAULDIN & JENKINS, LLC BY THE NUMBERS

INSIDE
TOP 100 FIRMS
2023

accountinggrowth
2024 Top 100 Firms

CONSISTENTLY RANKED AS A TOP ACCOUNTING FIRM IN THE U.S.

100+ year
HISTORY
OF QUALITY SERVICE

Serve 725+
GOVERNMENT CLIENTS

GOVERNMENTAL PARTNERS & DIRECTORS **25**

150+ TEAM MEMBERS DEDICATED TO SERVING THE GOVERNMENTAL INDUSTRY

220+ SINGLE AUDITS PERFORMED LAST YEAR COVERING OVER \$6 BILLION OF FEDERAL GRANTS

156,000+ HOURS ANNUALLY PROVIDED TO GOVERNMENTAL CLIENTS

175+ CURRENT CLIENTS AWARDED THE GFOA CERTIFICATE OF EXCELLENCE

6 STATES | **14** OFFICES

MAULDIN & JENKINS
CORE PURPOSE: INTEGRITY • IMPACT • TRUST • EXCELLENCE
CORE VALUES: INNOVATION • STEWARDSHIP • COMMUNITY • SERVICE • EXCELLENCE
VISION: To be a trusted advisor, earning trust and building respect through our consistent commitment to sustainable excellence, leadership, and integrity.

Engagement Team Leaders for the Town Include:

- Daniel Anderson, Engagement Lead Partner: 17 years of experience, 100% governmental
- Wade Sansbury, Quality Assurance Partner: 29 years of experience, 100% governmental

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries and Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the Florida economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-Term Healthcare
- Construction and Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and non-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

GOVERNMENTAL ADVISORY SERVICES

Beyond traditional audit and accounting services and IT services, we provide advisory services that are wide-ranging in nature. Our experienced government advisory team helps governments, governmental agencies and special purpose governmental organizations balance fiscal responsibility with the latest business strategies to achieve targeted and overarching objectives. Our advisory services can be summarized via the following:



David Roberts
Partner, Governmental Advisory Services

David Roberts has more than 22 years of experience as a consultant and trusted advisor providing operational/organizational assessments and similar transformational projects for federal, state, and local governments across the country. David's experience includes leading numerous enterprise-wide/departmental/functional assessments and transformations over his career measuring the efficiency and effectiveness of organizational structures and culture, performance management, technology systems and strategies, staffing models, service delivery models, and customer satisfaction.

David helps his clients turn visions and goals into reality. He has helped multiple clients win national government industry awards for innovation, transformation, and cost savings.

David leads our Government Advisory practice, where he focuses on helping governments and individual agencies fulfill and exceed their financial, operational, and regulatory obligations to the public. David has completed hundreds of projects over his career. On the following page are sample management consulting projects demonstrating David's depth and breadth completed within the past 12 months.

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

Operational and Performance Assessment – Walton County, Georgia

David led a multi-department Operational and Performance Assessment for Walton County. The scope included assessing organizational structure, operational efficiency, staffing levels and resource utilization, comparison to leading practices, and observations and recommendations to assist the County in achieving the desired future state. The final report included numerous observations with associated recommendations and a detailed Roadmap/Implementation Plan.

Outsourcing Feasibility Study – City of Rocky Mount, North Carolina

David led a feasibility study for the City of Rocky Mount to assess its current service delivery model for providing parks maintenance and landscaping services. City operations used of a hybrid model of both internal resources and third-party contractors to provide parks maintenance and landscaping. The project evaluated the pros and cons (both financial and non-financial) of: (1) maintaining the hybrid model, (2) performing all services in-house, and (3) performing all services externally.

Finance Functional Assessment – Richland County Library, South Carolina

David led a functional assessment of the Library's finance department. The project consisted of understanding the current state – current service provision, performance, workflow, business processes, internal controls, organizational structure, reporting, and communications. The current state was compared to leading practices and gaps were identified. An implementation roadmap was created that aligned recommendations to leaderships' vision to help the organization achieve its desired future state.

Grant Compliance Audit – Decide DeKalb (Georgia)

David led a Grant Compliance Assessment of various development projects for Decide DeKalb. The project reviewed the established grant and contractual criteria to be maintained by developers and compared with tenant information related to low-income occupants. The project identified areas of compliance, non-compliance, and recommendations for remediation.

Forensic Audit – Confidential City

David led a forensic investigation into questionable cash management activity for a City Parks and Recreation department. The project reviewed bank account activity, cancelled checks, cash withdrawals, and purchased item documentation as well as conducted interviews with account cardholders to determine the collection, handling, and use of several hundred thousand dollars collected in fees, sponsorships, and contributions made to the City. Numerous observations and corresponding recommendations were developed to enhance internal controls, written policies, and procedures to correct conflicts of interest, mishandling of funds, and misappropriation of funds.

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Opinion

We have issued an unmodified audit report, which is the highest form of assurance we can render with regard to the fairness of financial information on which we are opining. The financial statements are considered to present fairly the financial position and results of operations as of, and for the year ended September 30, 2024.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We are required to be independent of the Town and to meet our ethical responsibilities.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management. Management is also required to evaluate the Commission's ability to continue as a going concern.

Auditor's Responsibility

Our responsibility, as external auditors, is to express opinions on these financial statements based on our audit. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

COMPLIANCE REPORTS

The Financial Report Package Contains Three Compliance Reports:

Yellow Book Report: The first compliance report is a report on our tests of the Town's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the Town's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is not intended to provide an opinion, but to provide a form of negative assurance as to the Town's internal controls and compliance with applicable rules and regulations.

Independent Auditor's Management Letter: The Independent Auditor's Management Letter is required to document the Town's Compliance with the requirements of the Rules of the Auditor General. In accordance with the respective rules, the report is not intended to provide an opinion, but to provide a form of negative assurance as to the Town's internal controls and compliance with applicable rules and regulations.

Independent Accountant's Report: The Independent Accountant's Report is required to provide the results of our examination procedures performed concerning the Town's investment of public funds in accordance with Florida Statutes.

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

REQUIRED COMMUNICATIONS

**The Auditor's Responsibility Under Government Auditing Standards
and Auditing Standards Generally Accepted in the United States of America**

Our audit of the financial statements of Town of Juno Beach, Florida (the "Town") for the year ended September 30, 2024, was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the Town's internal control or compliance with laws and regulations.

Accounting Policies

Management has the ultimate responsibility for the selection and use of appropriate accounting policies used by the Town. During the current year, there were no significant accounting pronouncements implemented by the Town. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the Town's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The Town's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the Town's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; deferred revenues; valuation of financial and non-financial instruments; the estimated incurred-but-not-reported liabilities; conservation commitments; extraordinary items; and the estimated allowance for uncollectible accounts.

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

Audit Adjustments

During our audit of the Town's basic financial statements as of and for the year ended September 30, 2024, there were auditor adjustments proposed and posted to the Town's records.

Uncorrected Misstatements

We had no passed adjustments.

Disagreements with Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

TOWN OF JUNO BEACH, FLORIDA
Auditor's Discussion and Analysis (AD&A)
September 30, 2024

Independence

We are independent of the Town, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

ADDITIONAL MATTERS

**New Governmental Accounting Standard
Board (GASB) Standards and Pronouncements**



As has been the case for the past ten years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) **Statement No. 101, *Compensated Absences*** was issued in June 2022 and is effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

This statement requires that liabilities for compensated absences be recognized for: (1) leave that has not been used, and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if: (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time-off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time-off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit post-employment benefits should not be included in a liability for compensated absences.

This statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

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- b) **Statement No. 102, *Certain Risk Disclosures*** was issued in December 2023 and is effective for fiscal years beginning after June 15, 2024 and all reporting periods thereafter.

State and local governments face a variety of risks that could negatively affect the level of service they provide or their ability to meet obligations as they come due. Although governments are required to disclose information about their exposure to some of those risks, essential information about other risks that are prevalent among state and local governments is not routinely disclosed because it is not explicitly required. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

This statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

This statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosure should include descriptions of the following:

- The concentration or constraint.
- Each event associated with the concentration or constraint that could cause a substantial impact if the event had occurred or had begun to occur prior to the issuance of the financial statements.
- Actions taken by the government prior to the issuance of the financial statements to mitigate the risk.

- c) **Statement No. 103, *Financial Reporting Model Improvements*** was issued in April 2024 and is effective for fiscal years beginning after June 15, 2025 and all reporting periods thereafter.

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

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Management's Discussion and Analysis

This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). MD&A provides an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions and presents comparisons between the current year and the prior year. This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This statement emphasizes that the analysis provided in MD&A should avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections and that "boilerplate" discussions should be avoided by presenting only the most relevant information, focused on the primary government. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

Unusual or Infrequent Items

This statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each unusual or infrequent item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements of resource flows.

Presentation of the Proprietary Fund Statement of Revenues, Expenses, and Changes in Net Position

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as: (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses.

In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as: (1) resources received from another party or fund: (a) for which the proprietary fund does not provide goods and services to the other party or fund, and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund: (a) for which the other party or fund does not provide goods and services to the proprietary fund, and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.

Major Component Unit Information

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

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Budgetary Comparison Schedule

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present: (1) variances between original and final budget amounts, and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI.

- d) Statement No. 104, Disclosure of Certain Capital Assets** was issued in September 2024 and is effective for fiscal years beginning after June 15, 2025 and all reporting periods thereafter.

State and local governments are required to provide detailed information about capital assets in notes to financial statements. Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, requires certain information regarding capital assets to be presented by major class. The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets.

This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class.

This statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if: (a) the government has decided to pursue the sale of the capital asset, and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose: (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

- e) Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **Revenue and Expense Recognition** is another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions. The final standard is expected in mid-2027.
- **Classification of Nonfinancial Assets.** The objective of this project would be to reconsider the existing classification of nonfinancial assets and other related sub-classifications (for example, capital assets or intangible assets) to ensure that: (1) assets are classified in a way that provides the most relevant financial information, and (2) the definitions of the classifications are understandable and appropriate to meeting financial reporting objectives. The project also will consider how any classification changes would affect financial statement presentation and disclosure of nonfinancial assets. The project will not, however, reexamine recognition or measurement of nonfinancial assets.

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- **Going Concern Uncertainties and Severe Financial Stress** is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider: (1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, (2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and (3) what information about a commission's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc. An exposure draft on this topic is expected by mid-2025.

**COMPLIMENTARY CONTINUING EDUCATION
AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS**

Complimentary Continuing Education. We provide complimentary continuing education for all of our governmental clients. Each quarter, we pick a couple of significant topics tailored to be of interest to governmental entities. We have been providing these complimentary services virtually to allow for a wider array of clients to attend. We obtain the input and services of experienced outside speakers along with providing the instruction utilizing our in-house professionals. We hope the Town staff and officials can participate in this opportunity, and that it will be beneficial to them. Examples of subjects addressed in the past include:

- Accounting for Debt Issuances
- ACFR Preparation (several times including a two-day hands-on course)
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Capital Asset Accounting Processes and Controls
- Component Units
- Cybersecurity Risk Management
- Evaluating Financial and Non-Financial Health of a Local Government
- Financial Report Card – Where Does Your Government Stand?
- Financial Reporting Model Improvements
- GASB No. 84, Fiduciary Activities
- GASB No. 87, Leases
- GASB Projects & Updates (ongoing and several sessions)
- Grants (Accounting and Auditing)
- Human Capital Management
- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Procurement Card Red Flags
- Risk, Efficiency, & Effectiveness in Governments
- Segregation of Duties
- Single Audits for Auditees
- Uniform Grant Guidance

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Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins employees and are not purchased from an outside party. The newsletters are intended to keep you informed of current developments in the government finance environment.

In the past several years, the following topics have been addressed in our monthly newsletters:

- Are Your Government's Funds Secure?
- COVID-19 Updates (several)
- Cybersecurity Awareness
- Employee vs Independent Contractor
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- GASB Invitation to Comment – the New Financial Reporting Model
- Grants Management
- OMB Compliance Supplements
- Property Tax Assessments
- Remote Auditing Best Practices
- Refunding Debt
- Rotating or Not Rotating Auditors
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Various GASB statements

Communication. In an effort to better communicate our complimentary continuing education plans and newsletters, please email Paige Vercoe at pvercoe@mjcpa.com and provide to her individual names, mailing addresses, email addresses, and phone numbers of anyone you wish to participate and be included in our database.

CLOSING

If you have any questions regarding any items set forth in this memorandum, we will be pleased to discuss it with you at your convenience. This information is intended solely for the use of the Town of Juno Beach management, and others within the Town's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the Town of Juno Beach and look forward to serving the Town in the future. Thank you.



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Andrea Dobbins, Project Coordinator/Risk Manager
Item Title: Donald Ross Road Dune Walkover Presentation

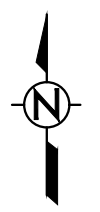
DISCUSSION:

The Town's engineers are here to present the proposed design for the Donald Ross Dune Walkover Renovation. This project is two-fold and will include a new structure and a drainage plan to manage the stormwater. Mark Powell with Isiminger & Stubbs Engineering will make a presentation on the proposed design for the structure. Jamie Parrish and Rob Rennebaum with Simmons & White will make a presentation on the proposed design for the stormwater management at this location.

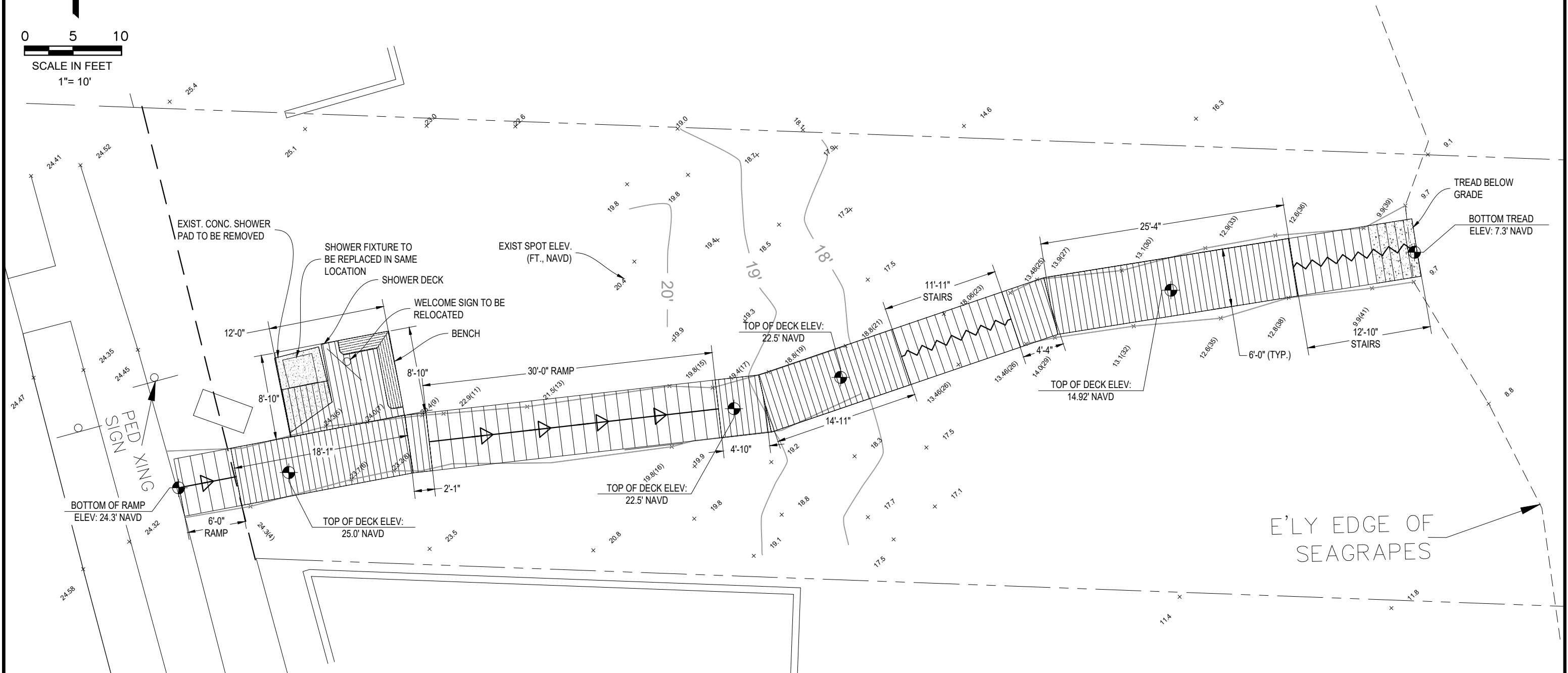
This project is funded by the Florida Recreational Development Assistance Program (FRDAP) and will include site amenities of a bike rack and landscaping as outlined in the grant agreement. Through the presentation, staff will answer questions that were raised at the November Town Council meeting, to include the seating/bench areas, bike racks, water fountains, dog fountains, and DEP's involvement thus far.

ATTACHMENTS:

Isiminger & Stubbs Engineering preliminary design for the Donald Ross Dune Walkover



0 5 10
SCALE IN FEET
1"= 10'



- GENERAL NOTES:
- DATUM IS NAVD.
 - EXISTING LOCATIONS AND ELEVATIONS ARE APPROXIMATE, BASED ON SURVEY BY R.L. VAUGHT & ASSOCIATES, INC., DATED 12/18/2024.

PRELIMINARY

OVERALL SITE PLAN

**ISIMINGER & STUBBS
ENGINEERING, INC.**
COASTAL • ENVIRONMENTAL • MARINE
REGISTRATION NUMBER: 8114
P.O. BOX 14702 - NORTH PALM BEACH, FL 33408 - 561-881-0003

**DUNE WALKOVER IMPROVEMENTS
ATLANTIC OCEAN FRONTAGE
340 OCEAN DRIVE
JUNO BEACH, PALM BEACH COUNTY, FL
CLIENT: TOWN OF JUNO BEACH**

DATE	2/25	DRAWN	IBN	CHKD	APPRVD
DWG NO.	24147C3			SHEET	
COMPUTER FILE NO.	24147C			OF 1	



TOWN COUNCIL REGULAR MEETING MINUTES

February 18, 2025 at 1:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

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

AUDIENCE: 36

CALL TO ORDER – 1:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Callaghan gave unanimous consensus to move Item #9 before Item #3.

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

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 1:04pm.

Public Comments Closed at 1:08pm.

CONSENT AGENDA

1. Town Council Meeting Minutes for January 22, 2025

MOTION: Callaghan/Davis made a motion to approve the consent agenda.

ACTION: The motion passed unanimously.

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

2. Discussion -Traffic Concerns

Council gave unanimous consensus to have a discussion on a second access option and/or all other options for Sea Oats as an agenda item; have individual members send their input to staff on the opposition letter and have staff bring it back for Council review before the next meeting; and have staff request a copy of Palm Beach County's most recent traffic study.

3. Appearance Review Board (ARB) Criteria

Council gave unanimous consensus to approve the proposed definitions for the terms "substantial damage" and "substantial improvement".

Vice Mayor Halpern provided a document for the record addressing residents Bosso's comments (see attached).

Mayor Wheeler, Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to have a workshop on this item; have staff poll the Council for dates; and have the Town Attorney conduct an analysis on whether the Town could continue to regulate architecture for single-family dwellings.

4. Chen Moore and Associates' detailed proposal (See attached presentations)

MOTION: Davis/Halpern made a motion to approve the Town Manager or designee to execute a contract with CMA per the Town's purchasing policy.

AMENDED: Callaghan/Davis amended the motion to have the Town Manager issue/approve the start dates of no more than three (3) items at any given time.

ACTION: The motion passed 3-2 with Mayor Wheeler and Vice Mayor Pro Tem Hosta opposed.

~~5. Revised Code of Conduct and Enforcement Options~~

~~6. Resolution No. 2025-01 (Amending the Town's Quasi-Judicial Procedures)~~

7. Approval of 2025 Town Council Meeting Dates

Council gave unanimous consensus to approve the proposed 2025 Town Council Meeting dates but to change the August meeting date to Tuesday, August 26, 2025.

8. Approval of Town Event Dates for 2025

Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to approve the event dates as proposed.

MOTION: Callaghan/Davis made a motion to approve the 2025 Town Events dates except for Food Truck Night (May 23, 2025) and to discuss it separately at the next meeting.
ACTION: The motion passed unanimously.

9. ~~Discussion on Filling Vacant Seat on Audit Oversight Review Committee~~

10. Pelican Lake Sterile Grass Eating Carp Introduction

MOTION: Davis/Halpern made a motion to approve adding sterile grass eating carp to Pelican Lake.
ACTION: The motion passed unanimously.

COMMENTS FROM THE COUNCIL

Mayor Wheeler, Vice Mayor Halpern, Councilmember Callaghan gave consensus to have a discussion on the 10 p.m. Town Council adjournment ordinance at a future meeting.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 4:59pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

Item #5.

Property Detail

Location Address : 390 JUPITER LN
 Municipality : JUNO BEACH
 Parcel Control Number : 28-43-41-28-02-000-0880
 Subdivision : JUNO BEACH 1ST ADD IN
 Official Records Book/Page : 32630 / 508
 Sale Date : 06/28/2021
 Legal Description : JUNO BEACH 1ST ADD LTS 88 TO 90 INC

W's house

I sold house to Kim in 2020.

Owner Information

Owner(s)

390 JUPITER LLC

Mailing Address

300 W INDIANTOWN RD
JUPITER FL 33458 3534

I wasn't on call in 2020.

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/28/2021	\$10	32630 / 00508	QUIT CLAIM	390 JUPITER LLC
11/27/2020	\$745,000	32012 / 01385	WARRANTY DEED	RUSSO ANDREW &
<i>Sold</i> 02/26/2020	\$690,000	31262 / 00795	WARRANTY DEED	BOEHM KIM
12/15/2011	\$10	24918 / 00233	QUIT CLAIM	HALPERN DD &
<i>Buy</i> 07/06/2011	\$300,000	24655 / 01472	WARRANTY DEED	HALPERN DD &
07/06/2011	\$10	24655 / 01468	QUIT CLAIM	HALPERN DD &
05/17/2011	\$100	24531 / 00588	CERT OF TITLE	CICCOLINI FRANK EST
11/15/2010	\$10	24223 / 01833	REP DEED	CICCOLINI RONALD J &
10/01/2010	\$412,624	24176 / 01790	QUIT CLAIM	CICCOLINI RONALD J
08/10/2005	\$600,000	19138 / 00247	WARRANTY DEED	GREENE WILLIAM J

Kim sold to Russo for \$745k
I sold to Kim for \$690k

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
 *Total Square Feet : 0
 Acres : .19
 Property Use Code : 0000—VACANT
 Zoning : RS-2—SINGLE FAMILY (28-JUNO BEACH)

Bought - \$300 - 7/11
Sold - \$745 - 11/20
+148%

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

9 years
112 mo -

→ What difference does it make what I sold for?
\$148%

Item #5.

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RS-2	0.1921

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$243,808	\$194,888	\$163,856	\$154,600
Land Value	\$929,640	\$929,640	\$737,000	\$536,000	\$436,000
Total Market Value	\$929,640	\$1,173,448	\$931,888	\$699,856	\$590,600

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$893,306	\$1,025,077	\$931,888	\$699,856	\$590,600
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$893,306	\$1,025,077	\$931,888	\$699,856	\$590,600

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$16,459	\$19,729	\$17,463	\$13,567	\$11,597
NON AD VALOREM	\$860	\$1,290	\$1,277	\$1,199	\$1,189
TOTAL TAX	\$17,319	\$21,019	\$18,740	\$14,766	\$12,785

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpsao.gov

	Yes/No	Day	Month
AquaGrille			
Captain Charlie's	NO		
Cathy's Beach Connection			
Countyline Pizzeria			
Garden City Café	YES	Tues/Wed	March/April
Hurricane Café			
Juno Beach Café	YES		
Juno Beach Fish House	YES	Tues/Wed	Any
Kati Asian Cuisine	Depends on Date		
Ke'e Grill			
Kirby's			
Matty's Gelato	YES		
Mystic Lobster	YES	Tues/Wed	Any
Nick & Johnny's Osteria			
Papa Kwans	Maybe		
New - Subs and Grub	Not open yet - check back		
Portofino Bistro	YES	Tues/Wed	Any - Not Feb 13
Sushi Jo			
Teapots & Treasures Café	YES	Tues/Wed	Any - Not Feb 13
The Vine Post	YES	Tues/Wed	Any
Thirsty Turtle			
Willie's Pizza	NO		
Juno Sweets			

Support of Code Improvements in seven areas identified and Support of Retaining Architectural Review

1-2 Bob and Donna Root – Seaview Drive

3 Jody D. Block

Support of harmony and no to Supersizing – maintain character and charm of our Town

4 Jean Skinner

5 Kimberly Warth – Ocean One

6 Debbie Theirl, Board President Manor

7 Ronald Rotondo 800 Ocean PH

8 Thomas Kubot – Sea Oats Community

9 Michael Perfetto

10 Justine Walker

11 Robert Siegmund – Grand Bay Circle

12 Ann Marie Fay

13 Penny Auer – coral Cove Drive

14 Francine Hotaling – Ocean Trace

15 Elizabeth O'Reilly

16 Kathy Paleczny – The Homestead

17 Christine Schnur – 500 Ocean Drive

18 & 19 Charles and Debbie Hapcook

20 Scott Shaw

Email & other Comments opposed to 714-716 Ocean Drive

Stewart Brown Lee 1615 E Hemmingway Dr

Jennifer Pierce 900 Ocean Dr 707

Blake Niemann

Katheryn Flowers 200 Uno Largo Apt 103

John Flynn 50 Celestial Way 207

Paul and Karen Hugus 800 Ocean Dr. 802

Barbara Pranckun 41 Grand Bay Circle

Siobhan O'Donnell

Linda Stroesser 911 Ocean Dr

Michael Wade 600 ocean 9A

Patricia Pilla 811 Bay Colony

Douglas Elder 401 Sea Oats Dr

Karen Nebel 530 Ocean Drive 502

Susan Chalko 500 Ocean Dr

Ross Tadross 750 Ocean Royale

Ciro Tacinelle 113 Oak Harbor Dr.

Todd Brown 500 Ocean W 3D

Kathleen & Jim Lynch

Stuart Katz 900 Ocean Dr

Brian Cole 380 Sunset Dr

Nancy Stone

Marilyn & Gregory Byers

Andrew Spilos & Dimitra Kalivas

26
No to
Supersizing
and
maintain
harmony

The regulation of bulk, mass, proportion and scale are typical of land use planning and zoning for municipal governments.

Harmony – for Juno Beach, definitions at 34-4, include:

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, particular other buildings in the surrounding context.

Harmony, JB Municipal Code 34-116(3)(b)(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.

Rank	Subject	Summary
1	Techniques for sound and slow growth TOWN COUNCIL INITIATED	Council requested for staff to research planning techniques to promote slow growth and sound development in Juno Beach. Staff's recommendations include parking, landscape setback/lot coverage, incentives for certain uses, elimination of combination of Architectural styles in our current code. <div data-bbox="2364 72 2484 125" style="border: 1px solid black; padding: 2px;">Item #5.</div>
2	Landscape Requirements TOWN COUNCIL INITIATED	Council requested for staff to benchmark the entirety of the Town's landscape requirements with Palm Beach Gardens, and other communities. (discussed at Oct. P&Z Board meeting).
3	Floor Area Ratio / Volume and Massing of Single-Family dwellings. TOWN COUNCIL INITIATED	Council requested for staff to have a consultant review and benchmark other communities for mass, size, scale, height, building area regulations, wall treatment, 2 nd floor area, floor area ration, cubic ratio, off-street parking for single family homes, and to specifically benchmark the city of Lake Worth Beach, North Palm Beach and Palm Beach.
4	Sign Regulations STAFF INITIATED	Staff initiated – The Town's sign code was last amended in 2006, with the changes in state legislature, some of our codes cannot be enforced effectively. Any amendments will require a legal review of the proposed language, this was planned to be addressed with a consultant.
5	Topographical Features TOWN COUNCIL INITIATED	Council requested for staff to work with a consultant to review the Town's Code regarding current topographical features, the installation of fill and excavations.
6	Wall and Fence TOWN COUNCIL INITIATED	Council requested for staff to have a consultant review this section of the code. Most recently, council directed staff to discuss this item again without the need of a Geotechnical Engineer.
7	Exterior Lighting Spillover P&Z BOARD INITIATED	Discussion – as part of the Planning and Zoning Board's 2024 Topics, they wish to discuss limiting intrusive, spillover lighting from family residences. Previously, in January 2024, Town Council directed staff to proceed with the addition of a code section to address exterior lighting on residential housing and to not include a reference chart with foot candle criteria. At the March 2024 P&Z meeting, the Board requested for staff to work with an Engineer on creating lighting criteria, this was planned to be addressed with a consultant. <div data-bbox="2407 1300 2484 1353" style="border: 1px solid black; padding: 2px;">150</div>

Rank	Subject	Summary
1	Limiting Density for Commercial/Residential projects COMPLETED	Discussion - as part of the Planning and Zoning Board’s 2024 Topics, they wish to discuss tools to limit density in commercial and residential development projects. Item #5.
2	Single-Family Site Plan Review IN PROGRESS	Council requested for staff to prepare a draft ordinance that includes both site plan criteria and appearance review criteria. (discussed at Oct. P&Z Board meeting).
3	Excavation Permit FEB. 26 TC MEETING	Staff initiated – following the recent adoption of Construction Site Standards and the Town’s current requirement on not allowing the regrading of a property without a building permit, staff would like additional information and impose requirements when projects are removing or adding fill to assure their methods are safe.
4	Tower Structure Height	Discussion – Clarify scope of work to only include RH, RM-1, RM-2 zoning districts. Previous direction was to include all applicable zoning districts.
5	Definitions	Staff initiated – review Section 34-4 to add/modify existing definitions, such as but not limited to, lot coverage, accessory apartments, dwelling units, accessory structures, recreational vehicle (RV’s), swales, Coastal High Hazard Area, North American Vertical Datum (NAVD 88), .
6	Subterranean Parking FEB. 26 TC MEETING	Discussion by Council at a future meeting
7	Discussion on Traffic Concerns on Donald Ross Road and US Hwy 1 Intersection IN PROGRESS	Council requested a temporary moratorium on all new mixed-used development(s) to study the impacts of mixed-use development in commercial zoning districts and determine the appropriate methods and regulatory controls to ensure that future development does not permanently alter the character of the Town and overwhelm existing infrastructure and roadways.
8	Zoning in-progress inspections	Discussion by Council at a future meeting
9	Vacation Rental Application Fees	Discussion by Council at a future meeting
10	Non-conforming mechanical equipment	Discussion by Council at a future meeting

CMA Proposal

Includes:

- Coordination with Town Staff
- Due diligence and research
- Writing text to amend Zoning Code
- Public workshops
- Attend Public Meetings with P&Z Board and Town Council
- Cost without public workshops totals \$62,950

TOTAL COST: \$74,550.



Land Development Regulations

Town of Juno Beach
Town Council Meeting
February 18, 2025





Nilsa Zacarias, AICP
Director of Planning

Fulbright Scholar
Bachelor of Architecture
Masters of Community and Regional Planning (Iowa State University)
Certified Planner with American Institute of Certified Planners (AICP)
25+ Years of Experience



Lance Lilly
Senior Planner

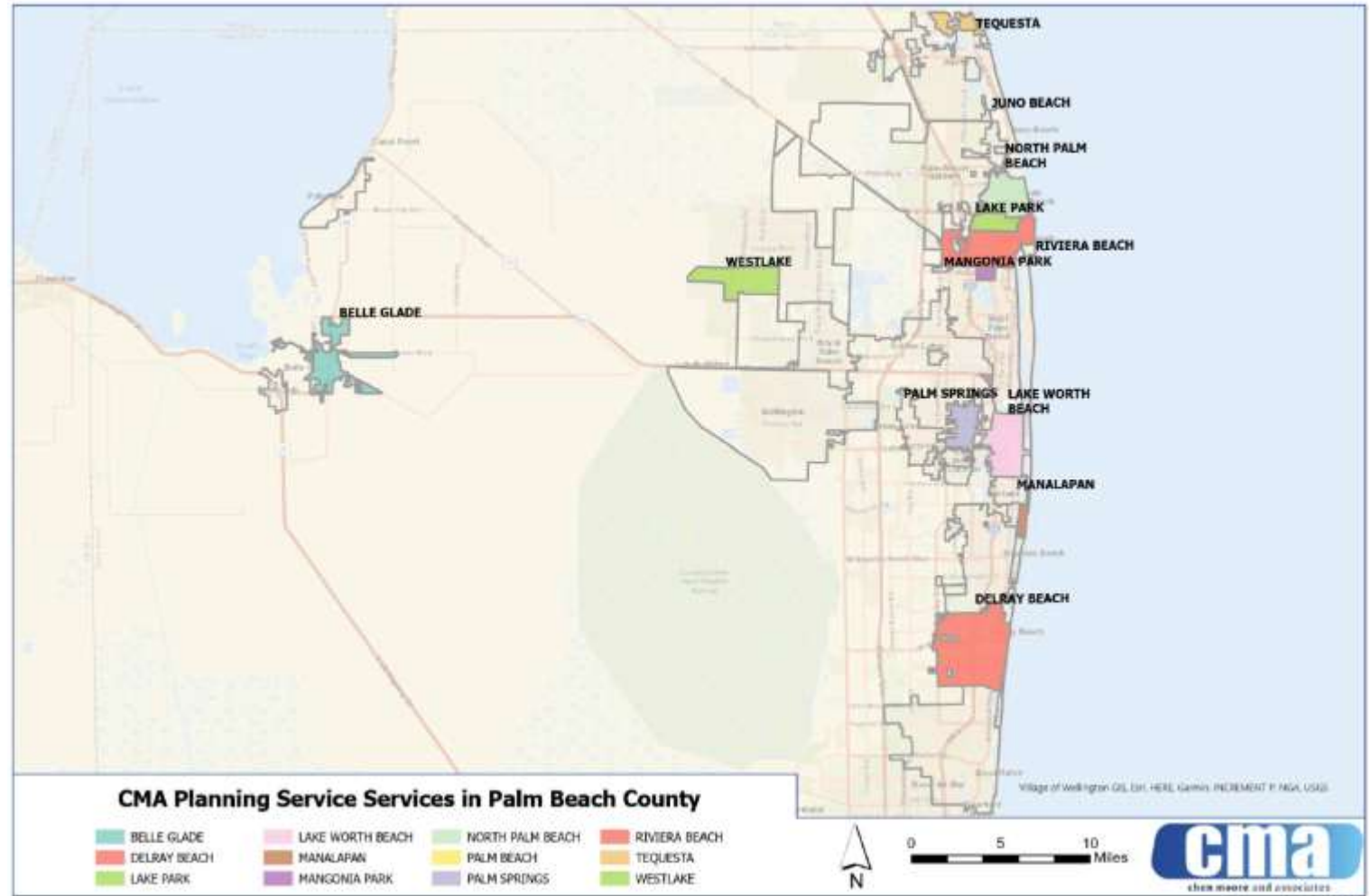
Bachelor and Masters Degree of Urban and Regional Planning (Florida Atlantic University)
8+ Years of Experience

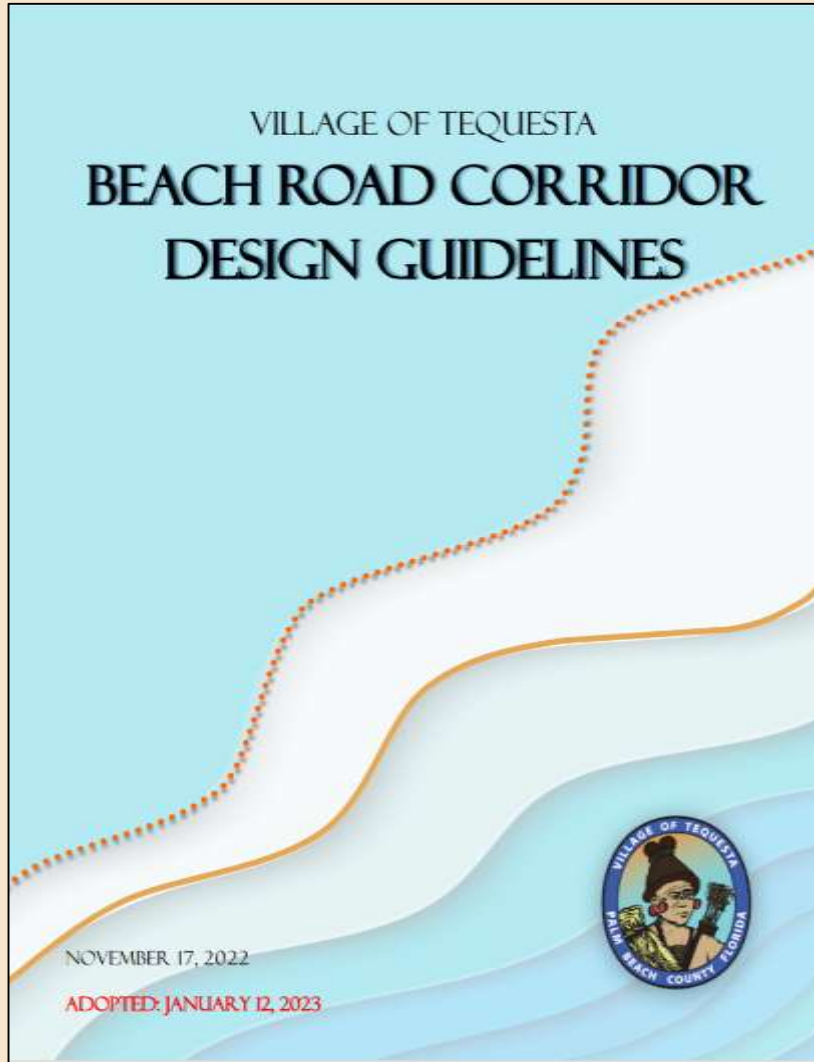
- Founded in Florida in 1986
- 150+ Employees
- Headquartered in Fort Lauderdale
- Services include:
 - ✓ **Planning and Urban Design (Jupiter, Florida)**
 - ✓ Landscape Architecture
 - ✓ Civil Engineering
 - ✓ Electrical Engineering
 - ✓ Roadway & Transportation
 - ✓ Environmental / Wetlands



Current Planning Clients

- Town of Palm Beach
- Village of North Palm Beach
- Village of Tequesta
- Town of Manalapan
- City of Lake Worth Beach
- City of Westlake
- Town of Mangonia Park
- City of Riviera Beach
- City of Belle Glade
- City of Delray Beach
- Village of Palm Springs





Design Guideline incorporating four (4) urban design principles:

- Building Design
- Site Planning
- Landscaping
- Public Streetscape



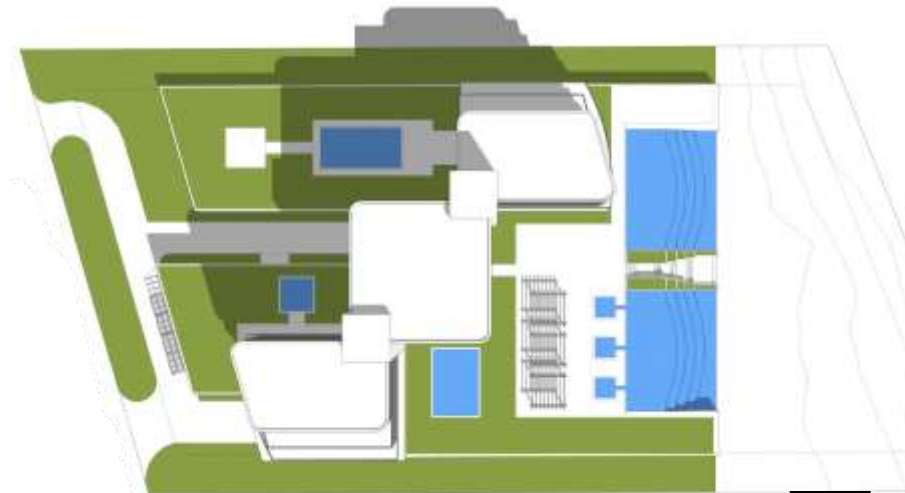
1. To **support** development that is consistent with Village's vision
2. To **encourage** site planning and architectural design that will enhance the character of the Beach Road Corridor
3. To **ensure compatibility** with the built and natural environment
4. To **provide flexibility and cohesiveness** in the design and planning of new development
5. To **communicate to developers** the Village's aesthetic goals clearly and early in the design phase

The following checklist is a tool to assist in the design and review of the proposed development. This checklist presents a summary of the design guidelines; however, it is not meant to be a substitute for the detailed descriptions of the design principles included in the subject document. The applicant will need to complete this checklist and provide an explanation of how each design element is accomplished in the development.

<i>The proposed development includes the following:</i>	EXPLANATION (How is this achieved?)
I. Building Design	
<u>Height and Massing</u>	
1 The building is NOT an urban form represented by only one rectangular block.	
2 Height variations create human scale.	
3 Massing is broken down into smaller volumes to minimize visual dominance.	
4 Facades articulate vertical and horizontal intervals and do <u>not</u> resemble simple box forms.	
5 Recessing and projecting design elements avoid flat and monotonous façades.	
6 Major wall offsets carve the building form to create opportunities for amenity spaces or pronounced entry ways.	
7 Building step-backs to add visual interest and human scale.	
<u>Articulations</u>	
8 Top articulations emphasize a distinctive profile (projecting parapets, upper-level step-backs, height variation, variety of roofline, etc.).	
9 Skyline is defined by a variation of roofline projection planes that break up long lines and add visual interest and design elements (trellis, green roof, etc.).	
10 Middle articulation (materials, color, balconies, windows, step-backs) to differentiate from top and ground articulations.	
11 Fenestrations (doors, windows, skylines) are cohesive and complement the building.	
12 Ground articulation (variety of materials, fenestrations, architectural elements, etc.).	
13 The façades include movement, diverse balconies, and architectural breaks along large expanses of walls.	
14 Windows and glazed areas provide a sense of balance and scale.	



Created checklist for proposed new construction



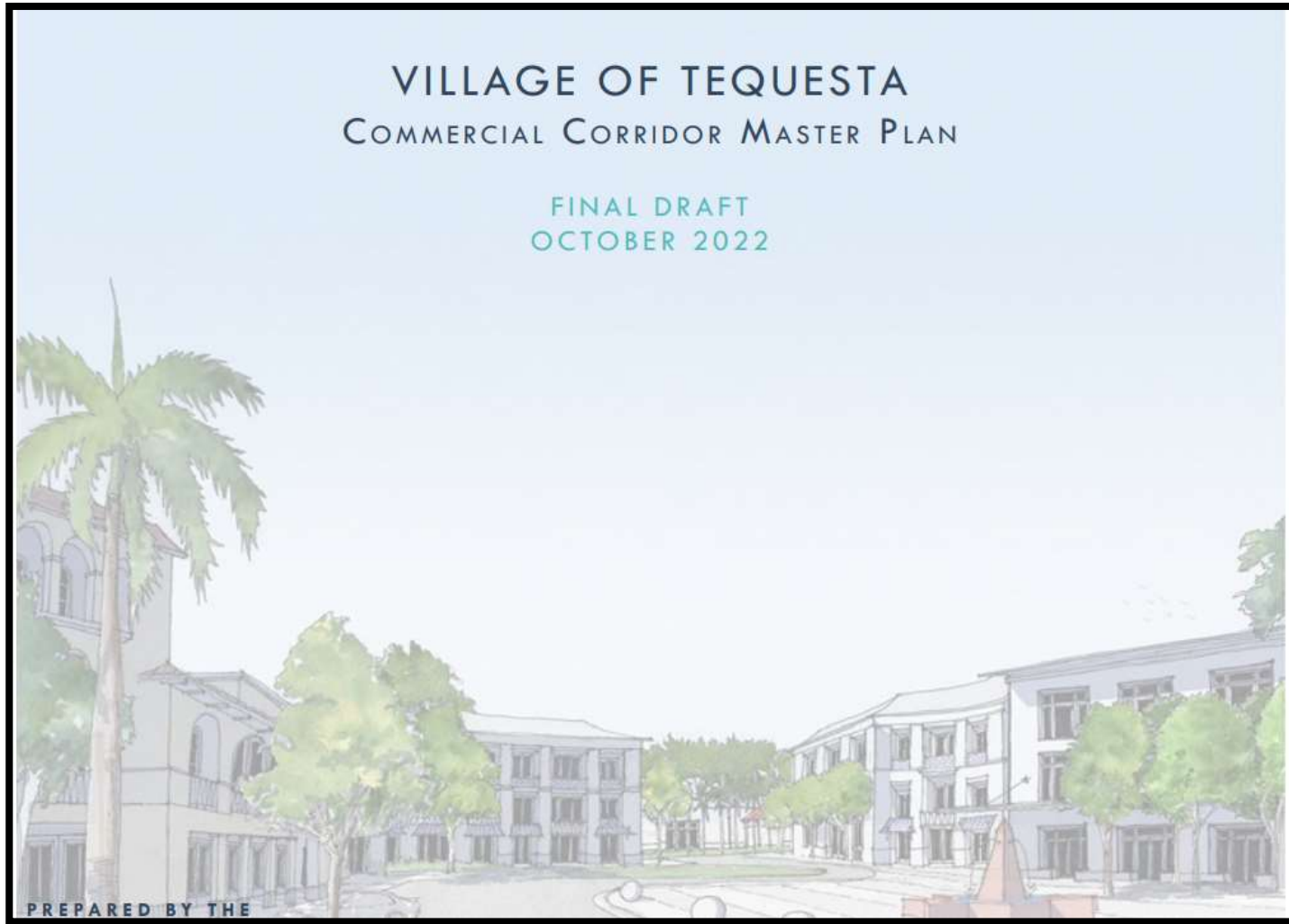


Adopted into Code in 2023

"Front Setback: 20 ft. for main structures or buildings up to 40 ft. in height; 35 ft. for any portion thereof exceeding 40 ft. in height; 45 ft. for any portion thereof exceeding 80 ft. in height.



Side Setback:
20 ft. for main structure or buildings up to 40 ft. in height; 25 ft. for any portion thereof exceeding 40 ft. in height but less than 80 feet in height; 32 ft. for any portion thereof exceeding 80 ft. in height. 10 ft. for any accessory one-story building or structure."

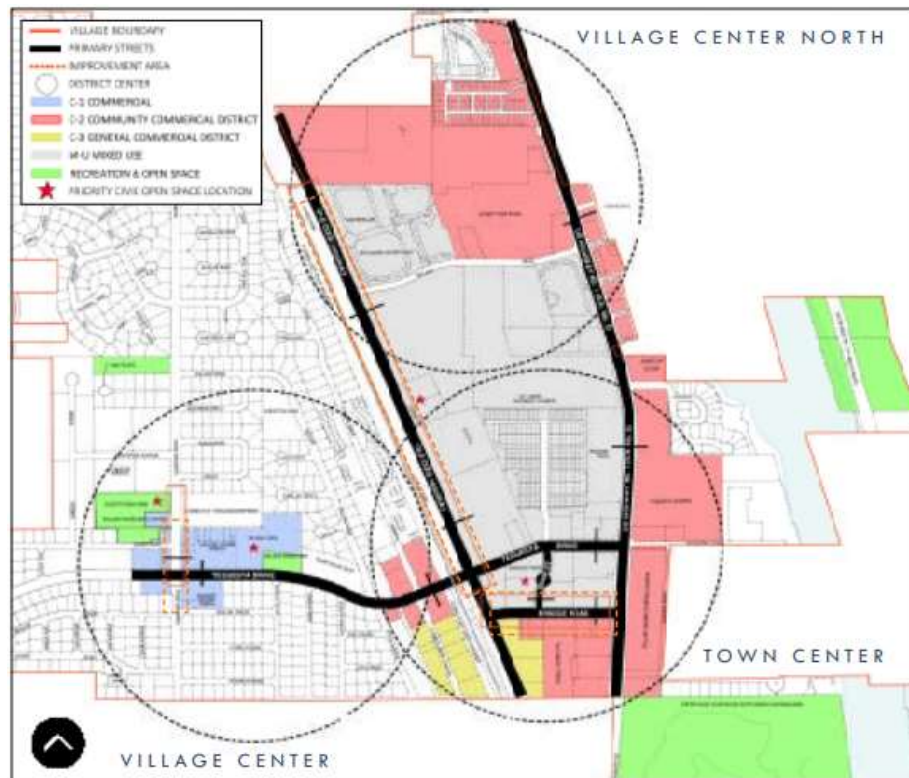


2024 Village Adopted LDR Amendments

Based on Commercial Corridor Master Plan from Treasure Coast Regional Planning Council (TCRPC)

TCRPC key recommendations:

- District Centers
- Frontage Standards
- Civic Open Space
- Measuring Height
- Drive-Through Buildings and Gas Stations
- Location of Parking
- Primary Streets

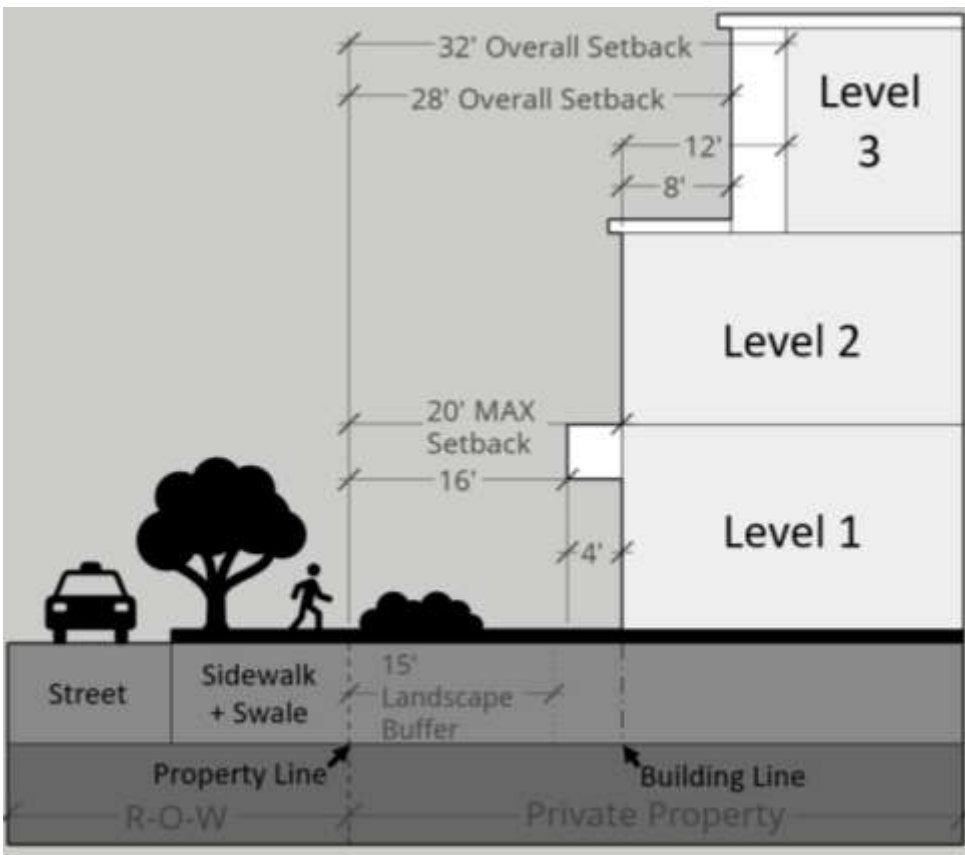


Create three (3) overlay districts with specific regulations for:

- Design
- Allowable uses

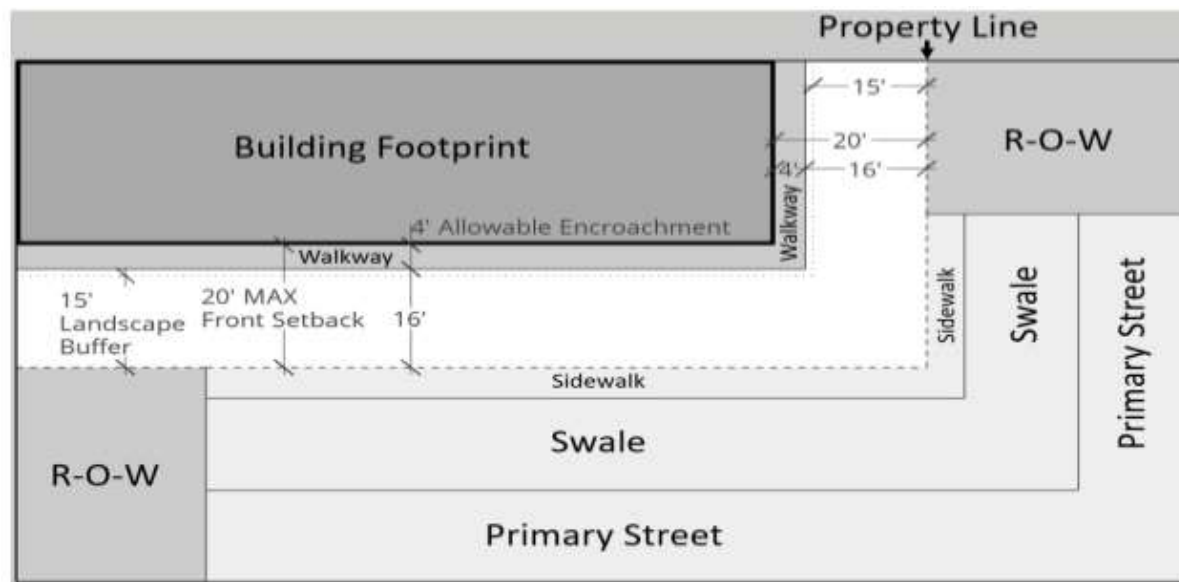


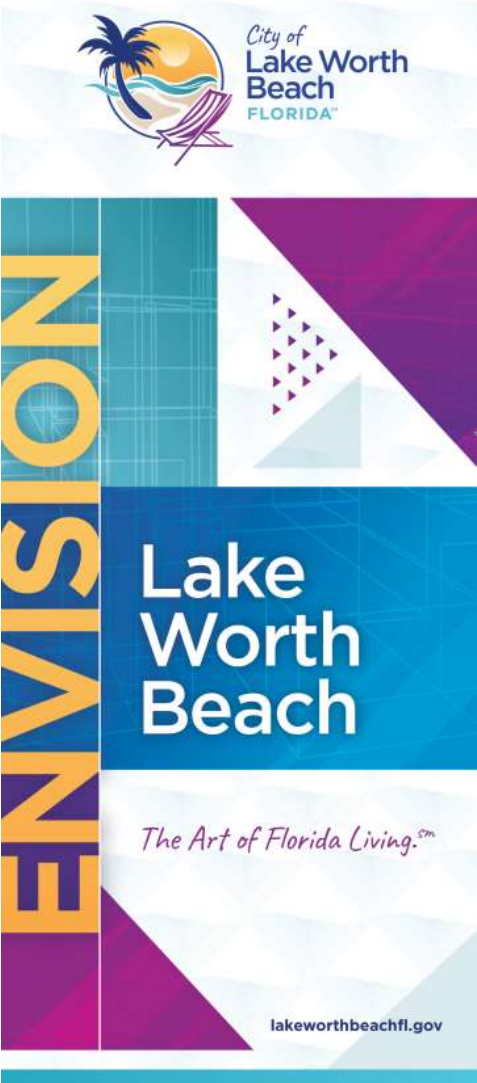
Graphics indicating site regulations and building interaction with the public realm



“Front Setbacks; encroachments. The maximum front setback is 20 feet and the minimum landscape buffer is 15 feet; however, the following frontage types as detailed in Appendix C of the Village of Tequesta Commercial Corridor Master Plan may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer as set forth in Table 1 and depicted in Figure 1 below:

Front façades on any third story and above must have front setback of eight (8) to twelve (12) feet in addition to the first-floor setback, as depicted in Figure 2 below:”





SITE B - LOW DENSITY



SITE B - MEDIUM DENSITY



SITE B - HIGH DENSITY



SITE B - SITE PLAN



Renderings based on Land Development Regulations including three (3) differing densities

- Low Density
- Medium Density
- High Density

SITE A - LOW DENSITY



Low Density Rendering:

Lot Coverage - 65%
 Building Cov. 50%
 Floor Area Ratio - Max 1.55 or 918,244 sq. ft.
 Density - 30 unit per acre or 408 units
 Height - 45 ft. not exceed four stories

SITE A - HIGH DENSITY



High Density Rendering:

Lot Coverage - 65%
 Building Cov. 50%
 Floor Area Ratio - Max 2.5575 or 1,515,104 sq. ft.
 Density - 55 unit per acre or 748 units
 Height - 82.50 ft. not exceed seven stories

SITE A - MEDIUM DENSITY



Medium Density Rendering:

Lot Coverage - 65%
 Building Cov. 50%
 Floor Area Ratio - Max 2.325 or 1,377,367 sq. ft.
 Density - 45 unit per acre or 612 units
 Height - 67.50 ft. not exceed six stories



COORDINATION
WITH TOWN STAFF



DUE
DILIGENCE
AND
RESEARCH



WRITING TEXT
TO AMEND
ZONING
CODE



PUBLIC
WORKSHOPS



APPROVAL
PROCESS

Nilsa Zacarias, AICP

Director of Planning
nzacarias@chenmoore.com
(561) 758-2252

Lance Lilly

Senior Planner
llilly@chenmoore.com
(561) 348-4628



Techniques for Sound and Slow Growth



← How do we **encourage** homes like: 461 Olympus Drive Juno Beach – Architect Rick Gonzalez and William Waters?

How do we **discourage** homes like: Contemporary modern home in Ft. Lauderdale neighborhood – towers over its neighbor in this waterfront older neighborhood on the intracoastal



Techniques for Sound and Slow Growth



U.S. 1 Front of
homes



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

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

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

Item #5.



A local view shows buildings within an area of interest in a neighborhood

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



Wall height of 4 ft front and 6 ft side and rear lot - meaningless because of a **Series of Walls** are not required to meet height limits of code, nor are they required to meet setbacks for structure



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



Unlimited fill, unlimited walls, unlimited heights and minimal or no setbacks for a swimming pool and deck on second floor

be limits on the amount of fill brought in to elevate an existing grade in relation to neighboring properties? What about elevating a deck or swimming pool to a second floor

Item #5.





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

Fw: Your Propety Rights

1 message

PUBLIC COMMENT

Chris Huffman <cohuffman@aol.com>

Mon, Feb 17, 2025 at 5:30 PM

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

Cc: Debbie Huffman <dlhnfla@aol.com>, Anne Bosso <junobeachpoa@gmail.com>

general

Caitlin,

Please find my comments for the Town Council meeting being held on Tuesday February 18, 2025.

My wife and I, Chris and Debbie Huffman fully support the stance as detailed regarding property rights in the Juno Beach POA memorandum "Eyes wide open" as attached to this email.

Chris and Debbie Huffman

840 Oceanside Drive

Juno Beach FL 33408

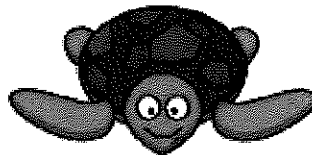
----- Forwarded Message -----

From: Juno Beach POA <anne@bossorealty.ccsend.com>

To: "cohuffman@aol.com" <cohuffman@aol.com>

Sent: Monday, February 17, 2025, 04:19:48 PM EST

Subject: Your Propety Rights



Eyes wide open !

This Mission of the POA is to inform and advocate for our Town's residents on issues which affect property values, taxation, zoning and the quality of residential life in Juno Beach

Juno Beach Residents – Stand up for your Property Rights

Diana Davis and DD Halpern are pushing a zoning code change called “Harmony” as well as other new code restrictions that adversely affect single family property rights.

They couch their proposals under the guise of “Outlawing Mega Mansions (who knows how they define that term), and a desire to adopt new codes to further slow growth in Juno Beach. To some that may sound like a nice sound bite, however to the residents of Juno Beach it is **proposal to take existing single family property owners rights away which will result in your home values declining.**

Juno Beach already has sufficient side set back and height restrictions to limit the size of homes that can be built in town, we do not need further restrictions. Only a handful of lots in town are large enough to even build a Mega Mansion.

Harmony is a very subjective issue that is being misapplied in Juno Beach. We have single family homes next door or across the street to existing high rise and midrise construction. Diana and DD now want to apply “harmony” subdivision by subdivision which in certain cases means street by street.

[click button for full PDF](#)

POA of Juno Beach | 13955 US Highway 1 | Juno Beach, FL 33408 US

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TOWN OF JUNO BEACH

Item #5.

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 #: 2 Traffic DATE: 2/18/25

NAME: Susan Van Lindt PHONE NO.: 561-512-2138

REPRESENTING (IF APPLICABLE): Sea Oats POA

ADDRESS: 504-3 Sea Oats Dr., Juno Beach, FL

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



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

Form submission from: PUBLIC COMMENTS

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

Tue, Feb 18 at 11:54 AM

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

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

Submitted on Tuesday, February 18, 2025 - 11:54am

Submitted by anonymous user: 104.28.32.212

Submitted values are:

First Name Kimberly

Last Name Warth

Address 408 Ocean One Lane

Email Address warthka@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 3, 9

Public Comment / Question

Agenda Item #3 - Fully support having Chen Moore & Associates facilitate the town in achieving solutions for land use. It is critical for existing residents to know that their structure is not being disrupted, and in danger of future deterioration due to a new home or building being built near their home. This type of evaluation and study should be required for all existing structures when a new build whether residential or commercial is proposed near an existing structure. In addition, this evaluation should be done by a third party and filed with the town. To provide security and protection to the residents of Juno Beach, any damage to the land or a residents home structurally be protected for approximately 18-24 months from the time the excavation equipment shows up. Should any damage occur, the resident has the right to pursue legal action. We must hold these developers and builders accountable.

Agenda item #9 - I strongly support keeping the harmony code language as a requirement for all future builds. New builds must compliment surrounding existing dwellings. I propose the following:

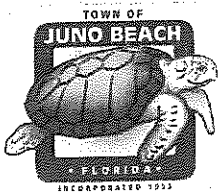
1. The town maintain an architectural review board. This is critical to maintaining the Juno Beach ALL residents love.
2. The P&Z & town council consider that any single family home which is purchased for a rebuild must maintain the existing foundational footprint AND NOT exceed the existing building type. For example, a one story home, that is purchased for a rebuild, must be built on the existing footprint, and MUST remain a single story. This will eliminate builders coming in to Juno, buying up the big lots and building these massive 2-3 story homes which totally disrupt the harmony and charm of our residential streets. Financially it is not worth it to them to only build a single story home. There is little money to be made as an investment. Therefore, people who do buy older homes, and rebuild, it is because they want it for their use, NOT as an investment to flip. We want new residents to value and enjoy the style that Juno Beach built in its history. We do NOT want new residents, investors or builders coming in building these massive supersized homes, next to one story dwellings, towering over them. It is not right, nor is it fair or respectful to our existing residents. Besides looking ugly having these massive homes looking out of place in this seaside beach town that Juno is. IT is totally not fair to the residents of Juno Beach.

By requiring a new build with the same type of ~~doweling~~ ^{land - ing}, will maintain the charm, harmony AND the value of all of our homes which we are looking to maintain. We need to put strict guidelines in place. I strongly suggest that the P&Z committee evaluate ALL empty lots in our town, and determine based on surrounding dwellings, slope and height of land if a 1, 2 or 3 story fits in with the existing dwellings, and landscape. We do NOT want land that perhaps has a high elevation, and the P&Z approve a 3 story home, so it looks like a mini office building on a residential street. This should be a work plan item initiated, assessed & determined by the P&Z committee and presented to town council..

I respectfully volunteer my participation in any work planning committee, and am available for further discussion regarding these topics. Respectfully submitted,
Kimberly Warth

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19885>



TOWN OF JUNO BEACH

Item #5.

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

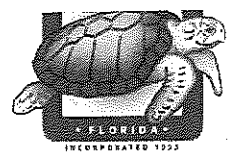
AGENDA ITEM #: 3 DATE: _____

NAME: Anne Bossio PHONE NO.: _____

REPRESENTING (IF APPLICABLE): Chen Moor

ADDRESS: _____

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



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 3 DATE: _____

NAME: MARCIA WOLF PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

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



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

Form submission from: PUBLIC COMMENTS

1 message

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

Tue, Feb 18, 2025 at 8:39 AM

Submitted on Tuesday, February 18, 2025 - 8:39am

Submitted by anonymous user: 208.104.158.52

Submitted values are:

First Name Scott

Last Name Shaw

Address 400 Apollo Dr

Email Address shaw4098@bellsouth.net

Agenda Item Number (Ex: 1, 2, 3) Agenda item 9, comments in regards to harmony

Public Comment / Question

I'll comment on the 172-page agenda packet for the February 18 Council Meeting. But first, two more comments on the project at 401 Diana which came up last month.

Myself and Debbie reside at 400 Apollo, directly behind 401 Diana, and commented that the rebuild plan for 401 Diana is out of harmony according to our reading of Juno Beach rules. Our opinion agrees with the Staff recommendation that 5900 sq. feet is out of bounds.

I would say we need to pay more attention to realtors, builders, and brokers. As we were looking over the Appearance Review packet for 401 Diana, we noticed it is a 5 br, 4 bath, 5900 square foot house. Its a big place. On the lower left corner of page A-1 there is the summation of areas that totals 7000 square feet, not 5900 square feet. For all of the discussion about 401, I had heard "5900 sq. feet". That figure is shown on page 44 of the Appearance review in a box titled "Building Area". I guess if you are faced with Staff opposition to a 5900 sq ft building, it is better to say "5900", instead of "7000". Or, you can quibble over whether garage space is part of "Building Area". Regardless, it is not in harmony with nearby homes.

It appears that Council is in contact with Chen Moore and Associates and desires "techniques to promote slow growth" (page 110). This suggests to me that we have ample time and patience to fully consider plans for growth. Realtors, builders, and brokers should expect to wait until all the issues are reviewed, and not choose to expedite.

I was pleased to find the concept of harmony "Will be kept" (page 17, Feb 18 packet). The idea is repeated on page 161.

We are not opposed to growth. Most times, your property value increases when a big new house goes in next door. In our letter dated January 10, we used the phrase "rational forward motion of new home construction". Although we are a bit worried that a monstrosity next door will negatively impact our home value, our bigger worry is that Council may consider scrapping rules that require harmony.

We are requesting that the harmony concept remains as part of Juno Beach's rules, consistent with State of Florida rules. My look-see at rules for harmony reveals days or weeks of reading. I will continue to read the rules for "harmony.

Scott and Debbie Shaw

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19882>



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

Form submission from: PUBLIC COMMENTS

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

Tue, Feb 18 at 10:10 AM

Submitted on Tuesday, February 18, 2025 - 10:10am

Submitted by anonymous user: 73.84.149.11

Submitted values are:

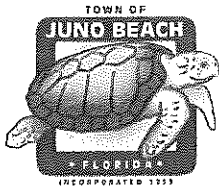
First Name Paul
 Last Name Scherrer
 Address 730 Seaview Drive
 Email Address paulscherrer@protonmail.com
 Agenda Item Number (Ex: 1, 2, 3) Item 9
 Public Comment / Question

9

34-28JB is a subjective opinion. "Appearance Review" can't be defined. I was told my project had to "Look like other homes in the area". That is totally subjective. Old homeowners can't even define what this means. And new homeowners have even more difficulty with the "look like" test. Lets take Diana Lane for example. Diana which transitions into Apollo are not the same streets technically. So how is "Appearance" used for approving projects? Just on Diana with the three homes remaining, two homes were built in the 1970 period and one was built in the 2000 period. These homes do not look alike. So how does a person on Diana know what "appearance" to build. Does he build 1970 or 2000? It gets more complicated when you add in Apollo and Ocean. In one area you have a home with an Apollo address next to a home with an Ocean address which is next to a home with a Diana address. I am using this example because some residents are trying to limit what gets built around them by the stree they live on. Apollo homes were built from 1950 to 2000. Nobody wants a new home to look like a home built in 1960. I don't care how much you remodel, a home built in 1960 looks like a home built in 1960. People want new homes with modern amenities, including more storage. Yes they want three car garages in some instances. They have additional cars, surf boards and paddle boards. Lets not forget that people moving here bought their property. They should not have to fight with the board to become taxpayers to the town of Juno. "Appearance Review" does not benefit the town of Juno Beach. It sounds like a good old boy or good old girl network to cherry pick the projects they favor. You have to define your codes in detail to make all residents of Juno Beach satisfied. If you do not then you have to worry about things like the state code.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19883>



TOWN OF JUNO BEACH

Item #5.

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.

general & - Appearance Review

AGENDA ITEM #: 9 DATE: _____

NAME: Anne Basso PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 9 DATE: _____

NAME: Shari Katz PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

Item #5.

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 #: 9 DATE: 2-18-2025

NAME: Tom Kelley PHONE NO.: 260-450-0500

REPRESENTING (IF APPLICABLE): myself and my wife

ADDRESS: 430 N. LYRA CIRCLE

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 9 DATE: 2-18-25

NAME: Craig Dell PHONE NO.: 954-699-5811

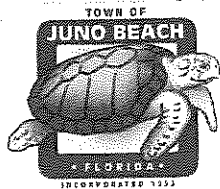
REPRESENTING (IF APPLICABLE): _____

ADDRESS: 401 Daigne Lane

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



TOWN OF JUNO BEACH

Item #5.

PUBLIC COMMENT CARD

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

AGENDA ITEM #: General 9 DATE: _____

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

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 495 Zephyr Way

CHECK WHAT MAY APPLY:
 SUPPORT OPPOSE Harmony I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 9 DATE: 2/18/25

NAME: Susan Van Lindt PHONE NO.: 561-512-2138

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 504-3 Sea Oats Dr., Juno Beach, FL

CHECK WHAT MAY APPLY:
 SUPPORT Harmony OPPOSE I WISH TO SPEAK

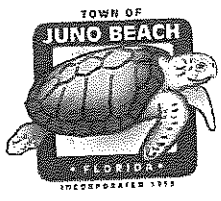
I WOULD LIKE MY COMMENT READ INTO THE RECORD: if you want to

Keep Juno Beach Juno Beach you cannot allow homeowners to demolish multiple homes and build mega mansions
→ demolish multiple homes and build mega mansion →

part of the charm of Juno Beach is the smaller homes.

Item #5.

If you want to keep Juno Beach Juno Beach, you cannot allow homeowners to demolish multiple homes and build mega mansions. Part of the charm of Juno Beach is the smaller homes



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 #: 9 DATE: _____

NAME: Paul Kneeland PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN COUNCIL REGULAR MEETING MINUTES

February 26, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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

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

AUDIENCE: 14

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Item #13 up to Item #10; and Item #8 down to Item #14A.

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

Council gave unanimous consensus to participate in the Mayor's Ball by providing a basket for the Silent Auction and have staff prepare the basket.

Mayor Wheeler, Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to have the Planning & Zoning Board participate in the upcoming ARB Criteria Workshop.

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, Councilmember Davis, and Councilmember Callaghan gave consensus to have the Public Interviews start at 5PM on Wednesday, March 5th.

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name

and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:37pm.

Public Comments Closed at 5:47pm.

CONSENT AGENDA

1. Proclamation – Problem Gambling Awareness Month
2. Proclamation – Florida Bicycle Month - March 2025
3. Proclamation – National Eating Disorders Awareness Week 2025
4. Special Event Request - Bike MS: Breakaway to the Palm Beaches 2025
5. Special Event Request – Town of Jupiter Turtle Trot 5K Run
6. Resolution No. 2025-03 - Interlocal Agreement with Palm Beach County to Re-Adopt the 6-Cent Local Option Fuel Tax
7. Year to Date (YTD) Financial Statements
8. ~~Reimbursement Request from The Waterford~~
9. Approval of Continuing Contracts for Engineering Services

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

ACTION: The motion passed unanimously.

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

13. Selection of Town Manager Finalists

MAYOR WHEELER, VICE MAYOR PRO TEM HOSTA, AND COUNCILMEMBER CALLAGHAN GAVE CONSENSUS TO NOT ADD KRISTIN DENNE TO THE LIST OF PROPOSED FINALISTS.

THE COUNCIL DISCUSSED, VETTED, AND RANKED THE FINALISTS TO INTERVIEW FOR THE POSITION OF TOWN MANAGER (SEE ATTACHED RANKING SHEETS & TABULATION).

10. Revised Code of Conduct and Enforcement Options

MOTION: Callaghan/Hosta made a motion to table this item to a future workshop.

ACTION: The motion passed 4-1 with Councilmember Davis opposed.

11. Resolution No. 2025-01 (Amending the Town’s Quasi-Judicial Procedures)

COUNCIL GAVE UNANIMOUS CONSENSUS TO DISCUSS THIS ITEM AT A FUTURE WORKSHOP.

12. Discussion on Filling Vacant Seat on Audit Oversight Review Committee

MOTION: Wheeler/Callaghan made a motion to sunset the Audit Oversight Committee.

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

MOTION: Davis made a motion to appoint an Audit Oversight Committee member to fill the remainder of the term for the vacant seat.

ACTION: Motion failed for lack of a second.

VICE MAYOR HALPERN, VICE MAYOR PRO TEM HOSTA, COUNCILMEMBER DAVIS, AND COUNCILMEMBER CALLAGHAN GAVE CONSENSUS TO READVERTISE THE AUDIT OVERSIGHT COMMITTEE POSITION VIA THE APPLICATION

process; and have a discussion regarding Ordinance 772 (creating the Audit Oversight Committee) at a future meeting.

14. Ordinance No. 792 (Establishing a Temporary Moratorium on Commercial, Mixed-Use and Multi-Family Development Applications) (**First Reading**)

MOTION: *Davis/Callaghan made a motion to approve Ordinance No. 792 - Establishing a Temporary Moratorium on Commercial, Mixed-Use and Multi-Family Development Applications - on first reading.*

ACTION: *The motion passed unanimously.*

- 14A. Reimbursement Request from The Waterford

Council gave unanimous consensus to have staff provide Council with the historical records for the Universe Boulevard stormwater drainage project.

MOTION: *Davis/Callaghan made a motion to approve the reimbursement request for The Waterford.*

ACTION: *The motion passed unanimously.*

15. Discussion on Lighting and Cameras around Pelican Lake

MOTION: *Hosta/Wheeler made a motion to accept the donation from the Juno Beach Police Foundation for up to \$20,000 for cameras around Pelican Lake; and to have the staff proceed with determining the location and installation of cameras.*

Mayor Wheeler passed the gavel to second the motion.

ACTION: *The motion passed unanimously.*

Council gave consensus to have staff obtain quotes for the lighting fixtures around Pelican Lake as well as for a photometric plan and bring back to Council for review.

- ~~16. 2024 Town Council Goal – Enhancing the Beautification of the Town (US Highway 1 Median).~~
~~17. Discussion on Subterranean Parking~~
~~18. Discussion on a Policy for Funding Additional Training for Council Members~~

COMMENTS FROM THE COUNCIL

Council gave unanimous consensus to put a discussion on the mandatory 10PM Town Council adjournment on a future agenda; have Councilmember Callaghan review with staff the current (and historical) process of record keeping; have a discussion item on funding for bicycle lanes on Donald Ross Road east of US1, along with a proposal for an engineer study; have a public workshop on traffic mitigation strategies; and have staff prepare a survey on “How can we support our local businesses” to discuss as a future meeting.

MOTION: *Callaghan/Hosta made a motion to not have public comments that are submitted via the Webform read into the record.*

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

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, Councilmember Davis, and Councilmember Callaghan gave consensus to have the Planning & Zoning Board discuss maximum lot size.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:59pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT

Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 26, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more.

	Candidate	Select
1	Alves-Viveiros, Sonia	<input type="checkbox"/>
2	Coldwell, Darren	<input type="checkbox"/>
3	Cole, Robert	<input checked="" type="checkbox"/>
4	Daniels, Robert	<input type="checkbox"/>
5	Irby, Glenn	<input checked="" type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input checked="" type="checkbox"/>
8	Russo, Chris	<input type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input type="checkbox"/>

Submitted by (please place a check mark next to your name):

Callaghan

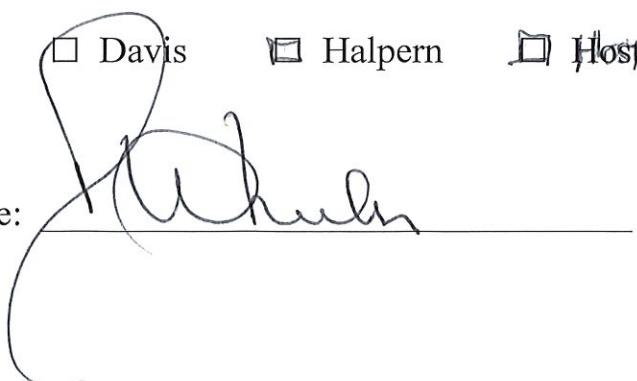
Davis

Halpern

Hosta

Wheeler

Signature: _____



Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 26, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more.

	Candidate	Select
1	Alves-Viveiros, Sonia	<input checked="" type="checkbox"/>
2	Coldwell, Darren	<input checked="" type="checkbox"/>
3	Cole, Robert	<input type="checkbox"/>
4	Daniels, Robert	<input type="checkbox"/>
5	Irby, Glenn	<input type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input type="checkbox"/>
8	Russo, Chris	<input checked="" type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input checked="" type="checkbox"/>

Submitted by (please place a check mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: 

Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 25, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more,

	Candidate	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	X
3	Cole, Robert	
4	Daniels, Robert	
5	Irby, Glenn	
6	Ladner, Lynn	
7	Lawrence, William	
8	Russo, Chris	X
9	Smith, Lee	
10	Denne, Kristen	

Submitted by (please place a mark next to your name):

Callaghan Davis Halpern Hosta Wheeler

Signature: _____



Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 26, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more.

	Candidate	Select
1	Alves-Viveiros, Sonia	<input checked="" type="checkbox"/>
2	Coldwell, Darren	<input checked="" type="checkbox"/>
3	Cole, Robert	<input checked="" type="checkbox"/>
4	Daniels, Robert	<input checked="" type="checkbox"/>
5	Irby, Glenn	<input type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input type="checkbox"/>
8	Russo, Chris	<input type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input type="checkbox"/>

Submitted by (please place a check mark next to your name):

Callaghan Davis Halpern Hosta Wheeler

Signature: 

Juno Beach

Summary of Preferences for Town Manager Finalists, Round # 1

February 26, 2025

Candidate(s)	Council Member(s)	Mayor Wheeler	Vice Mayor Halpern	Vice Mayor Pro Tem Hosta	Councilmember Davis	Councilmember Callaghan	Total
Alves-Viveiros, Sonia		1				1	2 ✓
Coldwell, Darren		1		1		1	3 *
Cole, Robert	1				1	1	3 *
Daniels, Robert					1	1	2 ✓
Irby, Glenn	1						1
Ladner, Lynn							
Lawrence, William	1						1
Russo, Chris		1		1			2 ✓
Smith, Lee	1	1			1	1	4 *
Denne, Kristen							
<i>Total</i>							

Top 3 *

Compiled by: FRANK DAVIS



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

Form submission from: PUBLIC COMMENTS

1 message

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

Tue, Feb 25, 2025 at 8:29 AM

Submitted on Tuesday, February 25, 2025 - 8:29am

Submitted by anonymous user: 76.108.222.193

Submitted values are:

First Name Andy
Last Name Spilos
Address 140 Ocean Drive
Email Address aspihos@comcast.net
Agenda Item Number (Ex: 1, 2, 3) general comment
Public Comment / Question
I wish to go on record to dispute Mayor Wheeler's claim of false statements.

Mayor Wheeler, In response to your latest newsletter of January 2, 2025, your statement under False Claims is categorically false!

You violated the Town Charter when you directed the Town Clerk to redact the email statements of several residents, including mine at the September 25, 2024 Town Council meeting. According to the Charter you do not have the power to direct staff period. That power rests solely with the Town Manager.

In addition, during the September 27, 2024 Council meeting you interrupted me and did not permit me to finish my remarks. Clearly your actions were an attempt to silence those persons who wished to express themselves. You obviously have no grasp of the rights citizens have under the 1st Amendment. Your illegal actions are in direct violation of our 1st Amendment rights. The allegations against you are indeed true and relevant. There is no connection to your assertion that they are false and have no relevance to the safety of the community.

The only advice I get is from the Holy Spirit. Even if others were advising me, do you seriously expect me to divulge names and numbers? *divulge*

My accusations are based on facts and truth. In my possession are copies of all the redacted emails from the September 25 meeting. I also have a copy of Caitlin's emailed response stating you directed her to redact the emails.

As I stated, you violated the Town Charter with your actions. I highly recommend you review the following sections of the Charter:

Article III Section 3
Article IV Section 1, Section 5 [4], Section 7 [6] & b.

4 *paren* *paren*

There is nothing inflammatory or defaming in my comments, just the facts! In my opinion, you are unable to distinguish between the truth and fiction, or you knowingly make false statements! In either case I feel you are unfit to continue as Mayor and should resign!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19887>



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

Please Read these comments in the General comments section of today's council meeting

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Wed, Feb 26, 2025 at 11:57 AM

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

Florida Statute 112.501(3) authorizes removal of a municipal board or council member upon being found guilty of a crime, regardless of whether adjudication was withheld. I ask the Council, again, to take swift action to remove Marianne Hosta from the Council - or explain the reasons why you refuse to act.

At a Sept. 2024 Council Meeting, Peggy Wheeler shamefully trivialized Marianne Hosta's battery on a Juno resident calling just 'something that happened between two private citizens' instead of referring to it for what it is - a criminal act. In fact, Ms. Hosta was accused twice of battery by two separate Juno Beach residents and one of them pressed charges and Hosta was found guilty of battery by a jury - and she was put on Probation and sentenced to Community Service, Anger Management Training and she was ordered to pay fines and several thousands of dollars for emergency room bills for the victim injuries. The victim was the wife of Peggy Wheeler's then political opponent, Mayor Cooke.

I find it deplorable that the Mayor censored citizens at the important September 2024 hearing on the Christmas Tree Lot and Pulte Application - and that the Police Chief threatened retribution against citizens who were critical of him or the government.

Juno Beach Government under Peggy Wheeler's influence has stained the reputation of the Town. Further, Town Attorney Leonard Rubin has never asked Ms. Wheeler to recuse herself from voting on the so-called "Juno beach police foundation" even though Ms. Wheeler takes credit for initiating this foundation. Peggy Wheeler has an obvious conflict of interest with the police foundation. Look at the favors she received from the police foundation to get her elected as Mayor. The police foundation president, Tom Murphy, **who IS NOT a Juno Beach resident**, orchestrated the ballot initiative to allow Juno citizens to vote for the Juno Mayor -- instead of the Mayor being appointed by Council Members as was the practice at the time. As soon as the police foundation president's hard work on the ballot initiative succeeded, the Vice President and Treasurer of the police foundation, Jack Luther, sent letters to Town residents smearing and attacking Wheeler's political opponent, the former Juno Beach Mayor. Mr. Luther was helped with this smear attack by his buddy Larry Sorsby, who is a retired Hovnanian Homes developer. Next, the town residents' mailboxes and phones were besieged with an avalanche of more smears and lies against our former mayor. Tens of thousands of dollars were spent on political PAC mailings, which Wheeler never reported as gifts. Without the political meddling of the police foundation Board Members Wheeler would never have been elected.

Siobhan O'Donnell
431 N Lyra Cir.



TOWN OF JUNO BEACH

Item #6.

PUBLIC COMMENT CARD

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

AGENDA ITEM #: general PERMIT ISSUE DATE: 2/26/2025

NAME: NICOLE MACLEAN PHONE NO.: 561 779 2991

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 14661 US Hwy ONE #40 JUNO BEACH, FL 33409

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: general Permits DATE: 2/26/2025

NAME: Glenn MacLean PHONE NO.: (561) 693-8345

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 14461 US Highway #40 mail #39 legal

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____

Handout ava. d abjp

Honorable Members of the Juno Beach Town Council,

February 26, 2025

My name is Nicole MacLean. My husband, Glenn MacLean, and I own the property located at 14661 US Highway 1, Juno Beach, FL 33408 (Parcel # 28-43-41-21-07-000-390) Lot 39. I am writing to respectfully request that the Council address the following concerns regarding our property.

On May 20, 2024, we received a Notice of Violation from the Town of Juno Beach Code Enforcement. The notice stated that no final inspection had been conducted for a shed built in 2015 and that the shed did not comply with setback requirements. In response, we renewed our Building Department permit in 2024 and relocated the shed slightly further west to address the issue. We expected Zoning to follow up with us, but we never heard back from them. Given the passage of time, we assumed the shed's placement had been grandfathered in.

However, on February 7, 2025, we received a Notice of Hearing from Zoning, requiring us to appear before the Town Magistrate on March 20, 2025, at 9:00 AM. Then, on February 20, 2025, Glenn received an email from Frank, which included a forwarded letter from the Town of Juno Beach dated July 2024. This letter, originally sent to the contractor who built our driveway in 2015, stated that the shed must be set back at least five feet from the property line. We were not copied on this letter and had no prior knowledge of it.

If you observe the properties along the south side of Juno Condo on our street, you'll notice a consistent pattern: most have a five-foot setback to the west of the property and a driveway on the east side. Several properties also have structures, like sheds, close to the property line, which provides privacy for the owners. The exception is Lot 38, the property immediately to our east. That property has a driveway with a structure on its west side, on the property line, resulting in two driveways side by side and leaving us with no privacy.

We kindly ask the Council to consider these circumstances and assist us in resolving this matter. Thank you for your time and attention.

Sincerely, Nicole MacLean





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

Form submission from: PUBLIC COMMENTS

1 message

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

Wed, Feb 26, 2025 at 8:52 AM

Submitted on Wednesday, February 26, 2025 - 8:52am

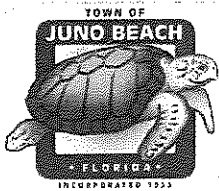
Submitted by anonymous user: 73.205.140.186

Submitted values are:

First Name Susan
Last Name VanLindt
Address 504-3 Sea Oats Drive, Juno Beach, Fl
Email Address svanlindt@icloud.com
Agenda Item Number (Ex: 1, 2, 3) 14
Public Comment / Question
I urge Council to approve a temporary Moratorium on Commercial, Mixed-use and Multi-family Development Applications until after the Master Plan has been completed. The town is growing rapidly and we need to protect against overdevelopment. Thank you.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19888>



TOWN OF JUNO BEACH

Item #6.

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 15 DATE: Feb 26, 2025

NAME: TOM MURPHY PHONE NO.: 561-719-5547

REPRESENTING (IF APPLICABLE): JUNO BEACH POLICE FOUNDATION

ADDRESS: 340 OCEAN DRIVE, JUNO BEACH

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD:



TOWN COUNCIL PUBLIC MEETING - INTERVIEWING TOWN MANAGER FINALISTS MINUTES

March 05, 2025 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
COLIN BAENZIGER & ASSOCIATES (CONSULTANT) – *Via Zoom*

AUDIENCE:15

CALL TO ORDER – 5:00PM

PLEDGE ALLEGIANCE TO THE FLAG

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

PRESENTATIONS

1. Public Interview with Town Manager Finalists

Council conducted individual interviews with the Town Manager Finalists (Sonia Alves-Viveiros, Robert Cole, Darren Coldwell, Robert Daniels, and W. Lee Smith.)

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 7:46pm.

Public Comments Closed at 7:46pm.

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, and Councilmember Davis gave consensus to determine the ranking system to be used in selecting a Town Manager at the Special Town Council Meeting on Friday, March 7th.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 8:06pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk



SPECIAL TOWN COUNCIL MEETING MINUTES

March 07, 2025 at 3:00 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK M. DAVILA, INTERIM TOWN MANAGER
 LEONARD RUBIN, TOWN ATTORNEY
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
 COLIN BAENZIGER & ASSOCIATES (*Via Zoom*)

AUDIENCE: 15

CALL TO ORDER – 3:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF - None

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 3:01pm.

Public Comments Closed at 3:01pm.

COUNCIL ACTION/DISCUSSION ITEMS

1. Selection of Town Manager

Mayor Wheeler, Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to proceed with the ballot method proposed by the consultant.

Council discussed and conducted straw preference polls for the selection of the Town Manager (*see attached ballots & tabulation*) and unanimously selected Robert Cole.

MOTION: Halpern/Davis made a motion to have Town Attorney Rubin to proceed with contract negotiations with Town Manager prospect Robert Cole.

ACTION: The motion passed unanimously.

MOTION: Callaghan/Wheeler made a motion to revert to the old method of selecting Planning & Zoning Board members (with each Councilmember nominating a candidate subject to approval by the Council) from the submitted applications.

Mayor Wheeler passed the gavel and seconded the motion.

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

COMMENTS FROM THE COUNCIL

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 3:54pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk



TOWN OF JUNO BEACH

Item #8.

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 1 DATE: 3/7/2025

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

REPRESENTING (IF APPLICABLE): OCEAN TRACE CONDO ASSOC.

ADDRESS: 400 UNO LAGO DR.

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

March 7, 2025

Presentation to the Juno Beach Town Council

Recommendation of Robert Cole for Town Manager

Dear Council Members,

Some years ago, while a candidate for Town Council, I publicly supported “Doc” Daugherty for the position of Town Manager. I attended every public forum, carefully evaluated the candidates, and believed his background and accomplishments exceeded those of the other qualified applicants. Ultimately, he was not selected. However, today, he is successfully serving as the City Manager of Deltona, Florida.

More recently, I again engaged in the selection process when Jay Boodheshwar, the City Manager of Naples, Florida, was a candidate. After attending all available public sessions and evaluating the candidates, I found him to be the most qualified and capable among another distinguished group. Unfortunately, he too did not secure the necessary votes. He now serves as Director of Major Gifts at Oxbridge Academy, an institution whose students go on to attend some of the nation’s top universities.

After these experiences, I was uncertain whether a second candidate search would yield individuals as highly qualified as before. I am pleased to say that I was mistaken. We now have five outstanding candidates, each of whom will undoubtedly be sought after for similar positions in the future.

That said, I must once again speak in support of the candidate I believe is the right choice for Juno Beach. Perhaps the third time is the charm—or, as some may joke, the kiss of death—but I sincerely hope for the former.

Why Robert Cole?

Robert Cole brings nearly 30 years of progressive experience in town management, spanning both urban and suburban settings. His resume is impeccable, showcasing a lifetime of dedicated public service—something that, not long ago, was universally recognized as an asset.

Beyond his professional credentials, Mr. Cole demonstrated an exceptional understanding of Juno Beach and its unique environmental relationship with the loggerhead turtles—perhaps even better than some lifelong residents.

During his public interview, he displayed an unparalleled command of the subject matter. His responses were precise, immediate, and free of ambiguity. He embodies a philosophy of “no surprises”—ensuring that all options are clearly outlined for Council consideration, with transparent communication and thorough planning.

His Plan-Do-Check-Act approach to tracking progress provides a structured, methodical strategy for governance. His explanation of incremental change as a form of harmony—illustrated through his description of frontal setbacks and “incremental change”—was an example of how complex policy decisions can be communicated in a way that fosters understanding and consensus.

Yet, what stood out most was not just his expertise, but his humility. Despite his vast experience and qualifications, he spoke with genuine respect for the role, for the staff, and for the community. He understands that leadership is not just about being available—it's about engaging, collaborating, and working alongside others to achieve shared goals.

In my 35-year career, I have ranked, interviewed, and hired countless individuals, many of whom have gone on to serve in high-level government positions. Rarely, if ever, have I encountered a candidate who so completely checks every box for a position as Robert Cole does.

His public interview was nothing short of a master class—a model of knowledge, responsiveness, clarity, and humility. I would encourage any future candidate to study it as an example of how to present oneself for such a role.

While all the finalists are exceptional, I believe Robert Cole is the right choice for Juno Beach. I hope others in the community will share their thoughts, but today, I urge the Council to select him as our next Town Manager.

Thank you.

Aldo Rovere

400 Uno Lago Drive

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

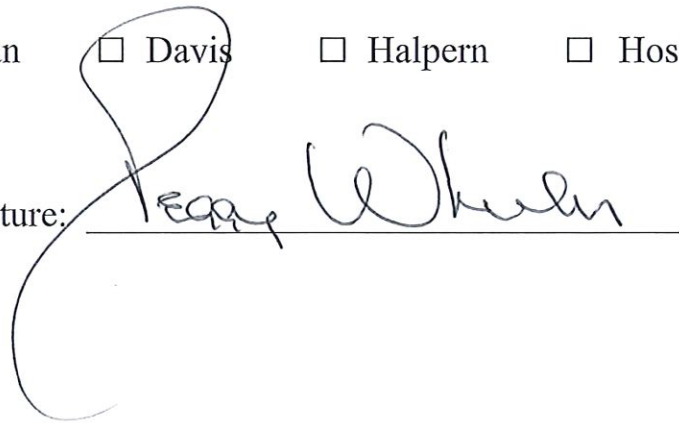
March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	X
4	Daniels, Robert	
5	Smith, Lee	X

Submitted by (please place a mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: 

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	<input checked="" type="checkbox"/>
2	Coldwell, Darren	<input checked="" type="checkbox"/>
3	Cole, Robert	<input type="checkbox"/>
4	Daniels, Robert	<input type="checkbox"/>
5	Smith, Lee	<input type="checkbox"/>

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: 

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

**Please place a check mark next to your top 2 choices
to become your next Town Manager.**

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	✓
3	Cole, Robert	✓
4	Daniels, Robert	
5	Smith, Lee	

Submitted by (please place a mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: Marianne Hosta

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	✓
4	Daniels, Robert	✓
5	Smith, Lee	

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: *Diana Davis*

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

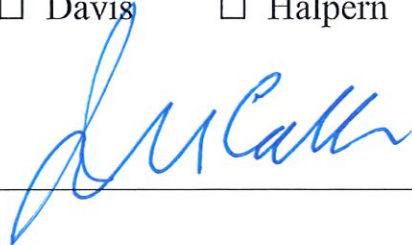
Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	✓
4	Daniels, Robert	
5	Smith, Lee	✓

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: _____



Juno Beach
Summary of Preferences for Position of Town Manager, Round # 1
 March 07, 2025

Finalist(s)	Council Member(s)	Callaghan	Davis	Halpern	Hosta	Wheeler	Total
Alves-Viveiros, Sonia				X			1
Coldwell, Darren				X	X		2
Cole, Robert	X		X		X		4
Daniels, Robert			X				1
Smith, Lee	X					X	2
Total							

Compiled by: REBEKA DAVIS

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

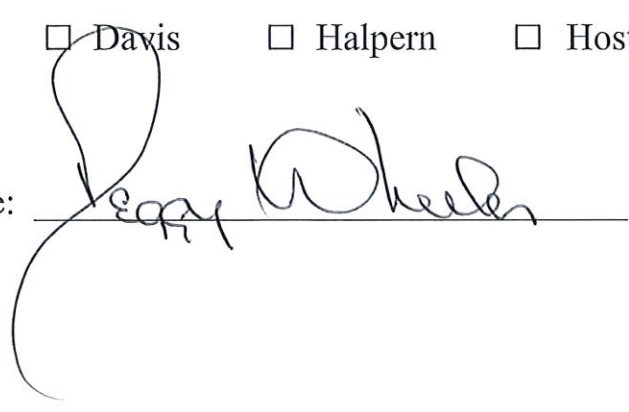
March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	
4	Daniels, Robert	
5	Smith, Lee	X

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: 

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	✓
3	Cole, Robert	
4	Daniels, Robert	
5	Smith, Lee	

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: Marianne Hosta

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	
4	Daniels, Robert	
5	Smith, Lee	✓

Submitted by (please place a mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: Diana Davis

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	
4	Daniels, Robert	
5	Smith, Lee	<input checked="" type="checkbox"/>

Submitted by (please place a mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: _____



Juno Beach
Summary of Preferences for Position of Town Manager, Round # 2
 March 07, 2025

Finalist(s)	Council Member(s)	Callaghan	Davis	Halpern	Hosta	Wheeler	Total
Alves-Viveiros, Sonia							
Coldwell, Darren			X	X	X		2
Cole, Robert							
Daniels, Robert							
Smith, Lee		X	X			X	3
<i>Total</i>							

Compiled by: Frank S. Davila

3

Juno Beach

Straw Preference Poll RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	X
4	Daniels, Robert	
5	Smith, Lee	

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: _____

Lee Wheeler

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	✓
4	Daniels, Robert	
5	Smith, Lee	

Submitted by (please place a mark next to your name):

- Callaghan
 Davis
 Halpern
 Hosta
 Wheeler

Signature: Marianne Hosta

#3

Juno Beach

Straw Preference Poll RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	✓
4	Daniels, Robert	
5	Smith, Lee	

Submitted by (please place a mark next to your name):

Callaghan Davis Halpern Hosta Wheeler

Signature:

Diana Davis

#3

Juno Beach

Straw Preference Poll

RE: Selection of Town Manager

March 7, 2025

Please place a check mark next to your top 2 choices to become your next Town Manager.

	Candidate(s)	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	
3	Cole, Robert	<input checked="" type="checkbox"/>
4	Daniels, Robert	
5	Smith, Lee	

Submitted by (please place a mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: 

Juno Beach
Summary of Preferences for Town Manager Finalists, Round # 3

~~February 26, 2025~~

March 7, 2025

Council Member	Callaghan	Davis	Halpern	Hosta	Wheeler	Total
Candidate						
Alves-Viveiros, Sonia						0
Coldwell, Darren						0
Cole, Robert	X	X	X	X	X	0
Daniels, Robert						0
Smith, Lee						0
Total	0	0	0	0	0	0

Compiled by:  Paul D. Silva



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Proclamation – Arbor Day 2025

DISCUSSION:

Arbor Day brings to mind that all plants, trees, shrubs, grass, and even chlorophyll-bearing phytoplankton in the oceans are essential to life on this planet. It is common knowledge that oxygen, one of photosynthesis's side products, allows us to breathe.

Trees are an intrinsic part of the web of life and are worthy of a day of acknowledgment and celebration. J. Sterling Morton is the founder of Arbor Day. The first Arbor Day was celebrated in Nebraska in 1872 in response to a state proclamation urging settlers and homesteaders to plant trees to provide shade, shelter, fruit, fuel, and beauty for residents of the largely treeless plains.

Staff has scheduled an Arbor Day celebration to recognize a newly planted tree for Friday, April 25, 2025 at 9am.

RECOMMENDATION:

The Town Staff recommend Town Council approve the Proclamation for National Arbor Day 2025.



PROCLAMATION
Town of Juno Beach of Palm Beach County, Florida

NATIONAL ARBOR DAY

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, all permissible trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees wherever they are planted are a source of joy and spiritual renewal, and

NOW, THEREFORE, the Mayor of the Town of Juno Beach, Florida does hereby proclaim Friday, April 25, 2025, as

NATIONAL ARBOR DAY

in the Town of Juno Beach, and I urge all citizens to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees and promote the well-being of present and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Town of Juno Beach, Florida to be affixed this 26th day of March 2025.

TOWN OF JUNO BEACH, FLORIDA

Peggy Wheeler, Mayor

ATTEST:

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk



Meeting Name: Town Council
Meeting Date: March 26, 2025
Prepared By: I. Hickey
Item Title: Special Event Request – Oceanview United Methodist Church Easter Service

DISCUSSION:

Staff received a request for an Off-Site Special Event from the Oceanview United Methodist Church for the annual Easter sunrise service. This event takes place on the beach directly across the street from 701 Ocean Drive. This event is a recurring event at the same location and is why staff placed the item on the consent agenda.

The date of the proposed event is Sunday April 20th, 2025. The event set up will start at 5:00am, the service will begin at 6:30am, and breakdown will be complete by 8:00am. The event is a holiday celebration as indicated in the attached application. Equipment utilized for this event includes a portable generator and sound system. The anticipated attendance is 500 for one service and the event is planned and advertised by the Church. The applicant has provided a map depicting the entire area of the event.

The applicant will be charged the permit fee of \$100 and a \$500 Security Deposit for this event based on the attached adopted fee schedule for Off-Site Special Events. The permit fee and deposit do not include the required costs for outside assistance by Police, or any other necessary support. Those costs are the responsibility of the applicant during the application process. Based on the event type the applicant will be responsible for providing all outstanding items 15 days prior to the date, or be subject to late fees and/or cancellation of event.

As part of the conditions of approval, no vendors or event parking shall be located within the right-of-way front of Oceanview United Methodist Church. Staff will apply all of the regular conditions for such an event plus any identified by the Town Council.

RECOMMENDATION:

Staff recommends that the Town Council consider the request for the special event proposed in Juno Beach as stated above, subject to the applicant being responsible for the application process of the special event and all conditions and requirements following said application, including any additional agency reviews/approvals/fees.



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 FEB 18 A 8:05

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:

- Jef* 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.
- Jef* 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.
- Jef* 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.
- Jef* 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.
- Jef* Failure to comply with restrictions imposed automatically forfeits the Security Deposit.
- Jef* Town Staff will determine if application will require additional conditions to be added or existing conditions modified, dependent upon each individual event.
- Jef* 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.
- Jef* 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.

_____ 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".

_____ 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: Jeff Yordy Phone: 561-626-2500

Relationship to Organization Represented: Treasurer

Address of Applicant/Sponsor: 701 Ocean Drive, Juno Beach, FL 33408

Name, Address, Phone of Organization Represented: Oceanview United Methodist Church; 701 Ocean Drive, Juno Beach, FL 33408

Principal contact person on Event Day/Phone: Jeff Yordy 561.762.0447

Alternate contact person on Event Day/Phone: Emily McGee 561.909.9993

▪ **Regarding the Subject Location (where the proposed special event is being requested):**

Address/Location: On the beach across from 201 Ocean Drive, Juno Beach, FL

Name of Subdivision: _____

▪ **Regarding the Special Event Specifics:**

Please describe the special event being requested: Easter Sunrise Service April 20, 2025; to begin at 6:30am with set up at 5:00am. The event will include music, message and prayer.

Indicate roadway(s) to be closed: n/a

Indicate if amusement rides (type/quantity) are part of the event: No

Indicate if alcohol will be served at the event and who will serve: No

Indicate types of equipment, tents, trailers or other temporary structures that will be part of the event: portable generator and sound system

Number of employees/volunteers working the event: 20 volunteers

Number of anticipated attendees for the event: 500

Length of time proposed for the event to take place, including set-up and tear down, (dates/times): April 20, 2025, 5am-8am

▪ **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):

Traffic control for people crossing the street from church parking lot to the beach across from 201 Ocean Drive

▪ **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: No agency letter required or notarized letter from property owner required.

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.

Jeffrey L Yordy
Applicant/Sponsor Signature

2/17/2025
Date

Jeffrey Yordy
Print Name

Office Use Only:

Isabella Hickey
Received By

2/19/25 JH
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:

0 Regular Staff @ \$35.00/hour: total of 0 hours = \$ NA

0 Supervisors @ \$45.00/hour: total of 0 hours = \$ NA

Payment Due Date: NA Total Amount Due: \$ NA 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: Isabella Hickey / Steve Hallock

Approved by Director of Public Works/Designee: X Steve Hallock

Section V Application Review

_____ Director of Planning & Zoning	_____ Date
_____ Police Chief	_____ Date
_____ Public Works Director	_____ Date
_____ Finance Director	_____ Date
_____ Town Manager	_____ Date

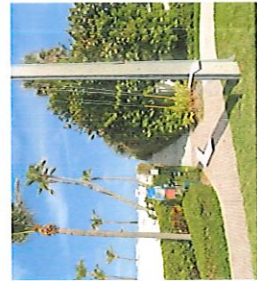
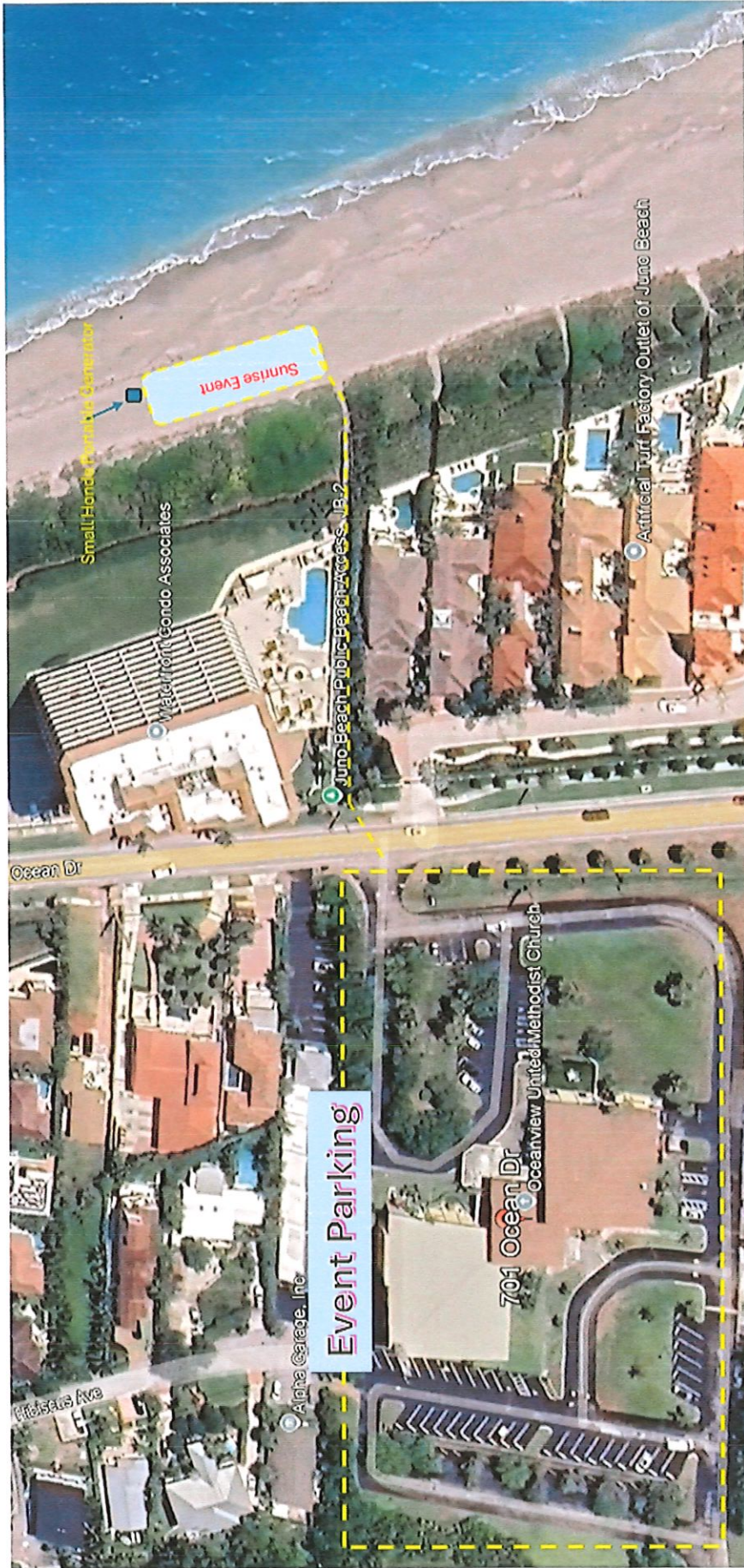
Section VI Post Event Inspection and Security Deposit Status

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

Proposed site of Oceanview UMC Sunrise Service, April 20, 2025



- Police positioned at Ocean Drive Crossing
- Lighted walkways
- Seating on sand to left of steps
- Small Honda Portable generator for power to four small speakers



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Selection of Voting Delegates for Florida League of Cities and Palm Beach County League of Cities

DISCUSSION:

Every year the Florida League of Cities and Palm Beach County League of Cities request an updated voting delegate form from the Town for their Annual Conferences, general membership meetings, and/or functions of the general membership. In the past, Council had requested staff to combine these two requests into one agenda item.

The selected voting delegate from the Town will cast their votes at the Conference's Annual Business Session. Traditionally, the Town Council would select the Mayor as the voting delegate for both the FLC League of Cities and PBC League of Cities.

The Palm Beach County League of Cities, however, requests for both a voting delegate and an alternate from the Town.

RECOMMENDATION:

Town Staff recommends Town Council designate the Mayor as the voting delegate and the Vice Mayor as the alternate voting delegate for both the 2025 Florida League of Cities Conference and Palm Beach County League of Cities membership meetings.



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Andrea Dobbins, Project Coordinator/Risk Manager
Item Title: Hazard Mitigation Grant Program (HMGP)

DISCUSSION:

The Juno Beach Town Center and Police Department are protected by an emergency backup generator if commercial power is lost. This generator is nearly 20 years old and the replacement of it has been a topic of discussion for several years. This project is on the Town's 5-year Capital Improvement Plan (CIP) list and has been approved by the Palm Beach County Local Mitigation Strategy (LMS) which is a requirement for HMGP grants. A new grant opportunity is available for the Town to consider through the state of Florida. The Hazard Mitigation Grant Program (HMGP) for Hurricane Helene will fund mitigation projects up to 75% with a 25% local match. The estimated cost of replacement for the generator is \$250,000, with the town's contribution being \$62,500 *if* the grant is received. The application deadline is July 25, 2025, with funding to be approved in 2026.

The Town has partnered with RMPK Funding for decades and they have secured millions of grant dollars for the Town. RMPK Funding is a local company that specializes in obtaining alternative funding for municipalities. Due to their vast knowledge and experience in grant writing and the application process, staff would recommend using the services they provide to apply for this mitigation grant. This is a competitive grant process and RMPK has always been able to position the Town in a way to earn the most points possible to successfully receive funding. The fee for RMPK to write and submit the grant application and partner with the Town through the application process is \$4,000.

RECOMMENDATION:

Staff recommends the Town Council consider a motion to enter into an agreement with RMPK Funding to complete the HMGP application process and forego the "3 quote process" as it is not practical or advantageous to the Town, in the amount of \$4,000 from contingency, and authorize the Town Manager to execute all grant documents.

ATTACHMENTS:

2025 Hazard Mitigation Grant Program- Hurricane Helene notification
 RMPK Funding Estimate for Professional Services

COST PROPOSAL FOR PROFESSIONAL SERVICES



Date: March 3, 2025

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

Attention: Andrea Dobbins
Project Coordinator/Risk Manager

Project: Grant Preparation - Hazard Mitigation Grant Program

File No.: 2025-65


Description of Services: For professional services to be rendered in connection with the submission of a 2025 HMGP- Hurricane Helene grant application.

Compensation: Compensation shall be a lump sum of Four Thousand Dollars and no cents (\$4,000.00).

Upon your acceptance, a signed copy of this form will serve as your written authorization to proceed with the description of services as noted above.

Thank you very much for this opportunity to be of service to the Town of Juno Beach

RMPK Funding

By: 

Ryan A. Ruskay
President

Date: March 3, 2025

APPROVED BY Town of Juno Beach

By: _____
A. Dobbins
Project Coordinator/Risk
Manager

Date: _____



SCOPE OF SERVICES

Grant Preparation

- Research and obtain necessary documents for the grant application
- Complete any/all pre-application requirements and registrations.
- Prepare and submit grant application and required forms for evaluation
- Handle all follow up requests from Grantor relating to the application
- Attend or coordinate any meetings necessary for the grant application
- Prepare materials and make presentation as needed
- Act as a liaison between the City and the Grant Agency
- Provide City with updated timelines and information concerning the funding process



2025 Hazard Mitigation Grant Program-Hurricane Helene & Milton

FDEM is utilizing a Hazard Mitigation Grant Funding grant to assist local communities with mitigation projects in areas impacted by Hurricane Milton & Helene. Communities outside of the designated counties can also apply contingent upon available funding. Project must be supported by the County LMS.

Application Deadline: July 25, 2025

Contribution Match: 25%

Maximum Award: \$No max

Eligible Project Types:

- Aquifer (recharge, storage and recovery) serve primarily as a drought management tool and reduce flood risk
- Dry Floodproofing structures by sealing the structure to keep floodwaters out
- Elevation of flood prone structures
- Flood Risk Reduction (Localized or Non-localized) – lessen the frequency or severity of flooding
- Generator for critical facilities
- Infrastructure Retrofit modifications to the existing infrastructure to reduce or eliminate the risk of future damage and increase protection
- Mitigation Reconstruction of properties that cannot be elevated
- Safe Room to provide immediate life-safety protection from severe wind events
- Secondary Power Source to increase power system resilience
- Stabilization to reduce risk to structures/infrastructure from erosion
- Structural Retrofit modifications addressing the structural element of a building/facility that are essential to increase protection
- Wind Retrofit modifications to the existing structure



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: E. Alves, CPA, Finance/HR Director
Item Title: Year to Date (YTD) Financial Statements

DISCUSSION:

Please find attached the YTD financial reports for your review. Figures are unaudited and subject to additional reconciliations and adjustments.

RECOMMENDATION:

This is an informational report to Town Council only and no action is required.

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 5

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
01	10101	GENERAL FUND CHECKING	-40,076.91	-89,446.89
01	10102	PAYROLL CHECKING	.00	12,421.77
01	10106	CREDIT CARD ACCOUNT	51,704.57	1,421,308.46
01	10201	PETTY CASH	.00	600.00
01	10202	PETTY CASH-PD	.00	250.00
01	10410	WELLS FARGO-MM SWEEP	-391,220.64	3,819,483.98
01	10412	MONEY MARKET	.00	2,726,063.66
01	10420	POOLED CASH-STATE BD OF A	.00	684,808.68
01	10421	FL PALM INVESTMENT	.00	3,207,970.54
01	10424	FMIT-0-2 HQ BOND FUND	.00	245,387.92
01	10425	FMIT-SHORT TERM BOND	.00	466,703.31
01	10426	FMIT-INTERMEDIATE TERM BD	.00	560,746.08
01	10435	CERTIFICATES OF DEPOSIT	.00	1,047,760.27
01	11510	ACCOUNTS RECEIVABLE	-4,500.00	-7,106.70
01	11590	AR-RETIREE INSURANCES	2,887.87	2,352.30
01	13310	DUE FROM OTHER GOV'T UNIT	.00	-15,482.94
01	13501	ACCRUED INTEREST RECEIVABLE	.00	188,194.37
01	15500	PREPAID EXPENSES	.00	92,121.93
TOTAL ASSETS			-381,205.11	14,364,136.74
LIABILITIES				
01	20200	ACCOUNTS PAYABLE	.00	-31.02
01	20205	FRIENDS OF THE ARTS	.00	183.02
01	20210	PENSION PAYABLE-FRS	35,693.20	-45,112.90
01	20211	RETIRE-GEN. EMP. PAYABLE	-10,804.65	-11,872.96
01	20220	DEFERRED COMPENSATION	.00	1,068.31
01	20241	125-CAFE.HEALTH INSURANCE	-313.48	-2,117.34
01	20242	125-CAFE. MEDICAL FSA	-297.66	4,032.70
01	20245	ALLSTATE VOLUNTARY INSURANCE	-.03	-305.00
01	20247	PIC-VOLUNTARY INSURANCES	66.46	66.46
01	20250	125-CAFE. VISION CARE	111.89	109.12
01	20295	PD-TAKE HOME CAR	-810.00	-11,660.00
01	20810	DUE TO PALM BEACH COUNTY	83,060.00	-3,076.48
01	20830	DUE TO STATE-BLDG PERMIT FEES	-1,005.20	-6,091.22
01	21700	WITHHOLDING TAXES	3,171.77	7,447.67
01	21720	SOCIAL SECURITY TAXES	2,158.32	-40,657.22
TOTAL LIABILITIES			111,030.62	-108,016.86
FUND BALANCE				
01	17200	REVENUE CONTROL	-395,816.68	-6,220,099.57
01	24200	EXPENDITURE CONTROL	665,991.17	3,192,692.37
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

TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 5

FUND: 01 GENERAL FUND			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
FUND BALANCE				
01	28121	RESTRICTED-STATE/LOCAL FORFEIT	.00	-109,314.40
01	28300	ASSIGNED-SUBSEQUENT YEAR	.00	-2,942,500.00
01	28400	UNASSIGNED-FUND BALANCE	.00	-4,253,488.03
01	28410	UNASSIGNED-CONTRIBUTIONS	.00	-40,571.32
TOTAL FUND BALANCE			270,174.49	-14,259,248.44
TOTAL LIABILITIES + FUND BALANCE			381,205.11	-14,367,265.30

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

**TOWN OF JUNO BEACH
MONTH ENDING FEBRUARY 28, 2025**

GENERAL FUND	Original	Amended	Actual		% To Amended Budget
	FISCAL YEAR 2024-2025	FISCAL YEAR 2024-2025	YTD 2/28/25	Difference	
<u>REVENUES</u>					
Ad Valorem Taxes	\$4,231,420	\$4,231,420	\$3,887,927	\$343,493	92%
Local Option, Use & Fuel Taxes	57,283	57,283	19,348	37,935	34%
One-Cent Discretionary Surtax	305,851	305,851	127,268	178,583	42%
Utility Services Taxes	953,364	953,364	340,963	612,401	36%
Local Business Tax	70,000	70,000	17,311	52,689	25%
Building Permits	1,100,000	1,100,000	267,024	832,976	24%
Franchise Fees	100,000	100,000	24,776	75,224	25%
Permits, Fees & Special Assessments	159,950	159,950	139,111	20,839	87%
Grants	577,500	577,500	1,053,824	(476,324)	182%
Intergovernmental Revenue	536,079	536,079	180,724	355,355	34%
Charges for Services	40,000	40,000	11,830	28,170	30%
Fines and Forfeitures	25,500	25,500	3,277	22,223	13%
Investment Earnings	250,000	250,000	148,344	101,656	59%
Miscellaneous	86,000	86,000	38,372	47,628	45%
From Impact Fees-Restricted	38,840	38,840	0	38,840	0%
From Forfeiture Fund-Restricted	10,000	10,000	0	10,000	0%
From Contributions-Restricted	111,581	111,581	0	111,581	0%
From One-Cent Surtax-Restricted	566,649	566,649	0	566,649	0%
<u>From Unassigned Fund Balance</u>	<u>1,565,360</u>	<u>1,565,360</u>	<u>0</u>	<u>1,565,360</u>	<u>0%</u>
TOTAL REVENUES	<u>\$10,785,377</u>	<u>\$10,785,377</u>	<u>\$6,260,100</u>	<u>\$4,525,278</u>	58%
EXPENDITURES BY DEPARTMENT					
<u>LEGISLATIVE</u>					
Salaries	\$42,000	\$42,000	\$16,100	\$25,900	38%
Employee Benefits	3,213	3,213	1,232	1,981	38%
Operating Expenses	<u>12,500</u>	<u>12,500</u>	<u>621</u>	<u>11,879</u>	5%
TOTAL LEGISLATIVE	57,713	57,713	17,953	39,760	31%
<u>FINANCE & ADMINISTRATION</u>					
Salaries	\$727,000	\$727,000	\$218,893	\$508,107	30%
Employee Benefits	234,753	234,753	63,805	170,948	27%
Professional Fees	130,000	130,000	95,322	34,678	73%
Operating Expenses	190,900	190,900	70,472	120,428	37%
Capital Outlay	<u>145,000</u>	<u>145,000</u>	<u>54,904</u>	<u>90,096</u>	38%
TOTAL FINANCE & ADMINISTRATION	1,427,653	1,427,653	503,396	924,257	35%

**TOWN OF JUNO BEACH
MONTH ENDING FEBRUARY 28, 2025**

	FISCAL YEAR 2024-2025	FISCAL YEAR 2024-2025	Actual YTD 2/28/25	Difference	% To Amended Budget
<u>COMPREHENSIVE PLANNING</u>					
Salaries	\$568,300	\$568,300	\$230,123	\$338,177	40%
Employee Benefits	190,294	190,294	64,673	125,621	34%
Professional Fees	1,054,000	1,054,000	162,948	891,052	15%
Operating Expenses	71,700	71,700	26,872	44,828	37%
Capital Outlay	<u>7,500</u>	<u>7,500</u>	<u>0</u>	7,500	0%
TOTAL COMPREHENSIVE PLANNING	1,891,794	1,891,794	484,617	1,407,177	26%
<u>LAW ENFORCEMENT</u>					
Salaries	\$1,989,200	\$1,989,200	\$751,475	\$1,237,725	38%
Employee Benefits	1,035,402	1,035,402	378,850	656,552	37%
Professional Fees	53,700	53,700	9,235	44,465	17%
Operating Expenses	418,700	418,700	178,222	240,478	43%
Capital Outlay	<u>268,000</u>	<u>268,000</u>	<u>179,103</u>	88,897	67%
TOTAL LAW ENFORCEMENT	3,765,002	3,765,002	1,496,884	2,268,118	40%
<u>PUBLIC WORKS</u>					
Salaries	\$368,250	\$368,250	\$139,670	\$228,580	38%
Employee Benefits	146,155	146,155	40,103	106,052	27%
Professional Fees	20,000	20,000	742	19,259	4%
Operating Expenses	604,810	604,810	256,651	348,159	42%
Capital Outlay	<u>1,414,000</u>	<u>1,414,000</u>	<u>94,360</u>	<u>1,319,640</u>	7%
TOTAL PUBLIC WORKS	2,553,215	2,553,215	531,525	2,021,690	21%
<u>GENERAL GOVERNMENT</u>					
Insurance	440,000	440,000	117,274	\$322,726	27%
Town Debt Service	0	0	0	0	0%
Contingency	<u>650,000</u>	<u>650,000</u>	<u>41,044</u>	<u>608,956</u>	6%
TOTAL GENERAL GOVERNMENT	1,090,000	1,090,000	158,318	931,682	15%
TOTAL EXPENDITURES	<u>\$10,785,377</u>	<u>\$10,785,377</u>	<u>\$3,192,692</u>	<u>\$7,592,685</u>	<u>30%</u>
Net Income YTD	<u>\$0</u>	<u>\$0</u>	<u>\$3,067,407</u>		



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Emily Alves, CPA Finance/HR Director
Item Title: Asset Disposals

DISCUSSION:

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

RECOMMENDATION:

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

Items for Disposal:

Make/Model	Year	Asset Tag #	Description
Apple Ipad	2014	563	Obsolete IT equipment
PC-Optiplex 7050, i7-7700, 8GB	2018	657	Obsolete IT equipment that has been replaced
Rolling Chair – Lillies x 9	1991	NA	Replaced by new chairs
Pro-Wireless Microphone	1993	NA	Replaced in audio visual upgrade
Purple Executive Chair x 8	1991	NA	Replaced by new chairs
Video System	2015	615	Replaced in audio visual upgrade



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Steven J. Hallock, Director of Public Works
Item Title: 2024 Town Council Goal - Enhancing the Beautification of the Town (US Highway 1 Median).

COUNCIL GOAL #1 (2024-2025)

DISCUSSION:

Town Council had established goals for FY 2024-2025 in which Staff has been working on and providing monthly updates. At this time, Staff would like to further discuss and obtain Council direction for Goal #1: *Develop a plan to increase code compliance and maintenance to enhance the beautification of the Town by December 1, 2024, with the upkeep ongoing.*

Main focus areas are as follows:

- 1) **US1 median enhancements:** Based upon the most recent update on the Goal Update Report (see **attachment #1**), there is a recommendation by staff to inquire about a landscaping architect. The Town recently conducted a Request for Qualifications for Professional Engineering and Related Services which resulted in Council approval of three (3) engineering firms to utilize (WGI, Simmons & White, and Engenuity). These firms offer landscaping architects which can be utilized to recommend or conduct improved enhancements to the US1 medians. Therefore, does the council wish to proceed with budgeting for landscaping improvements by a professional for all US1 median areas within the Town for FY 2025-2026?
- 2) **Determine responsibilities for upkeep along US1 (private vs public) and enforce.** Staff would specifically like to address the area on the east side of US1 between Olympus Drive and Mars Way regarding the landscaping (see **attachments #2 & #3**).

Staff is providing the following options and seeking direction from the Town Council:

- 1) Keep the area status quo; or
- 2) Enforce the Town's landscape code, section 34-1088, which requires that all landscaping in a right-of-way be maintained by the adjacent property owner; or
- 3) Set a budget for Fiscal Year 2025-2026 to put towards utilizing professional services implement a landscaping maintenance plan for the area as well as ongoing maintenance.

RECOMMENDATION:

Direct staff on how to proceed.



Council Goals 2024-2025 UPDATE REPORT

High Priority:

1. **Develop a plan to increase code compliance and maintenance to enhance the beautification of the town by December 1, 2024, with the upkeep ongoing.**
 - **US1 median enhancements – *ONGOING/LANDSCAPE ARCHITECT NEEDED***
 - **Town Center and Pelican Lake – evaluate lawn care. - *ONGOING***
 - **Determine responsibilities for upkeep along US1 (private vs public) and enforce. *COMPLETED***
 - **Sidewalk repairs and pavers refurbishment plan and implementation. *PAVER SECTIONS ON DONALD ROSS ROAD COMPLETED/APPLIED FOR A 200K “TRAIL-GO” GRANT/PELICAN LAKE SIDEWALK REPAIRS BEING SCHEDULED/NEW ATLANTIC BLVD SIDEWALK IS SCHEDULED***
 - **Website complaint portal - *COMPLETED***
 - **Complete Streets status – *COMPLETE STREETS IS AT LEAST 5 YEARS OUT***

STATUS 2/07/25:

- **No Update.**

STATUS 1/03/25:

- No Update.

STATUS 12/06/24:

- All sidewalk repairs around Pelican Lake were completed this week.

STATUS 11/08/24:

- All sidewalk paver section replacement was completed on Donald Ross Road between US-1 and Ocean Drive. Palm Beach County has been contacted about scheduling the needed concrete sidewalk repairs this month.
- Mechanical removal of all Pelican Lake aquatic vegetation was completed and an agreement for monthly treatment for algae control (GreenClean) along with the existing torpedo grass control (TIGR) is finalized.
- Six pallets of new sod were laid in the cattail and aquatic vegetation removal staging areas and broken sidewalks marked for replacement this month.
- Quotes are being received until 11/15/24 to install a new fountain and lights on the south side of Pelican Lake. Installation is expected to be completed this month.
- The Public Works Department rapidly prepared for and cleaned up after Hurricane Milton, and immediately after Hurricane Milton responded to a Styrofoam beach spill that required a major beach cleanup. As a result, the Town impacts from both major events were quickly mitigated.
- New Veteran bricks have been installed in front of the Veterans Memorial Monument.
- The Celestial crosswalk by the 9/11 Memorial Monument was painted and the Celestial Street compass painting will be completed this month.

- Restoration of the Town Center courtyard bronze turtle and the 9/11 Memorial Monument will be completed this month.
- The Donald Ross Dune Walkover Renovation agreements for engineering and surveying services is scheduled to go to the Town Council on 11/13/2024.

STATUS 10/04/24:

- FY 2024-2025 Budget has been finalized.
- Sidewalk repairs were completed on the North side of Donald Ross Road between US1 & Ocean Drive. The Southside is still in the process of being repaired.
- Staff was directed by the Town Council on September 27th to mechanically remove Chara, Marine Naiad, and Hydrilla from Pelican Lake; and to treat the Lake as needed to avoid future algae blooms.
- Discussion on US1 Median enhancements scheduled for November Town Council meeting.

STATUS 09/06/24:

- The Town Council will be finalizing the 2024-2025 budget on September 25, 2024.
- The Town Council made a motion to terminate the 2023 contract with Terracon Services for landscaping services and approved the 2024-26 Contract that they submitted through the Request for Proposals process.
- Pelican Lake cattails were mechanically removed from the southeast corner of the lake and new plants put in by Stocking Savvy. Torpedo grass and invasive species around the lake are being removed monthly.
- Sidewalk repairs are expected to start taking place in October.
- We did receive the grant for Safe Streets study.

STATUS 08/02/24:

- The Town Council gave unanimous consensus to have a discussion on creating an additional Code Enforcement Officer position for the August meeting.
- The Council made a motion to move forward with the proposed repairs on Donald Ross Road now; and authorize \$2,500 from contingency for RMPK’s services to apply for the TRAIL-GO grant; authorize the Town Manager to sign all necessary documentation; and have staff evaluate the cost for concrete borders for the brick pavers sections and report back to the Council on the cost differential.
- The Town is currently in the process of re-bidding the landscape & maintenance services contract which will be reviewed by the Town Council at the August 28th Town Council meeting.
- **Code Complaint Portal** has been created for the Town’s Website.
- Complete streets is at least 5 years out.

2. Conduct a review and benchmarking of building site regulations for all zoning districts.

- **Prioritize commercial and multifamily.**
- **Consultant versus internal.**
- **Select the top 5 items to compare what will best protect the quality of life for Juno Beach residents.**

STATUS 2/07/25:

STATUS 1/03/25:

- The detailed list of costs from the proposed Zoning Consultant will be brought back to the Town Council for their review at the January meeting.

STATUS 12/6/24:

- Staff will present their recommendation on the Zoning Consultant at the December 17th, 2024 Town Council meeting.

STATUS 11/08/24:

- Staff have advertised for the proposed services for the code re-write, as directed by Town Council at the October Town Council Meeting, a final recommendation will be brought to Council at the December meeting.

STATUS 10/04/24:

- An agenda discussion item that includes prioritizing the Planning & Zoning List of items, quotes for code consultants, and proposed work will be brought to the Town Council on October 23rd.

STATUS 09/06/24:

- No update.

STATUS 08/02/24:

- The Council made a motion to direct staff to benchmark the regulations of other communities for mass, size, and scale; height; building area regulations; wall treatments; second floor area; and off-street parking for single-family homes with particular attention to the existing regulations of the Village of North Palm Beach, the City of Lake Worth Beach, and the Town of Palm Beach.

Priority:

3. **Continue to pursue the creation of a master plan to be implemented or being developed by May 2025.**
 - **Evaluate grants for plan.**
 - **Scope and costs**

STATUS 2/07/25:

STATUS 1/03/25:

- Treasure Coast Regional Planning Council has been conducting their interviews with not only the Town Council but with local residents, business owners, and citizens. They are currently ahead of schedule of their proposed timeline.

STATUS 12/06/24:

- The Treasure Coast Regional Planning Council has begun to work on the Master Development Plan as directed by Town Council.

STATUS 11/08/24:

- At the October Town Council meeting, Town Council directed staff for the Town to engage in an Interlocal Agreement with the Treasure Coast Regional Planning Council to provide services to develop a Community Vision and Master Plan.

STATUS 10/04/24:

- No Update.

STATUS 09/06/24:

- The council approved a budget increase for this item and TCRPC is currently working on a revised plan to fit that budget.

STATUS 08/02/24:

- Treasure Coast Regional Planning Agency provided the Town with a project scope and cost estimate for a Public Design Charrette and Redevelopment Master Plan. The council will be discussing how to proceed during the budget process.

4. Evaluate the renovation needs of Town Center and pursue action towards implementation of the needs by May 2025.

- **South patio expansion**
- **Police department**
- **Building department**
- **Council Chambers**

STATUS 2/07/25:

STATUS 1/03/25:

- Staff will be providing the committee’s recommendation for Engineer Firms and Services at the January Meeting after the RFQ for Engineering services is complete. The new Engineer Firm(s) will include an Architect within their umbrella of professionals which will facilitate the process for improvements/expansions to the Town Center.

STATUS 12/06/24:

- Town Council decided not to move forward with the dais expansion. The new audio/video equipment is on schedule for January 13-15.

STATUS 11/08/24:

- Staff will be bringing information about the dais expansion to the Town Council at the November 13th meeting; and the timeline for the installation of the new audio/video equipment is currently scheduled for January 13, 14, & 15.

STATUS 10/04/24:

- Starting October 1st, Staff will be working on extending the Council Chamber dais for the purpose of including the Town Clerk; and updating the audio equipment.

STATUS 09/06/24:

- Staff is in the process of obtaining quotes for new Audio/Video equipment for the Council Chambers as well as a renovation of the dais to extend and fit the Town Clerk Department.

STATUS 08/02/24:

- Staff will be initiating the start of the Police and Building expansions during the 24-25 Fiscal Year

5. Pursue a strategic plan for the town and if approved have it in place by May 2025.

- **Consultant versus Council/staff**
- **New mission and vision**
- **Strategic initiatives and action plan**

STATUS 2/07/25:**STATUS 1/03/25:**

- Mr. Karas is planning to conduct a staff workshop at the end of January on "how to" best accomplish goals and vision set by Council and Residents after their workshop.

STATUS 10/04/24:

- Town Council and Staff met with Mr. Karas. Mr. Karas is now planning an in-person only Strategic Plan Participatory Resident Workshop for October 16, 2024 from 4pm-7pm.

STATUS 09/06/24:

- Town Council and Staff are scheduled to meet individually with Mr. Karas on September 12, 2024. After that date a Workshop with the Public will be scheduled.

STATUS 08/02/24:

- The Town Council contract with consultant James E. Karas who specializes in Strategic & Community Planning to conduct individual one-on-one meetings with the Council and a Public Workshop to obtain input and ideas towards strategic planning for the Town.

Low Priority:

6. **Utilize infographics and enhance public presentation of financials to coincide with the upcoming budget and ongoing by October 1, 2024.**
 - **Evaluate finance software for replacement.**
 - **Format static data to visual.**
 - **Enhance financial highlights brochure.**

STATUS 10/04/24:

- **COMPLETED**

STATUS 09/06/24:

- More visuals such as charts, graphs, etc. are being utilized to convey the not only the budget in a more comprehensible format but projects as well.

STATUS 08/02/24:

- Staff have been incorporating charts and presentations for the public to better understand the budget process.

7. **Improve time management of meetings and professionalism on the dais and in the chambers by September 1, 2024.**
 - **Revisit decorum resolution.**
 - **Implement a civility policy.**

STATUS 2/07/25:**STATUS 1/03/25:**

- Code of Conduct policy will be brought to the Town Council for discussion at the January meeting.

STATUS 11/08/24:

- Public Participation policy and Code of Conduct policy will be brought to the Town Council for discussion on November 13, 2024.

STATUS 10/04/24:

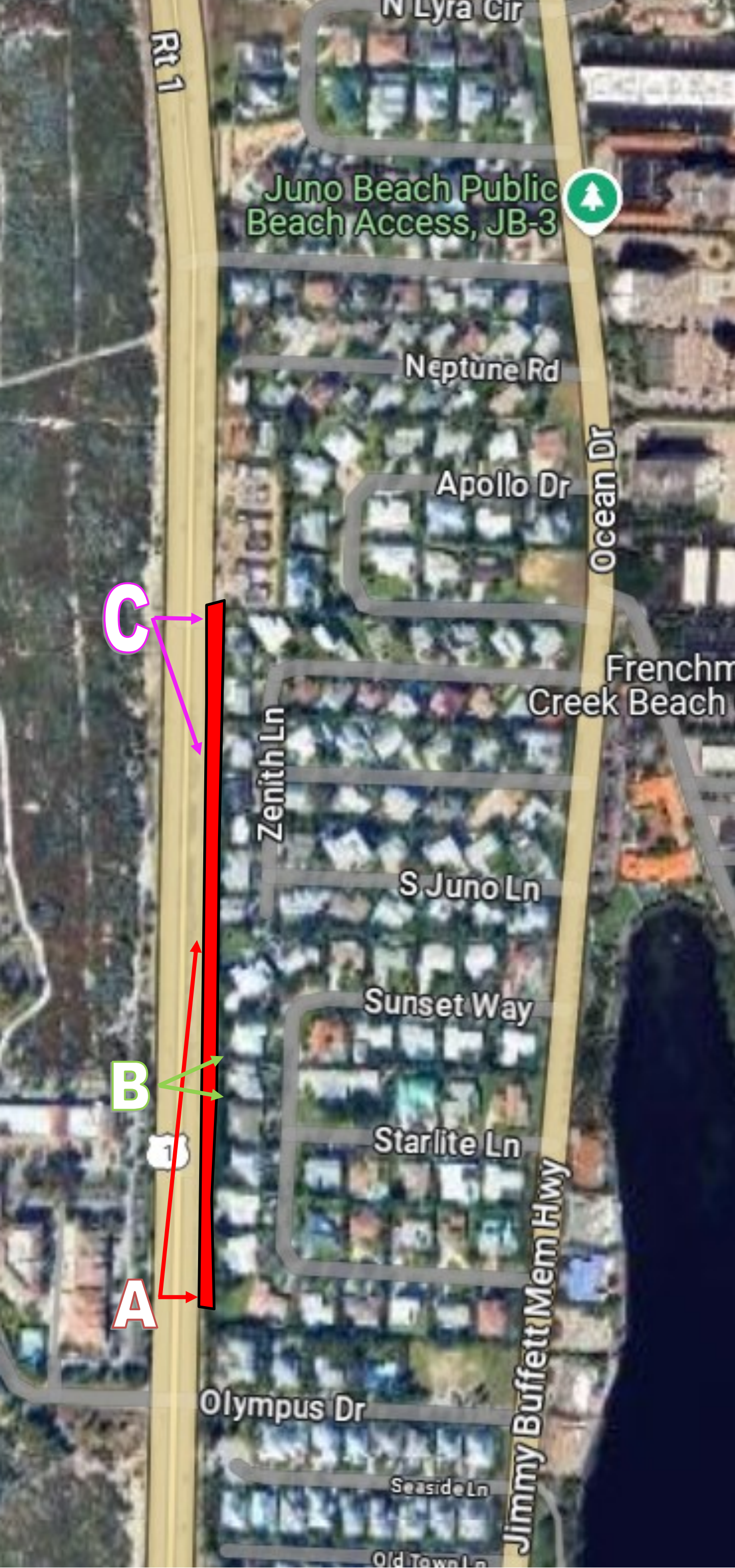
- A revised Decorum Policy is being brought to the Town Council for their consideration on October 23rd.

STATUS 09/06/24:

- No update.

STATUS 08/02/24:

- The Council gave consensus to send the Town Attorney their individual changes for the November 2022 proposed decorum resolution and have staff prepare a draft to review at a future meeting.





***Tripsacum floridana
(Fakahatchee Grass)**





Tripsacum floridana¹

Edward F. Gilman²

Introduction

Florida Tripsacum is an herbaceous perennial originating in South Florida that forms a dense, upright clump of 3-foot-long leaves (Fig. 1). These flat blades of grass grow from a short, thick, underground rhizome. Blades are noticeably more narrow than Tripsacum dactyloides. This grass attains a height of about 2 to 3 feet and spreads to form a clump up to 6-feet-wide. The flowers appear in somewhat showy spikes, with rust-colored anthers. These spikes appear in the spring and summer.

General Information

Scientific name: *Tripsacum floridana*

Pronunciation: trip-SAY-kum flor-rid-DAY-nuh

Common name(s): Florida Gamma Grass, Dwarf Fakahatchee Grass, Florida Tripsacum

Family: *Gramineae*

Plant type: herbaceous; ornamental grass

USDA hardiness zones: 8 through 11 (Fig. 2)

Planting month for zone 8: year round

Planting month for zone 9: year round

Planting month for zone 10 and 11: year round

Origin: native to Florida

Uses: accent; border; mass planting; container or above-ground planter

Availability: somewhat available, may have to go out of the region to find the plant

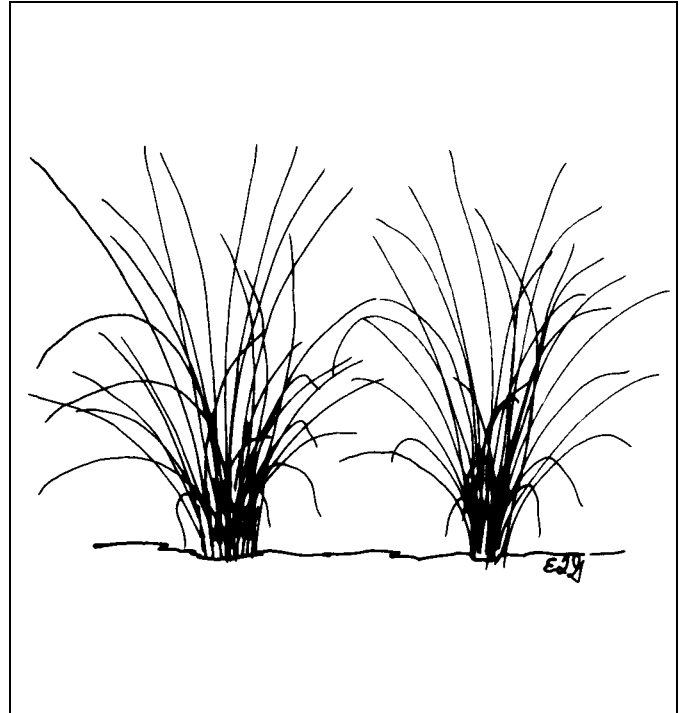


Figure 1. Florida Gamma Grass.

Description

Height: 3 to 4 feet

Spread: 4 to 6 feet

Plant habit: round

Plant density: moderate

Growth rate: moderate

Texture: fine

1. This document is Fact Sheet FPS-589, one of a series of the Environmental Horticulture Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. Publication date: October, 1999 Please visit the EDIS Web site at <http://edis.ifas.ufl.edu>.
2. Edward F. Gilman, professor, Environmental Horticulture Department, Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, 32611.

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Figure 2. Shaded area represents potential planting range.

Foliage

Leaf arrangement: most emerge from the soil, usually without a stem

Leaf type: simple

Leaf margin: entire

Leaf shape: linear

Leaf venation: parallel

Leaf type and persistence: semi-evergreen; evergreen

Leaf blade length: 18 to 36 inches

Leaf color: green

Fall color: no fall color change

Fall characteristic: not showy

Flower

Flower color: yellow

Flower characteristic: spring flowering; summer flowering

Fruit

Fruit shape: elongated

Fruit length: 1 to 3 inches

Fruit cover: dry or hard

Fruit color: unknown

Fruit characteristic: inconspicuous and not showy

Trunk and Branches

Trunk/bark/branches: typically multi-trunked or clumping stems

Current year stem/twig color: not applicable

Current year stem/twig thickness: not applicable

Culture

Light requirement: plant grows in part shade/part sun

Soil tolerances: extended flooding; acidic; slightly alkaline; sand; loam; clay;

Drought tolerance: moderate

Soil salt tolerances: moderate

Plant spacing: 36 to 60 inches

Other

Roots: not applicable

Winter interest: no special winter interest

Outstanding plant: plant has outstanding ornamental features and could be planted more

Invasive potential: not known to be invasive

Pest resistance: no serious pests are normally seen on the plant

Use and Management

Florida *Tripsacum* has proven to be an outstanding landscape plant and may be used as an accent in ground cover beds. It is also useful to stabilize banks and steep slopes. This grass may also create a nice edging along streams and ponds. The adaptability of Florida *Tripsacum* makes it well suited for planting in water retention and detention areas. These areas are often wet or inundated for a period of time, then become very dry.

Florida *Tripsacum* needs a full sun or light shade position in the landscape and adapts to dense and light soils. It is tolerant of wet soil conditions but is also quite drought tolerant. It is one of the most shade tolerant grasses, and naturalizes readily in a moist site. It is listed as an endangered plant in Florida.

Pests and Diseases

No pests or diseases are of major concern.



Meeting Name: Town Council
Meeting Date: March 26, 2025
Prepared By: Mayer, Stephen
Item Title: Subterranean Parking Discussion Item Memo

COUNCIL GOAL #6 (2024-2025)

BACKGROUND:

The Town Council has identified the following Council goals, or subject areas of importance, for staff to discuss. This discussion item is Council Goal #6, as listed in the summary of staff items below (this item is emphasized in bold):

Rank	Subject	Summary	Status
1	Limiting Density for Commercial/ Residential projects	Discussion - as part of the Planning and Zoning Board’s 2024 Topics, they wish to discuss tools to limit density in commercial and residential development projects.	Discussed at the November 2024 P&Z Meeting
2	Single-Family Site Plan Review	Town Council requested for staff to prepare a draft ordinance that includes both site plan criteria and appearance review criteria.	Discussed at the October 2024 meeting
3	Excavation Permit	Staff initiated – following the recent adoption of Construction Site Standards and the Town’s current requirement on not allowing the regrading of a property without a building permit, staff would like additional information and imposing requirements when projects are removing or adding fill to assure their methods are safe.	Ongoing TC (2/26/25)
4	Tower Structure Height	Discussion – Clarify scope of work to only include RH, RM-1, RM-2 zoning districts. Previous directions were to include all applicable zoning districts.	Scheduled for the March 2025 meeting
5	Definitions	Staff initiated – review Section 34-4 to add/modify existing definitions, such as but not limited to, lot coverage, accessory apartments, dwelling units, accessory structures, recreational vehicle (RV’s), swales, Coastal	Ongoing PZ (3/2/25)

		High Hazard Area, North American Vertical Datum (NAVD 88).	
6	Subterranean Parking	Discussion by Council at a future meeting	Ongoing TC (2/26/25)
7	Discussion on Traffic Concerns on Donald Ross Road and US Hwy 1 Intersection	Council requested a temporary moratorium on all new mixed-used development(s) to study the impacts of mixed-use development in commercial zoning districts and determine the appropriate methods and regulatory controls to ensure that future development does not permanently alter the character of the Town and overwhelm existing infrastructure and roadways.	Ongoing
8	Zoning in-progress inspections	Discussion by Council at a future meeting	Pending
9	Vacation Rental Application Fees	Discussion by Council at a future meeting	Pending
10	Non-conforming mechanical equipment	Discussion by Council at a future meeting	Pending

Staff notes that the Council goal was in response to the impact of the subterranean parking structure recently built on the Caretta project. The project included a subterranean (or underground) parking garage that runs below much of the property. The underground parking garage contains most of the project's required parking, 270 out of 365 spaces. The other 95 parking spaces consist of surface parking located on the Donald Ross Road (east) side and on the west side of the project, adjacent to Plaza la Mer. The total square footage of subterranean parking area is approximately 163,000 square feet.

The current Town Code permits subterranean parking and future development, or redevelopment may utilize below-grade parking to satisfy the required parking space counts, just as Caretta. The Town Code has provisions that account for underbuilding parking areas and does not constitute a story in consideration for height (the applicable language ***bold and italicized***). The Town Code defines basement as meaning “a story situated under a building having exterior perimeter walls, a floor level two or more feet below the level of the contiguous exterior ground outside of the building and having one-half or more of its floor-to-ceiling height below the average level of all the exterior ground of the lot comprising the subject building development site. A basement story shall not be considered a story with regards to height regulations contained in this chapter if said story does not exceed eight feet above the average mean elevation for the subject lot, ***and if designed or adapted to and used solely for the purpose of automobile parking*** and/or machinery and essential building utility services not involving habitable space. The exterior walls of said basement story shall be set back from all property lines as required for said building situated over the basement story, and minimum door openings in said basement walls shall be limited to those essential to permit one automobile entry access driveway and ***one automobile exit driveway for each separated under-building parking area***, plus pedestrian lobby entries and required fire escape exit ways.”

The Town Code also defines parking required as “those parking facilities determined as the minimum facilities necessary to comply with this chapter as set forth in the Schedule of Off-Street Parking Requirements in section 34-981(b)(5).” Subterranean parking is considered a parking facility, just like a parking garage, so therefore, the Town Code does not bar the inclusion of basement level, below-grade, or subterranean parking meeting required parking numbers.

In recent years, the State of Florida has seen recent examples of how developers and builders are utilizing underground parking to create more space out of confined real estate. By building the required parking spaces underground, the area that would otherwise be devoted to a surface lot (affecting lot coverage) or above-grade parking levels (affecting building height), wouldn't count against either. This would allow developers to utilize the lot coverage and/or height toward developing more of the site. The Jade Signature Project in Miami, which is a two and a half story subterranean garage built just 100 feet from the ocean, and the Royal Palm Residences in Boca Raton, which is a three-story subterranean garage a half mile from the ocean are two recent and controversial examples of large subterranean parking projects in South Florida. Proponents argue that the use of subterranean parking allows developers to provide retail uses and residential amenities on lower floors, while opponents warn of potential safety, flooding and environmental concerns to these engineering endeavors. Staff also notes that one of the considerations for the Caretta project is the concept that subterranean parking puts the parking out of sight to the public view and could be considered an aesthetic advantage over providing unsightly surface parking.

RECOMMENDATION:

Staff requests from the Town Council review the code provisions for subterranean parking and provide directions regarding issues that need to be addressed by staff.



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk
Item Title: Discussion on a Policy for Funding Additional Training for Council Members

DISCUSSION:

At the June 26, 2024, Town Council meeting, Mayor Wheeler, Vice Mayor Halpern, and Councilmember Davis gave consensus to have a discussion at a future meeting on a policy for funding additional training for Council members (such as conferences, meetings, seminars, etc.).

Currently, the Town Council has an approved budget of \$9,000 per Fiscal Year for training purposes, which is \$1,800 per person. This budgeted amount also includes all reimbursement requests made by individual council members.

Example: The Florida League of Cities' Annual Conference with hotel stay and a per diem reimbursement request can add up to approximately **\$1,550+ /each.**

RECOMMENDATION:

Staff is prepared to answer any questions on this item.



Meeting Name: Town Council
Meeting Date: March 26, 2025
Prepared By: Leonard G. Rubin, Town Attorney
Item Title: Ordinance No. 792 (Establishing a Temporary Moratorium on Commercial, Mixed-Use and Multi-Family Development Applications) (**Second & Final Reading**)

DISCUSSION:

The Town Council requested that this office prepare an Ordinance declaring a temporary moratorium on new commercial, mixed-use, and multi-family projects within the Town. The Town Council expressed concern with the potential impacts of such new development, including, but not limited to, the effect of such development on traffic, congestion, surrounding property values, aesthetics, and the demand for Town services.

In enacting the temporary moratorium, the Council seeks to evaluate its existing Comprehensive Development Plan and Zoning Code to ensure that all legal and necessary steps are taken to preserve the Town's character as a small seaside community. To that end, the Town has engaged the services of the Treasure Coast Regional Planning Council to analyze existing conditions within the Town, complete a market study, explore various redevelopment strategies, and solicit public input for the creation of a Community Vision and Master Plan. The Town Council wishes to preserve the status quo while formulating the Community Vision and Master Plan. This will promote effective planning and development strategies and determine the appropriate methods and regulatory controls to ensure that future development fits within the Town's vision and does not permanently alter the character of the Town or overwhelm existing infrastructure capacity and roadways, thereby jeopardizing the safety and welfare of current and future residents and visitors.

The attached Ordinance establishes a temporary moratorium on the acceptance, processing, and consideration of any new applications for development approval of a commercial, mixed-use, or multi-family residential project within the Town's commercial and multi-family zoning districts. This moratorium includes the processing of any applications required for such projects, including, but not limited to, comprehensive plan amendments, rezonings, special exception approvals, and site plan and appearance approvals. The moratorium shall not apply for applications for development permits or appearance review within the Town's Residential Single-Family (RS) or Historic Preservation (HIST) Zoning Districts. As discussed at the Planning and Zoning Board meeting, the Ordinance has been amended to also exempt applications for modifications to approved site plans for commercial, mixed-use,

or multi-family residential projects that do not increase total square footage, traffic impacts, or demands on Town facilities or infrastructure.

The moratorium shall remain in effect for a period of up to one (1) year or the completion of the Community Vision and Master Plan, whichever first occurs.

An Ordinance imposing a moratorium is subject to the same statutory requirement for adoption as a rezoning ordinance. Consequently, the Ordinance was considered by the Planning and Zoning Board at a duly advertised public hearing. At the conclusion of the hearing, the Board unanimously recommended approval of the Ordinance.

At its February 26, 2025 meeting, the Town Council adopted the Ordinance on first reading by unanimous vote.

RECOMMENDATION:

Town Staff requests that the Town Council consider the adoption on second and final reading of Ordinance No. 792, imposing a temporary moratorium on new applications for development approval for commercial, mixed-use, or multi-family residential projects within the Town’s commercial and multi-family zoning districts

TOWN OF JUNO BEACH, FLORIDA

ORDINANCE NO. 792

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND CONSIDERATION OF ANY NEW APPLICATION FOR DEVELOPMENT APPROVAL OF A COMMERCIAL, MIXED-USE, OR MULTI-FAMILY RESIDENTIAL PROJECT WITHIN THE CORPORATE LIMITS OF THE TOWN FOR A PERIOD OF UP TO ONE YEAR; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Juno Beach is a municipal corporation with the constitutional and statutory authority to exercise any power for a municipal purpose, except when expressly prohibited by law, and regulates zoning and land use within its corporate limits through its Comprehensive Development Plan and Zoning Code; and

WHEREAS, the Town Council is concerned with the potential impacts of new development, including, but not limited to, the effect of new development on traffic, congestion, surrounding property values, aesthetics, the demand for Town services; and other concerns impacting the general welfare; and

WHEREAS, the Town of Juno Beach is located on a barrier island between the Intracoastal Waterway, with limited routes in and out of the Town's corporate limits further hampered by drawbridge access, and wishes to evaluate the impacts of new commercial, mixed-use, and multi-family projects on traffic volume, movement, and congestion, as well as the ability to evacuate the Town in the event of a major storm event; and

WHEREAS, the Town further wishes to evaluate its existing Comprehensive Development Plan and Zoning Code to ensure that all legal and necessary steps are taken to preserve the Town's character as a small seaside community; and

WHEREAS, the Town has engaged the services of the Treasure Coast Regional Planning Council to analyze existing conditions within the Town, complete a market study, explore various redevelopment strategies, and solicit public input for the creation of a Community Vision and Master Plan; and

WHEREAS, the Town Council wishes to preserve the status quo while formulating the Community Vision and Master Plan to promote effective planning and development strategies and determine the appropriate methods and regulatory controls to ensure that future development fits within the Town's vision and does not permanently alter the character of the Town or overwhelm existing infrastructure capacity and roadways, thereby jeopardizing the safety and welfare of current and future residents and visitors; and

1 WHEREAS, the Town has held all required public hearings necessary to enact a
2 moratorium, including review by the Town’s Planning and Zoning Board, sitting as the
3 Local Planning Agency; and
4

5 WHEREAS, the Town Council determines that the adoption of this Ordinance is in
6 the interests of the public health, safety, and welfare.
7

8 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
9 TOWN OF JUNO BEACH, FLORIDA as follows:
10

11 **Section 1. Recitals.** The foregoing “Whereas” clauses are ratified as true and
12 correct and are hereby incorporated herein by reference.
13

14 **Section 2. Moratorium Imposed.** The Town Council hereby declares a
15 moratorium on the acceptance, processing, and consideration of any new application for
16 development approval of a commercial, mixed-use, or multi-family residential project
17 within the Town’s commercial and multi-family zoning districts. This moratorium includes
18 the processing of any applications required for such projects, including, but not limited to,
19 comprehensive plan amendments, rezonings, special exception approvals, and site plan
20 and appearance approvals.
21

22 **Section 3. Exceptions.** This moratorium shall not apply to: (a) applications for
23 development permits or appearance review within the Town’s Residential Single-Family
24 (RS) Zoning Districts or Historic Preservation (HIST) Zoning Districts; and (b) applications
25 for modifications to approved site plans for commercial, mixed-use, or multi-family
26 residential projects that do not increase total square footage, traffic impacts, or demands
27 on Town facilities or infrastructure.
28

29 **Section 4. Duration of Moratorium.** This moratorium shall remain in effect for a
30 period of up to one (1) year from the effective date of this Ordinance or the completion of
31 the Community Vision and Master Plan, whichever first occurs.
32

33 **Section 5. Severability.** If any section, paragraph, sentence, clause, phrase, or
34 word of this Ordinance is for any reason held by a court of competent jurisdiction to be
35 unconstitutional, inoperative, or void, such holding shall not affect the remainder of the
36 Ordinance.
37

38 **Section 6. Conflicts.** All ordinances and resolutions, or parts of ordinances and
39 resolutions, in conflict with this Ordinance are hereby repealed to the extent of such
40 conflict.
41

42 **Section 7. Effective Date.** This Ordinance shall become effective immediately
43 upon adoption.
44



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: L. Rubin, Town Attorney
Item Title: Approval of Employment Agreement with Robert A. Cole to serve as Town Manager

DISCUSSION:

At its March 7, 2025 special meeting, the Town Council selected Robert Cole as its next Town Manager and directed this office to negotiate an Employment Agreement with Mr. Cole. The attached Employment Agreement is being presented to the Town Council for its consideration and approval. Mr. Cole has agreed to the terms and conditions; however, any modification to the terms and conditions would be subject to acceptance by Mr. Cole.

The essential terms of the Agreement are as follows:

1. As required by the Section 2-63 of the Town Code, the Agreement is for a term of five years. Mr. Cole is available to commence employment with the Town on Monday, March 31, 2025.
2. The Agreement provides for an annual salary of \$195,000 and provides that Mr. Cole shall receive the same cost of living increase and average merit increase given to the Town's general employees on October 1st each year, unless the Town Council votes, as part of the budgetary process, not to increase the Town Manager's salary or to provide some other salary adjustment. Like the prior Town Manager's Agreement, there is no established increase during the first year and any adjustment on October 1, 2025 would be at the discretion of the Town Council.
3. The Agreement provides for an annual review of the Town Manager's performance either on an individual basis or as a collective body, at the option of the Town Council.
4. The Town Manager serves at the pleasure of the Town Council and a majority of the members of the Town Council may terminate his employment at any time. Should the Council terminate Mr. Cole "without cause," he shall be entitled to a lump sum severance payment equal to twenty (20) weeks of his base salary and shall be required to execute a liability release in favor of the Town. Should the Council terminate Mr. Cole "with cause," the Town shall only be required to pay him for days actually worked through the date of termination. In the event Mr. Cole becomes disabled or is otherwise unable to perform his duties for a period of four consecutive weeks beyond any accrued leave, the Town may terminate the Agreement, subject to payment of one-half of the severance payment for termination without cause (or ten weeks).

5. In the event he resigns his employment, Mr. Cole is required to give the Town sixty (60) days' advance written notice.
6. Mr. Cole will accrue Personal Leave Time ("PLT") as the same rate generally afforded to Town employees with ten to fifteen years of service (29.25 days or 234 hours annually). However, his PLT bank will be preloaded with fifteen available for immediate use.
7. The Town will pay one hundred percent of the cost health (PPO Plan), dental and vision care benefits offered to full-time Town employees for Mr. Cole and his spouse.
8. Mr. Cole will receive an automobile allowance of \$500 per month and a cell phone allowance of \$100 per month.
9. For retirement benefits, the Town will contribute fifteen percent of Mr. Cole's salary into the Town's 401(a) plan, with no required contribution by Mr. Cole and immediate vesting. Mr. Cole may participate in the Town's 457 deferred compensation plan at his discretion.

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

RECOMMENDATION:

Town Staff requests Town Council consideration of the attached Employment Agreement with Robert A. Cole to serve as Town Manager.

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2025, by and between the Town of Juno Beach, Florida, a Florida municipal corporation (“Town”) and Robert A. Cole (“Cole” or “Manager”).

WITNESSETH:

WHEREAS, the Town desires to employ the services of Robert A. Cole to serve as Town Manager of the Town of Juno Beach in accordance with Article IV of the Town Charter; and

WHEREAS, the Town, by and through its Town Council, desires to provide for certain benefits and compensation for the Town Manager and to establish the terms and conditions of his employment; and

WHEREAS, Robert A. Cole desires to accept employment as Town Manager under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. Recitals.

The foregoing recitals are hereby ratified by the parties as true and correct and are incorporated herein.

Section 2. Appointment.

The Town hereby appoints Robert A. Cole to serve as Town Manager in accordance with Article IV, Section 1 of the Town Charter, commencing March 31, 2025 (“Employment Date”). This Agreement shall remain in effect for a period of five (5) years from the Employment Date, unless terminated earlier by the Town or by Manager as provided herein.

Section 3. Duties and Responsibilities.

A. Manager shall perform the duties and functions of the Town Manager as set forth in the Town Charter, the Town Code of Ordinances, Town Resolutions, and Town policies and procedures, as may be amended from time to time, and shall perform such other legally permissible and proper duties and functions as the Town Council may assign.

B. Manager shall remain in the exclusive employ of the Town and shall devote all such time, attention, knowledge and skills necessary to faithfully perform his duties under this Agreement. The term “exclusive employ” shall not be construed to prohibit Manager from engaging in teaching, writing or other professional activities not in conflict with Manager’s full-time position. Manager shall not engage in any other business activity or occupation without prior approval of the Town Council.

C. Manager shall dedicate no less than an overall average of forty (40) hours per work in the performance of his duties hereunder and shall devote such additional time as is necessary to perform all of the duties and obligations of his position.

D. In the event Manager serves on any appointed or elected board of any professional organization or serves on any committee related to his professional activities, in the event monies are paid or gifts received by Manager related to such service, such money or property shall be paid to or delivered to the Town, unless otherwise determined by the Town Council.

E. In the event Manager is temporarily unable to perform his duties, he shall designate an Acting Town Manager in accordance with Article IV, Section 3 of the Town Charter.

Section 4. Salary and Compensation.

A. As of the effective date of this Agreement, Town agrees to pay Manager an annual salary of \$195,000.00, payable in installments at the same time as other employees of the Town are paid.

B. Unless the Town Council votes, as part of the budgetary process for each fiscal year, not to increase the Town Manager’s salary or to provide some other salary adjustment, the Town shall pay to Manager the same cost of living increase and average merit increase paid to the Town’s general employees. All increases shall be effective October 1st of each year, provided, however, that there shall be no automatic increase during Manager’s first year of employment and any increase on October 1, 2025 shall be discretionary with the Town Council. The first increase under this subsection shall be effective October 1, 2026.

C. As part of the budgetary process for each fiscal year, the Town Council shall adjust the pay range for the position of Town Manager to reflect any cost of living increase and merit increase provided for in this Section.

Section 5. Performance Review.

A. The Town Council shall annually review and evaluate the performance of Manager either on an individual basis or as a collective body, at the option of the Town Council. The review and evaluation shall be in accordance with criteria developed by the Town Council in conjunction with Manager. These criteria shall consist of goals and performance objectives which the Town Council deems necessary for: (1) the proper operation of the Town; (2) the attainment of the Town Council’s policy objectives; and (3) for the professional development of Manager

B. The Council shall further adopt and establish a relative priority among the goals and performance objectives. The goals and performance objectives shall be reasonably attainable within the time limitations specified and within the annual operating and capital budgets and appropriations provided.

C. The failure of the Town Council to conduct an evaluation or adopt the goals and objectives referenced in this section shall not be considered a breach of this Agreement.

Section 6. Termination of the Town Manager and Severance Pay.

A. Manager shall serve at the pleasure of the Town Council and the Town Council may terminate this Agreement and Manager's employment with the Town at any time, subject to the provisions of this Section.

B. Should the Town Council vote to terminate the services of Manager, the Town shall pay to Manager, within thirty (30) calendar days of such vote, a lump sum severance payment equal to twenty (20) weeks of his base salary as full and complete payment and satisfaction of any claims of Manager of whatsoever nature arising out of his employment with the Town and this Agreement. As consideration for such payment, Manager shall, prior to receipt thereof, execute and deliver to the Town a general release of the Town, and its elected officials, officers, agents and employees for any and all acts, actions and omissions from the beginning of time until the date of the release, said release to be prepared by the Town Attorney.

C. Notwithstanding subsection B above, should the Town Council terminate the services of Manager for "just cause," the Town shall have no obligation to pay Manager the severance described in Subsection B above or any accrued personal leave time, and Manager shall only be paid for days actually worked. For the purposes of this Agreement, "just cause" is defined to include any of the following:

1. Conviction or plea of guilty or no contest to a misdemeanor or felony crime, whether or not adjudication is withheld.
2. Neglect of duty, including the inability or unwillingness to properly discharge the responsibilities of office.
3. Violation of any substantive Town policy, rule or regulation, which could subject any other Town employee to termination.
4. The commission of any fraudulent act against the interest of the Town.
5. The commission of any act which involves moral turpitude or which causes the Town disrepute.
6. Violation of the International City/County Management Association Code of Ethics, the State Code of Ethics for Public Officers and Employees, or the Palm Beach County Ethics Code.
7. Any other act of a similar nature of the same or greater seriousness.

D. In the event Manager becomes permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity, or health for a period of four consecutive weeks beyond any accrued leave, the Town shall have the

option to terminate this Agreement, subject to the payment of one-half (1/2) of the severance payment set forth in subsection B above.

Section 7. Voluntary Resignation.

In the event the Manager voluntarily resigns his position with the Town, Manager shall provide the Town Council with sixty (60) days' advance written notice of such resignation. Upon receipt of such written notice, the Council may require the Manager to terminate his employment at any date earlier than the date set forth in the notice without further obligation being incurred by the Town. Upon such resignation or termination, the Town shall pay to Manager any unpaid wages and any accrued and unpaid personal leave time in accordance with the policies applicable to Town employees.

Section 8. Benefits.

A. Personal Leave Time

Manager shall accrue Personal Leave Time ("PLT") at the rate generally afforded Town employees with ten to fifteen years of service (29.25 days or 234 hours annually). While Manager's use and accrual of Personal Leave Time shall be subject to the Town's Personal Manual, Manager's PLT bank shall be preloaded with fifteen (15) days (or 120 hours) for his immediate use.

B. Holidays

The Town Manager is entitled to the same paid holidays as general Town employees.

C. Health Care, Life and Disability Insurance

The Town agrees to provide Manager with the health, dental and vision care benefits offered to all full-time Town employees, with the Town paying one hundred percent (100%) of the cost for Manager and his spouse. The health insurance plan shall be the Florida Blue BlueOptions PPO Plan. Manager shall be afforded the same life insurance and disability insurance benefits as full-time Town employees.

D. Automobile Allowance and Communications Equipment

The Town Manager is required to be on-call for twenty-four (24) hour service. In recognition thereof:

1. The Town shall pay to Manager an automobile allowance of five hundred dollars (\$500.00) per month for the purpose of reimbursing the Town Manager for automobile expenses incurred while conducting Town business, provided, however, that the Town agrees to reimburse Manager for travel outside Palm Beach and Martin Counties associated with the business of the Town at the same rate as other Town employees are reimbursed.

- 2. The Town shall pay to Manager a cell phone allowance of one hundred dollars (\$100.00) per month to compensate him for the business use of his personal cell phones.

E. Retirement

Manager shall participate in the Town's existing 401(a) retirement plan. The Town shall contribute per pay period an amount equal to fifteen percent (15%) of Manager's total annual salary to the 401(a) plan, which shall provide for immediate vesting. The Manager may contribute to the Town's existing 457(b) deferred compensation plan at his discretion.

F. Additional Benefits

To the extent not specified herein, Manager shall have the same benefits as a full-time general employee with the same tenure.

Section 9. Professional Development.

A. The Town agrees to pay, subject to budget availability, reasonable and customary travel and subsistence expenses for Manager's travel and attendance at business related conferences and seminars. These shall include, but are not limited to, the annual International City/County Management Association conference, the annual Florida League of Cities conference and other courses and seminars necessary for the Manager's professional development.

B. The Town agrees to pay, subject to budget availability, reasonable and customary professional dues, licenses and subscriptions of Manager related to his continued participation in national, regional, state and local associations necessary and desirable for his professional growth and advancement and for the good of the Town.

Section 10. Community Involvement.

The Town recognizes the desirability of representation in and before local civic and other organizations and encourages Manager to participate in these organizations to foster a continuing awareness of the Town's activities as well as the community's attitudes and ideas.

Section 11. Return of Property.

Upon termination of Manager's employment with the Town or his resignation, Manger shall immediately return all Town property including, but not limited to, keys, laptops, documents, and other Town property in the possession or control of Manager.

Section 12. Additional Terms and Conditions.

The Town shall fix any other terms and conditions of employment it may determine from time to time to be necessary and in the Town's best interest relating to the performance

of Manager, provided that such terms and conditions are not inconsistent with the provisions of this Agreement, Florida Statutes, or any other law and are agreed to in writing by Manager.

Section 13. General Provisions.

A. Entire Agreement

The provisions of this Agreement constitute the entire understanding between the parties. No other representations or understandings are binding on the Town and Manager unless contained in this or any subsequently adopted agreement.

B. Death of Manager

Upon Manager’s death, the Town’s obligations under this Agreement shall terminate, with the exception of:

- 1. Transfer of ownership of any retirement funds to his designated beneficiary or beneficiaries;
- 2. Payment of all accrued vacation and sick time in accordance with the policies applicable to Town employees;
- 3. Payment of all outstanding medical or dental bills in accordance with the Town’s insurance policies or plans; and
- 4. Payment of all life insurance benefits in accordance with the Town’s insurance policies or plans.

C. Governing Law and Venue

This Agreement shall be construed and governed by the laws of the State of Florida. The parties agree that venue of any proceedings arising out of this Agreement shall lie exclusively in Palm Beach County, Florida.

D. Construction of Agreement

The parties acknowledge that each shared equally in the drafting and preparation of this Agreement and, accordingly, no court or administrative officer construing this Agreement shall construe it more strictly against one party than the other and every covenant, term and provision shall be construed according to its plain meaning.

E. Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed as original, but all of which shall constitute the same instrument.

F. Assignment

This Agreement is for personal services and may not be assigned or transferred by either party.

G. Indemnification

1. The Town shall defend, save harmless, and indemnify Manager against any action for any injury or damage suffered as a result of any act, event, or omission of action that Manager reasonably believes to be in the scope of his duties or functions, unless he acted in bad faith or with malicious purpose or in a manner exhibiting willful and wanton disregard of human rights, safety or property. The Town will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon. The Town shall not be liable for any acts or omissions of Manager committed while acting outside the course and scope of his agreed duties or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property. In such instance, Manager shall reimburse the Town for any legal fees and expenses the Town has incurred or otherwise paid, for or on his behalf, in connection with the alleged conduct.
2. Said indemnification shall extend beyond the termination of employment and the expiration of this Agreement to provide protection for any such acts undertaken or committed in Manager's capacity as Town Manager, regardless of whether the notice of claim or filing of a lawsuit occurs during or following his employment with the Town.

H. Bonding

The Town agrees to bear the full cost of any fidelity or other bonds required of Manager under any policy, regulation, ordinance or law.

I. Attorney's Fees

In any litigation between the parties regarding the enforcement or interpretation of this Agreement, the prevailing party to such litigation shall be entitled to recovery from the non-prevailing party reasonable attorney's fees and all costs of litigation (whether or not taxable) at both the trial and appellate levels.

J. Severability

If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder shall not be invalidated and shall be given full force and effect so far as possible.

K. Effective Date

This Agreement shall become effective as of the date written above.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

TOWN:

Town of Juno Beach, Florida

By: _____
Peggy Wheeler, Mayor

Attest:

Caitlin Copeland-Rodriguez
Town Clerk

Approved as to form and legal
Sufficiency:

Leonard G. Rubin
Town Attorney

Witnessed by:

TOWN MANAGER:

Robert A. Cole



Meeting Name: Town Council
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk
Item Title: Selection of Planning and Zoning Board Appointments for FY 2025-2026

BACKGROUND:

At the February 26, 2025, Town Council meeting, the Council made a motion “*to revert to the old method of selecting Planning & Zoning Board members (with each Councilmember nominating a candidate subject to approval by the Council) from the submitted applications.*” The motion passed 3-2 with Vice Mayor Halpern and Councilmember Davis opposed.

The application deadline was March 12, 2025, and staff received a total of eleven (11) submittals from the following individuals (*see attached applications*):

- | | | |
|-----------------|----------------|---------------|
| Brian Cole | Nancy Graboski | Michael Stern |
| Jonathan Butler | PJ Nardy | Fred Vestel |
| James Ehret | Carol Rudolph | Cyndie Wolf |
| James Ferguson | Laure Shearer | |

RECOMMENDATION:

Staff recommend that the Town Council appoint members to the Planning & Zoning Board along with an Alternate member for a one-year term.



TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
 PHONE: 561.626.1122 • FAX: 561.775.0812
 WEBSITE: www.juno-beach.fl.us
 E-MAIL: junobeach@juno-beach.fl.us

Peggy Wheeler, Mayor
 DD Halpern, Vice Mayor
 Marianne Hosta, Vice Mayor Pro Tem
 Diana Davis, Councilmember
 John Callaghan, Councilmember
 Frank Davila, Interim Town Manager

Item #20.

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Jonathan B. Butler HOME PHONE 561-512-7261
 ADDRESS 13839 Cococanut Avenue, Juno Beach, Florida 33408
 OCCUPATION (current or most recent) Attorney BUSINESS PHONE _____
 BUSINESS ADDRESS 4300 S. US. 1, Ste. 203-222
 E-MAIL ADDRESS junobeachnole@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
 Disposition: _____

Resume attached? (optional) Yes No Brief Description of Education/Experience _____

Are you a registered voter? Yes No Do you live in the Town year-round? _____ or seasonally? _____
 How long have you lived in Juno Beach? 21 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Planning & Zoning Board, 2024 to Present.

Do you currently serve on a Town Board? Yes No If yes, which one? P&Z

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
 Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? To preserve and protect our unique town.

Signature Date March 9, 2025

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.
 rev 1-03-2025

JONATHAN BRENNAN BUTLER, ESQUIRE

•13839 Cocoanut Avenue, Juno Beach, FL 33408•

•junobeachnole@gmail.com•

•561-512-7261•

PROFESSIONAL EXPERIENCE

Thirty years as a trial lawyer in state and federal court in complex business and commercial, securities and finance, property damage and class action litigation and arbitration.

- Gordon & Partners – Partner (2022 to present)
- Ciklin Lubitz – Partner (2017 to 2022)
- Akerman, LLP – Partner (2011 to 2017)
- Fowler White Burnett – Partner (2007 to 2011)
- Steel, Hector & Davis – Partner (2002 to 2007)

EDUCATION

- University of Colorado at Boulder, College of Business
 - Bachelor of Science in Business and Entrepreneurship, Magna Cum Laude
- Florida State University, College of Law
 - Juris Doctorate, Highest Honors
 - Order of the Coif
 - Law Review, Associate Editor

ADMISSIONS

- Florida Bar
- Georgia Bar
- U.S. Court of Appeals – Eleventh Circuit
- U.S. District Court – Southern, Middle and Northern District of Florida
- U.S. District Court – Middle and Northern District of Georgia

PROFFESIONAL ASSOCIATIONS & RECOGNIZATIONS

- The Florida Bar, Member
 - Business Law Section
- Palm Beach County Bar Association, Member
 - Securities Law Committee, Past Chair
 - Business Law Committee
- Super Lawyers – Securities Litigation
- Peer Review Rated 5.0 out of 5.0 - AV Preeminent by Martindale-Hubbell



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JUNO BEACH, FL 33408 CH
PHONE: 561.626.1122 FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: juno@juno-beach.fl.us

Peggy Wheeler, Mayor
DD Halpern, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Diana Davis, Councilmember
John Callaghan, Councilmember

Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Brian D. Cole HOME PHONE 561-234-8181
ADDRESS 380 Sunset Way Juno Beach FL 33408
OCCUPATION (current or most recent) American Airlines Pilot BUSINESS PHONE 469-784-4999
BUSINESS ADDRESS 1 Skyview Drive Ft. Worth TX. 76155
E-MAIL ADDRESS Bcoolski@yahoo.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes No Brief Description of Education/Experience Bachelors Degree in Aeronautics From Fla. Inst of Tech.. I have been a pilot For American Airlines For 39 yrs. and a International Captain For over 30 yrs... I have bought and renovated several Fla Properties as well as PA. Properties and well versed on

Are you a registered voter? Yes No zoning and building codes Do you live in the Town year-round? YES or seasonally? _____

How long have you lived in Juno Beach? Lived Since 2006 and have Owned 380 Sunset Way Since 2015

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
my Brother and I have Owned and Operated our Family Funeral Home business Since 2003 - I have renovated several Properties in the Past As well as my Current Property.

Do you currently serve on a Town Board? Yes No If yes, which one? _____
Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
 Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? I Love living in Juno Beach, I raised 3 boys here. I definitely want to see Juno Beach Prosper and thrive but not at a cost of over development.

Signature [Signature] Date 3-3-2025

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March 4, 2025

ADDITIONAL BIO INFORMATION

BRIAN D. COLE

The attached Resume of mine is mainly a list of my aviation experience, I have been flying airplanes since I was 14yrs old and have accumulated over 20,000 hrs. of flight time, from the smallest of general aviation aircraft to the largest commercial aircraft in the sky. I would also like to add that I have owned and renovated several rental properties in Florida as well as a commercial building in the Pittsburgh area. Throughout my aviation career I have had to work under the Federal Aviation Regulations, which are the rules of the air within the United States, but I have also had to learn and abide by the Aviation Regulations for each country that I have flown in and out of throughout my International flying career. These regulations are much like local town ordinances and town code restrictions that a zoning and planning board would have to review prior to making recommendations to Town Council for approval for a certain development within the town. On the business side, my family has owned and operated the Cole Funeral Home in Sewickley Pa. For over 60yrs. My brother Rick and I have owned it since 2003. We just recently sold the property in 2024. I feel my background as a Captain for a major airline along with my experience of renovating several personal homes and rental properties as well as having been a Juno Beach town resident for nearly 20yrs. Should qualify me as a good candidate to serve on the Planning and Zoning board. Thank you in advance for the opportunity to volunteer my service to keep Juno Beach one of the best places to live.

Thank You

Brian Cole,

A handwritten signature in black ink, appearing to read 'Brian Cole', with a large, stylized flourish extending to the right.

CAPTAIN BRIAN D. COLE

380 Sunset Way
 Juno Beach Florida 33408
 561-234-8181
 Email: BCoolski@yahoo.com

Education:

Florida Institute of Technology – Melbourne, Florida

- Bachelor Of Science Degree in Air commerce August 1982
- Associate Degree in Flight Technology August 1982
- Ratings: Private Pilot, Commercial Instrument, Multi engine, Flight Instructor 1978-1980.
ATP License 1983

Professional Experience:

American Airlines: September 1986 to Present

- December 2016 to present: Boeing 777 International Captain
- March 2002 to December 2016: Boeing 737-800 International Captain
- May 1999 to February 2002: Boeing 727-200/200B Captain Check Airman.
- March 1996 to May 1999: Boeing 727 International Captain
- June 1995 to March 1996: MD-11 International First Officer
- December 1990 to June 1995: Boeing 727 International First Officer
- September 1986 to June 1990: MD-80 First Officer and Boeing 727 Flight Engineer

Million Air FBO – Stuart Florida, Bizjet Inc. West Palm Beach

- December 1989 to December 1991: While flying for American Airlines, I was also the Director of Operations for Million Air FBO in Stuart Florida. Directly responsible for the Flight Department's FAR part 135 Multi Engine Charter and Flight School
- January 1985 to September 1986: Lear Jet Captain, 35/25 models FAR part 135 Charter for Bizjet Inc. based in West Palm beach Florida.
- April 1983 to January 1985: Various Flight Instructing jobs, Chief Flight Instructor, Training Officer in high Performance Twins, Charter Pilot for St. Lucie Skyways, Stuart Florida



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 E-MAIL: juno-beach@juno-beach.fl.us

Item #20.



EHRET CONSULTING
 plan better, build better

Juno Beach, PBCo, FL | Avalon, NJ

APPLICATION FOR APPOINTMENT TO TOWN BOARD COMMITTEE

NAME James L Ehret (Jim) P.E. HOME PHONE 3025407600
 ADDRESS 450 Ocean Drive Unit 802 (Juno Ocean Club) Juno Beach FI 33408
 OCCUPATION (current or most recent) Construction consultant BUSINESS PHONE same
 BUSINESS ADDRESS same as above
 E-MAIL ADDRESS Jim@Ehret-Consulting.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____
 Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: 1/27/25 Nature of Violation: _____
 Disposition: _____

Resume attached? (optional) Yes No Brief Description of Education/Experience Civil Engineer cum laude -Vanderbilt Univ 1979 / Master of Bus Admin Widner 1986 / Professional Engr - > 35 years

Please see attached. Plus an updated Summary Card which shows what my consulting business does and for who as mainly So Florida and Mid Atlantic.

Are you a registered voter? Yes No Do you live in the Town year-round? or seasonally? _____
 How long have you lived in Juno Beach? Since 2019

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Planning & Zoning Vice Chair 2024-2025

Do you currently serve on a Town Board? Yes No If yes, which one? Planning & Zoning

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? Planning and Zoning

Signature James L Ehret P.E. Date 1/27/25

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James L. (Jim) Ehret, P.E.
 450 Ocean Dr Juno Ocean Club 802 Juno Beach FL 33408
 302-540-7600
Jim@Ehret-Consulting.com

Profile

In 1997, I started Ehret Construction Company after building many large complex projects for a large Philly GC firm. My GC firm ended up building over \$500M worth of projects and worked for some of the region's most demanding customers. My customers knew me as a President who knew the details of a project - the details of the estimate, the schedule, and the pros and cons of each subcontractor. Most importantly, I knew my customer's expectations.

Professional Experience

Ehret Club Consulting – Juno Beach FL & Avalon NJ (summers) (2018-now)

Founder and solo consulting to very high end Country Clubs now in 10 States on Planning, Designing & Building \$ M to \$ MM sized projects . Most of times Club hire Jim first with a "need"

Clubs Include on 2 month to 2 year assignments

- Lost Tree Club (FL)
- Congressional CC (MD)
- Indian Creek CC (FL)
- Valhalla GC (KY)
- Jonathan Landing Gc (FL)
- Apogee Club (FL)
- Union League – 3 locations (PA & NJ)
- Cobbs Creek GC (PA)
- Rehoboth Beach CC (DE)
- Manufacturer G&CC (PA)

www.ehret-consulting.com

President of Ehret Construction Co, Wilmington DE & Mt Laurel NJ(1993-2017)

Founder & Owner of a 4-state regional Commercial GC/CM with an average annual volume of 40M. Our work spanned diverse sectors, and included many repeat customers: www.ehretconstructionco.com

- **Private Clubs:** 24 Country Club with many projects worth over \$ 300M ranging including for:
 - Merion Golf Club (5)
 - Gulph Mills Golf Club (3)
 - Sunnybrook Golf Club (3)
 - Philadelphia Country Club (3)
 - Rumson Country Club
 - Philadelphia Cricket Club (3)
- **Health Care:** 12 projects including Hospital Renovations; large interior fit-out for a Medical Imaging Center; new large-scale dental facility; new drug storage facility.
- **Hotels and Hospitality:** 18 New or major expansion projects for Hotels & Restaurants over \$100M
 - Courtyard by Marriott (2)
 - Hampton Inns & Suites (2)
 - Denny's; Ruby Diners, Blues Bar
 - Wingate Inn (3)
 - Springhill Suites by Marriott (3)
 - Holiday Inn Express

CON
SER
BACK

- **Senior Living:** 10 new, additions, and renovation projects over \$75M
 - 98 Sr Apt Senior Living Facility Building LEED Silver \$16M
 - Three new >100 bed Assisted Living Building.
 - Two new Nursing & Rehab Facilities

- **Commercial Office, Retail, Multi Family, Institutional and Industrial:** > 30 projects including:

<ul style="list-style-type: none"> • Corporate HQ Fit-out for a Natl Co • 12-story office common area reno • 4 Church Additions / Renovations • College Facility Renovations • 2 New Shopping Centers - 110ksf 	<ul style="list-style-type: none"> • 3 Large New Department Store • New 34-unit Multi-Family (whole city block) • 5 new Branch Banks • Misc. Plant Renovations and Port renovations
---	---

Senior Project Manager: R. M. Shoemaker Co – W. Conshohocken, Pa 1983- 1993

Before starting my company, I provided Project Management for a large \$150M/year GC/CM – working from the estimate phase thru construction & turnover for 10 projects with repeat clients ranging \$6M -\$40M including:

- 4 Major Mall Renovation & Addition Projects for the same Owner who wanted Jim >\$40M
- New Pilot Plant & World Headquarters Expansion for Campbell Soup Company \$34M
- High Rise 24 story Condos in downtown Phila.;
- Mid Rise Senior Housing for H.U.D. and 2 Hotels Projects
- Biomedical Research Building 11 story for an Ivy League University.

Project Engineer Foster & Creighton - Nashville TN 1980-1982.

Vanderbilt University – Vanderbilt Stadium – Project Engineer on an intense “in between season” total renovation where 70% of the old stadium was demolished; the steel stands raised 12 feet and new precast structure for the new seats were set. Much coordination was done 7 months in advance to assure the radius precast was properly made and ready to go Day #1.

Personal Information:

Education

- Vanderbilt University – BE in Civil Engineering 1980, Cum Laude with 2 honorary societies
- Widener University - Master of Business Administration (night school)
- Professional Engineer – State of Pennsylvania since 1986

Interests and Involvements

- Carpenter Company of Philadelphia (F 1724) – Board Member 2006 – 2012; Master Builder Assoc – **325 members in its 300 year history – Must be an Owner of large Builder or Architect Firm**
- 2007 & 2011 –Associated Builders & Contractors (ABC) SEPa. General Contractor of the Year
- Vanderbilt University Alumni Committee & Tower Hill School Class Agent ; Rotary Club
- Wilmington Country Club – Building Committee for 20 years, various golf committees
- Married with 3 Children – all grown, working & out of college
- **SUMMER HOUSE – 124 10th Street Avalon NJ 08202**

Jim Ehret
302-5047600
Jim@EhretConstructionCo.com

Ehret Consulting

Item #20.

Club Facility and Construction Advisors and Owners' Rep
Experienced as a General Contractor brings added insight

We help private clubs undertake building projects...with confidence



Apogee Club *	FL	Lost Tree Club*	FL
Beacon Hill CC *	NJ	Manufacturers G&CC *	PA
Berkeley Hall Club *	SC	Orchid Island Golf and Beach	FL
Cobbs Creek GC *	PA	Overbrook GC *	PA
Congressional CC *	MD	Peninsula Club	NC
Columbus CC	OH	Rebobeth Beach CC *	DE
Gulf Harbour CC	FL	Troon *	AL
Indian Creek CC *	FL	Wexford Club	SC
Jonathan Landing CC *	FL	Valhalla GC / PGA	KY
Lakeside CC	TX	Union League Phl. – Natl *	NJ
Laurel Creek CC *	NJ	Union League Phl. – Tors.*	PA

Private Club Facility Advisors



Ehret Club Facility Consulting Services

Facility Evaluations & Phasing

- Assessment of your facilities with recommendations
- Phasing plans for renovation / operating plan
- Cost analysis for renovating or tear all down

Estimating Studies with Budgets – all stages

- Studies with budgets & scope at pre-conceptual stage
- Pictures for inspiration
- Estimates based on historical cost database
- Scheduling, phasing and milestone timelines

Design Team Assembly

- Assist Club in design team selection
- Coordination of planning, design and construction services

Design Assist / Constructability (Schematic thru Final Design)

- Input to design from experience on 100 club projects
- Value engineering / Value suggestions
- Check for best building practices

Procurement Options/Advising

- Review options in procurement (including FF&E)
- Request for Proposals
- Custom bid form
- Coordination of contracts, bids and scope

Project Management / Owner's Rep

- Hands-on project management of scope, cost, and schedule
- Dedicated time to project throughout construction completion
- Manage and communicate issues / guide club thru decision making

TOWN OF JUNO BEACH
RECEIVED

Item #20.

2025 MAR -3 P 3:51



TOWN OF JUNO BEACH

340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH
RECEIVED

Peggy Wheeler, Mayor
DD Halpern, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Diana Davis, Councilmember
John Callaghan, Councilmember

2025 MAR -3 P 3:50

Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME James Ferguson HOME PHONE 561.762.7251

ADDRESS 391 Sunrise Way, Juno Beach, FL 33408

OCCUPATION (current or most recent) school principal BUSINESS PHONE _____

BUSINESS ADDRESS American School of Paris, 41 rue Pasteur, 92210 Saint-Cloud, France

E-MAIL ADDRESS jimferguson001@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?

YES NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?

YES NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes No Brief Description of Education/Experience _____

See details in attached resume.

Are you a registered voter? Yes No Do you live in the Town year-round? y or seasonally? _____

How long have you lived in Juno Beach? year-round 8; seasonal 18

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

See details attached.

Do you currently serve on a Town Board? Yes No If yes, which one? P&Z

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? To contribute to informed and forward-looking discussions and applications of town policies.

Signature _____ Date _____

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rev 1-03-2025

Jim Ferguson

Application to the Juno Beach Planning & Zoning Board

March 3, 2025

Juno Beach is my home

Laura and I made Juno Beach our home beginning in 2012. My relationship with the town began when my parents chose to settle here in 1976.

Community engagement

- Served as Chair, Vice-Chair, and Member of the Planning and Zoning Board since 2018
- Curator and past President, Juno Beach Historical Society, cataloging and growing the town's historical archives, and working with a dedicated team to create educational programs and promote the public image of the town
- Volunteer Archivist, Historical Society of Palm Beach County
- Vice-President, Bonsai Society of the Palm Beaches; Regional Trustee for the Bonsai Societies of Florida
- Past Treasurer, Greenbrier Condominium Association

Commendations

- Juno Beach Citizen of the Year, 2019
- Co-recipient, the 2023 Fannie James Pioneer History Award of the Historical Society of Palm Beach County

Education

- BA Philosophy and Social Sciences, Fordham University
- MS Education, City University of New York
- Extensive further graduate certification in Economics, Psychology, and modern languages

Professional background

- Administrative leader as a Principal, Academic Dean, and Department Chair at secondary schools in New York, London, and Paris
- Coordinator and Examiner for the Advanced Placement and International Baccalaureate Diploma programs
- Teacher in the AP and IB programs of Economics, Psychology, History, and International Relations



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 JUNO BEACH, FL 33408
 PHONE: 561.626.1122 • FAX: 561.775.0812
 WEBSITE: www.juno-beach.fl.us
 E-MAIL: junobeach@juno-beach.fl.us

Peggy Wheeler, Mayor
 DD Halpern, Vice Mayor
 Marianne Hosta, Vice Mayor Pro Tem
 Diana Davis, Councilmember
 John Callaghan, Councilmember
 Frank Davila, Interim Town Manager

Item #20.

TOWN OF JUNO BEACH RECEIVED
 2025 FEB 26 P 5:17

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Natalie (Nancy) Graboski HOME PHONE 561-508-7200
 ADDRESS 1025 Bay Colony Drive South, Juno Beach 33408
 OCCUPATION (current or most recent) (retired) Southampton Town Council BUSINESS PHONE (631) 838-2188
 BUSINESS ADDRESS 118 Hampton Road, Southampton, NY 11968
 E-MAIL ADDRESS _____

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____
 Disposition: _____

Resume attached? (optional) Yes No Brief Description of Education/Experience _____
BA Wheaton College, Norton, MA - 1965; Teacher - Elisabeth Morrow School, Phillips Ave. School, Bd. Pres. Bridgehampton Coop. Nursery School; Bridgehampton School Board; Cornell Cooperative Extension - Board; Town of Southampton: Planning Board, Town Board

Are you a registered voter? Yes No Do you live in the Town year-round? or seasonally? _____

How long have you lived in Juno Beach? 1998-21 (seasonal); 2021-2025 year round

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
St. Patrick Church, Council of Catholic Women; DAR Palm Beach Chapter

Do you currently serve on a Town Board? Yes No If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
 Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? I am interested in land use and bring 9 yr. experience on the Southampton, NY Town Planning Board. As a farmer's wife I fall on the land use rights of the spectrum. But there will be growth charge and that's OK. Important to find the proper balance and to ensure that development applications are weighed carefully and decisions made in compliance with the standards set forth in the code.
 Signature Natalie S. Graboski Date 2/26/2025

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.
 rev 1-03-2025

NANCY S. GRABOSKI 1025 Bay Colony Drive South, Juno Beach 33408 nhsgraboski@gmail.com

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

Feb. 26, 2025

Dear Members of the Town Council:

Thank you for the opportunity to submit an application for appointment to the Juno Beach Planning and Zoning Board.

I have enclosed the Application and a copy of my resume. Additionally, there are a few articles that speak to my previous experience serving on the Southampton, NY, Town Planning Board and Town Board which may give you a window in on my accomplishments and reputation.

My husband, Benny, and I lived in Bridgehampton, NY, on the east end of Long Island, for over 50 years, where he was a potato farmer. Starting in 1967, we traveled every winter to FL for three months to escape the cold, first to Ft. Lauderdale, then Boca Raton, and since 1998 to Jupiter/Juno, after one of our daughters married a Juno Beach native. They both operated the Lazy Loggerhead Café in Carlin Park for 25 years. As my husband readied to retire and we planned to spend more time here, we decided to buy our own place and purchased the condo at Bay Colony in 2016, relocating year-round from Bridgehampton in 2021. Sadly, my husband was not well and I lost him in fall 2022. I am blessed to have three daughters nearby: in Juno Beach, N.Palm Beach, and Ft. Lauderdale.

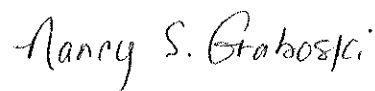
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Sincerely,



Nancy S. Graboski

(561) 508-7200 home
(631) 838-2188 mobile

EXPERIENCE

2004-2011 **Southampton Town Board** Southampton, NY

Accomplishments:

Spearheaded Dark Skies, Wireless Communications, Outdoor Dining, and Special Events legislation; Assumed home rule over speed limits on Town and County roads; Created the Town's Hurricane Preparedness Guide and advanced other public safety and disaster response initiatives; Sponsored zoning code amendments related to agricultural uses; Revamped code provisions related to the 2010 FEMA Flood Insurance Rate Maps; Advanced adoption of a Town-wide Hamlet Boundary Map; Worked with community organizations on beautification projects, parking restrictions and road improvements; Advocated for Airport Noise Abatement and other quality of life enhancements; Led efforts to upgrade Channel 22, SEA-TV, our local government and education channel, including Internet broadcast; Co-Sponsored Ethics Code Update; Chaired the Town's Audit Advisory Committee and formalized its role; Assisted in the review, evaluation and response regarding multiple forensic audits including the Town's Capital Fund, CPF PILOTs, and Financial Statements.

2002-2003 **Suffolk County Planning Commission** Hauppauge, NY

1998-2012 **Peconic Land Trust** Southampton, NY
 • Agriculture Committee

1991-1999 **Southampton Town Planning Board** Southampton, NY
 • Chairperson, 1996-99
 • Comprehensive Plan Steering Committee
 • Agricultural Advisory Committee
 • Farmland Committee
 • Water Mill Transportation Task Force
 • Bike Path Committee

1986-1991 **Cornell Cooperative Extension** Riverhead, NY
 • Board of Directors
 • Finance Committee
 • 4-H Program Advisory Committee, President

1985-1987 **Bridgehampton School Board** Bridgehampton, NY
 • Vice President, 1986-1987

1977-1987 **4-H Club Leader** Bridgehampton, NY

1972-1973 **Bridgehampton Cooperative Nursery School** Bridgehampton, NY
 • Executive Board, President

1967-1968 **Phillips Avenue Elementary School** Flanders, NY
 • Teacher, grade 4

1965-1967 **Elisabeth Morrow School** Englewood, NJ
 • Teacher, grades 3, 4, 5, 6

EDUCATION **Wheaton College** Norton, MA
 • B.A., European History, June 1965

PERSONAL
 • St. Patrick Church – Council of Catholic Women
 • Daughters of the American Revolution; Palm Beach Chapter

Town Hall Fixture Bids Fond Farewell

Graboski's service spanned 20 years

BY ROHMA ABBAS

Two unexpected romances were born during the summer of 1966 to Nancy Graboski—then Nancy Stokes. The first was a budding romantic relationship with potato farmer Benny Graboski, who still lived on his family's farm on Mitchell Lane in Bridgehampton, where he was born. That rooted way of life intrigued the young woman, who had grown up traveling around the Midwest with her father, John Stokes, a nylon hosiery salesman.

The second romance was a growing love and concern for Southampton Town, an adopted community not too different from Cape Cod, where she lived before she came to the East End. Her love for Mr. Graboski led to their marriage in 1967, and a life spent rearing their four children: Diane DeCaprio, Jennifer Wilson, Carole Coles and Teddy Graboski.

Ms. Graboski's passion for her community manifested itself in several different roles, beginning in 1968 when she was a teacher at the Phillips Avenue Elementary School in Flanders for a year; a 4-H club leader for 10 years, beginning in 1977; membership on the Bridgehampton School Board in the mid-1980s; a member of the Cornell Cooperative Extension from 1986 to 1991; and years spent raising a family. It sparked a career in public service that began in 1991, when she was appointed a Planning Board member, and spanned 20 years, culminating with her final Town Board meeting on Thursday, December 22. The 68-yearold Bridgehampton resident, who has held the position of town councilwoman for the past eight years, will retire at the end of the year.

"I have mixed feelings, I have to say," Ms. Graboski said earlier this week. "It's a little bittersweet."

Friends and colleagues say Ms. Graboski is most known for her meticulous and hardworking nature. Dennis Suskind, a former town councilman, said she took the concerns of residents very seriously when they served on the board together, beginning in 2001. One time, residents complained to her about a number of streetlights that were out in their neighborhood. He said she dedicated several hours at night to see the

situation for herself.

"She went driving around all night, looking at them herself, being able to comment on them with personal knowledge," Mr. Suskind said. "That's the sort of thing she did."

Politics never got in the way, he said. Mr. Suskind is a Democrat and Ms. Graboski is a Republican, but they were able to work well together.

Of most importance to Ms. Graboski throughout her tenure at Town Hall were land use issues. She's been most interested in land preservation and the protection of farmland, and often refers to herself as a "farmer's wife"—the title of a retirement party thrown in her honor by friends last month was "Not Just a Farmer's Wife." She said she is especially interested in the business of farming—something the town has committed to preserving over the years.

From a personal standpoint, farming has held a special importance to Ms. Graboski. For many years, it was Mr. Graboski's primary profession. His potatoes were famously known as "Benny's Best." Ms. Graboski said farming has defined her husband and their way of life.

"He's very solid and he's consistent, and there's a rhythm that you kind of get into with farming that runs with the seasons. And as you're coming into the early winter, things slow down," she said. "... But that rhythm starts kicking up again in spring. The days are getting longer and the sky looks different, and I can just see something in him start to change, you know, in the spring. And it's just, he's got to be out there—like there's soil in the veins or something, you know." Looking back on her time at Town Hall, Ms. Graboski said there were projects she was proud of. She takes the most pride in developing the town's hurricane preparedness guide. It was 2006—the year after Hurricane Katrina—when Ms. Graboski realized the importance of having one. "I was hearing comments like, 'What's the Town of Southampton doing? Probably nothing,'" she said. "Oh no. You're wrong about that."

She had her own harrowing experience with Hurricane Carol, a devastating Category III storm that hit New England in 1954. She was living in Massachusetts and was about 11 years old. She said the 110-mph winds and the destruction they wreaked was "mind-boggling" to her. "The power and the fury of it all made quite an impression on me," she said.

With the exception of one year, Ms. Graboski took all the photos for the cover of the hurricane guide. She took them at the beach during nor'easters. "The water was so turbulent and so swirly, and the dune erosion was so significant, and I was always trying to capture something

that would convey to people this is happening here, this is here, this is Southampton.”

There are also mistakes Ms. Graboski admitted she’s made. One of them occurred last year, when she introduced a measure that would have given the town’s code enforcement officers “peace officer” status. It would allow the officers to make arrests. She took heat on the legislation, particularly because the officers would also be allowed to conduct searches without a warrant.

Her plans after leaving Town Hall remain up in the air, Ms. Graboski said. With four grandchildren—the youngest 16 months old—visiting them more is “definitely on the top of the list.” The Graboskis are grandparents to Sam and Liza DeCaprio and Chet and Mason Coles.

Serving the town has shaped Ms. Graboski, she said, and it’s something she’s thankful for.

“Its really been an extraordinary opportunity for me,” she said. “My life, to be honest with you, has been so much richer for being able to have this opportunity.”

Southampton Press, 12/22/2011

Southampton Press – Western Edition

Date: Oct 13, 2011

Section: MOSTLY RIGHT

Page: A11

Past, Present And Future

BY PHIL KEITH

Three items on my mind this week: one nostalgic, one hopeful, one cautionary. Let's begin with the hopeful.

I teach a couple of courses, three times a year, at the Rhode Island School of Design in Providence. It's a heck of a commute, but it's something I look forward to doing. First, I love being around RISD's wonderfully creative students. I can't draw a straight line with a ruler, but you should see the arts and crafts these kids produce: beautiful paintings and drawings, dazzling jewelry, fabulous textiles, sculpture, graphic designs, websites, and so forth. I also like getting out of my routine once in a while, and making the effort to get to Rhode Island and instruct these classes certainly breaks into my normal patterns, and re-stirs the creative juices. Sometimes I drive the entire way, sometimes I hop on the Orient Point Ferry; it mostly depends on how much spare time I have (and the price of gas).

I started one of my regular marketing classes last week and decided to drive up and back, on the off chance that maybe the fall colors were starting to show. They weren't; I'm sure by next week we'll begin to see some change. But something hopeful did strike me, and I think it's a good sign for all of us.

Interstate 95 constitutes a great deal of my trip when I do drive to Providence and, as I am sure you know, it is a well-traveled highway. Over the past two years, it's been a rough go: The pavement has been badly broken in sections, ongoing construction projects had slowed to a crawl, and the necessary and almost constant resurfacing required to keep the road safe and comfortable had fallen far behind.

But not now. Long stretches, especially from New Haven to New London, have been repaved. The huge new overpass in New Haven is finally done, uncorking that bottleneck. I even noticed that several overpasses were being updated and one or two were being rebuilt completely.

Where's the hope in all this? Well, one of my big concerns for the economy the past few months has been in regard to infrastructure, and the rebuilding and maintaining of it. To me, it's a very hopeful sign to see these new beginnings—and, best of all, I paid less than \$3.50 a gallon for gas at one fuel stop in Rhode Island.

Now, the nostalgic item: I received, as I am sure a lot of you did, a notice last week in regard to [Nancy Graboski's](#) retirement party. I am sorry to see her bowing out. I mean, I know her hands are tied by term limits, as far as the Town

Board is concerned, but it won't seem quite the same without her steady hand on part of the very important apparatus that keeps the town moving ahead.

This lady has been as solid as a rock and has always had the best interests of all the citizens of the town as her first priority. She has never failed to do what she thought was right and has even taken some unpopular and strategically perilous positions because she believed it was the right thing to do. She hasn't always had the benefit of the respect she has earned: How many times have people mangled her last name, usually inserting an unnecessary "w"? Nancy just smiles. And what about the time her own party abandoned her so callously? She certainly got the better end of that stick when the votes were finally counted and vindication was the result of her well-deserved reputation for fairness and honesty.

With Nancy's departure, it seems as though an era is somehow passing. Nancy represents, in my view, the sort of solid citizen, service-driven, community-minded passion that has fallen into disfavor with many politicians these days. Too many times these important, cornerstone board positions are viewed as the first steps or necessary stepping-stones to advancement in the political arena or as "bona fides" for further ingratiation into the "better" economic circles of the community. Not with Nancy. Her service has been all about what she has felt was best for her family, friends and neighbors. She will leave that as part of her legacy, along with many legislative accomplishments.

There just aren't too many left like her, and that's a worry. In the Navy, when a loyal shipmate retired or moved on to other endeavors, we used to wish him "fair winds and following seas." It was a high compliment, and I certainly wish to say the same to you, Nancy, as well as "thank you for your service."

The cautionary tale: As a sitting member of the Planning Board, I cannot and would not use this "bully pulpit" to take or espouse any position on any issue before the board. I do think it would be more than fair to make two observations, however, in regard to the ongoing and overheated controversy concerning the proposed Southampton Day Camp on Majors Path.

First, it is truly wonderful to see the public so involved in the process. No matter how you feel about the issue, pro or con, it is always heartening (at least to me) to see participatory democracy in action. Second, despite what the opponents of the day camp think, the board is currently following a process prescribed by law from which we are not allowed to deviate. This is strictly and absolutely true in regard to the unwarranted hammering the board is taking for "not holding public hearings." Public hearings will come, at the right time. Now is not the time, according to New York State law, and the attorney that the camp's opponents have hired to argue their cause would do well to advise his clients on the law and the process that is in place. They clearly do not understand it. Fair dealing can be had for all parties concerned ... and you know, of course, that I am "mostly right."

Phil Keith, a resident of Southampton, is an award-winning author, part-time professor, and fulltime Conservative. His e-mail address is captphil1@optonline.net.

NANCY S. GRABOSKI 1025 Bay Colony Drive South, Juno Beach 33408 nhsgraboski@gmail.com

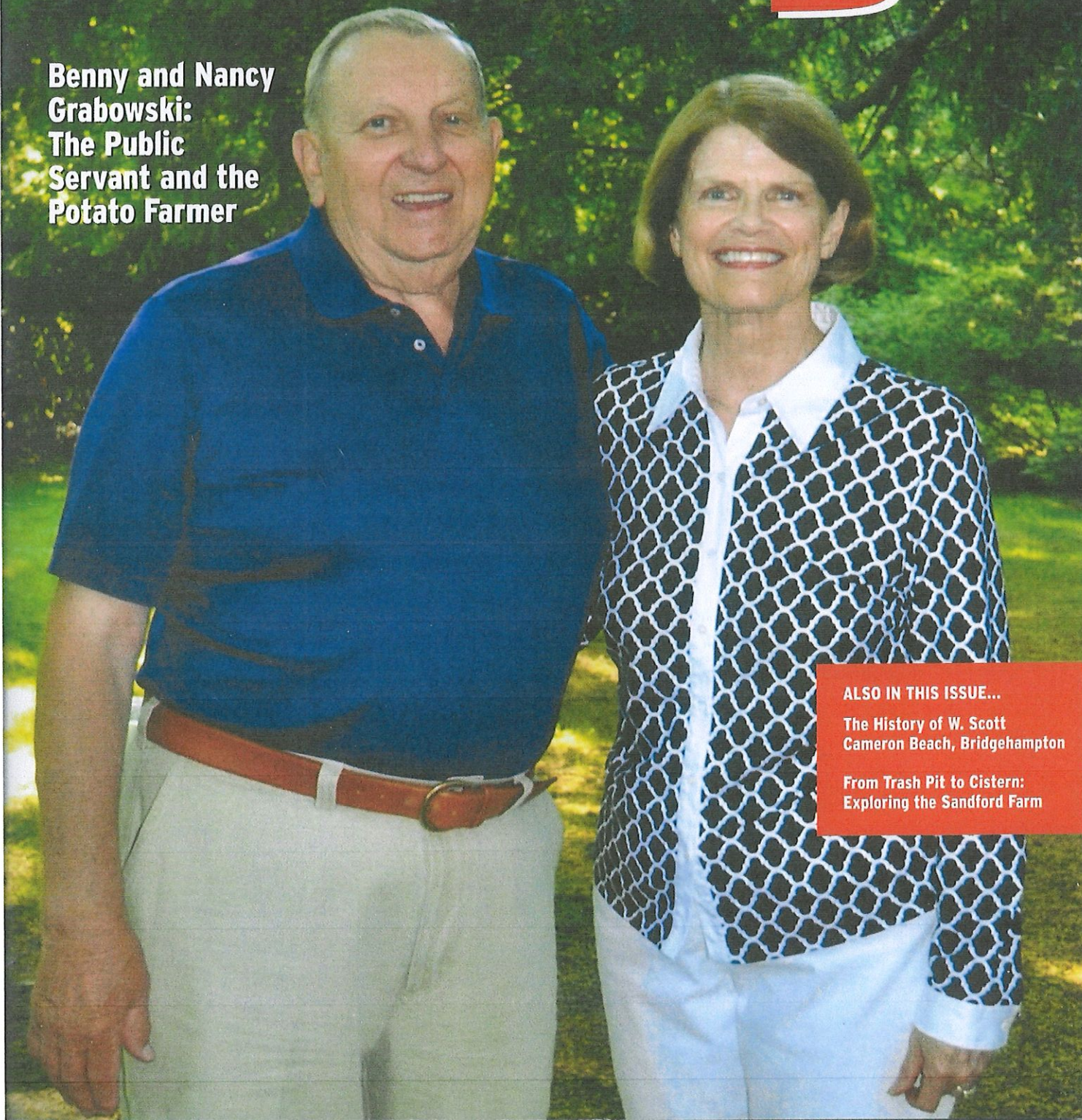
EXPERIENCE

2004-2011	Southampton Town Board	Southampton, NY
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2002-2003	Suffolk County Planning Commission	Hauppauge, NY
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1985-1987	Bridgehampton School Board • Vice President, 1986-1987	Bridgehampton, NY
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1965-1967	Elisabeth Morrow School • Teacher, grades 3, 4, 5, 6	Englewood, NJ
	Wheaton College • B.A., European History, June 1965	Norton, MA
PERSONAL	Married to Benny Graboski, farmer, "Benny's Best Potatoes." Four grown children.	

the **Bridge**

SUMMER 2012

**Benny and Nancy
Grabowski:
The Public
Servant and the
Potato Farmer**



ALSO IN THIS ISSUE...

**The History of W. Scott
Cameron Beach, Bridgehampton**

**From Trash Pit to Cistern:
Exploring the Sandford Farm**

The Public Servant and the Potato Farmer

BY JOHN STACKS

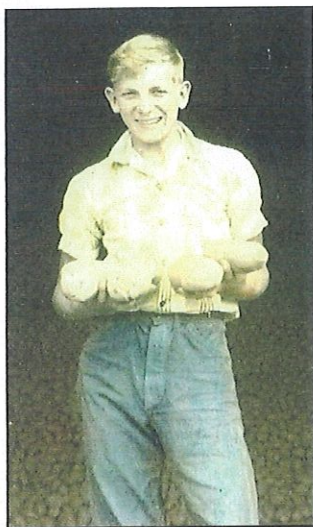
To all appearances, Nancy and Benny Grabowski could not be more different.

Nancy is lithe, animated, a rapid-fire talker and thinker, her grey blue eyes darting left and right as if to take in everything and everyone in her presence. She is a graduate of prestigious Wheaton College where she majored in history and speaks in full paragraphs stuffed with complexity.

Benny Grabowski is a quiet, beefy man who is quite selective in what he has to say. He looks exactly like the farmer he was raised to be and has always been: strong, large hands with an appetite for physical labor that still has him growing his own premium potatoes (called appropriately, Benny's Best.)

But as dissimilar as they are, the two represent, each in his and her own way, two deep traditions of the Bridgehampton community: farming and public service.

In fact, it was their very differences that attracted them in the first place.



Benny at age 16

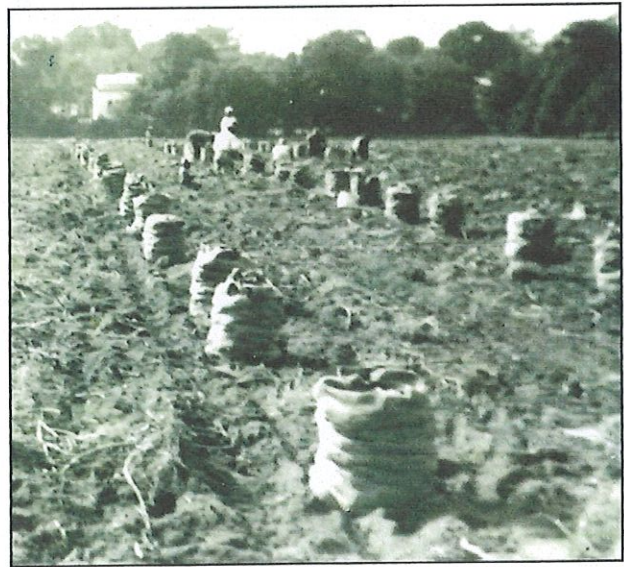
Benny's father, an immigrant from Poland, bought the original sixty acre family farm in 1928. It had belonged to a family named Miller and had been farmed continuously since the early 18th Century. Benny was born on the farm, the youngest of eight children.

He left school at age 16 and by age 20 was running the entire farm. At its peak, he farmed about 300



Benny and Nancy, 1995 (photo by Steve Kotz)

acres of land, his own and land that he rented from others, and he was growing between 200 and 225 acres of potatoes. It was extraordinarily hard work. Planting and harvesting were done by hand and the sixty-pound bags of spuds had to be lifted by hand onto the collection wagons.



Potato fields, 1952

Benny was then a blonde haired young man. Nancy first came to the Hamptons in the summer of 1966. She had grown up outside of Springfield, MA. After college, she took a job as a teacher in New Jersey and, with a group of friends, rented a summer house in Southampton. One evening, after a movie, they stopped at Shippy's Restaurant for a beer and there she met Benny.

She was as taken with this community as she was with her future husband. "My father was a traveling salesman and this was a whole different way of life. It was tied to the land and to the seasons and to the family. She and Benny were married in 1967.

They have four children ("all married, all happy," she says) and Nancy began her career in Bridgehampton. First she taught school in Flanders, and then in 1972 and 1973, she served on the board of the Bridgehampton Cooperative Nursery School, becoming a member of the executive board and then board president.

In a pattern that was to repeat itself over the years, she became a 4-H club leader and then from 1985 to 1987 she served on the Bridgehampton School Board, becoming vice president in 1986. Each job (all volunteer) led her to be asked to do more. She was on the board of directors of the Cornell Cooperative Extension Service from 1986 to 1991.



Steers on the farm, 1968

Her first big step into town politics came in 1991 when she was appointed to the Southampton Town Planning Board. She recalls that the appointment was made so that the board would have a representative from the farm community. She chaired the planning board from 1996 to 1999. The board of course is the major mediator in the unending series of land use disputes that naturally embroil a community like Bridgehampton, where open space and farmland form the central attraction that brings more



Spring planting in the 1980's



The farm in the 1970's

people, more demand for land and more pressure on the very resources that make the place attractive.

Through all the dispute and struggles, she tried to maintain a sense of equilibrium. "It is a question of balance. There is enough in it for everyone as long as there is not too much greed," she says, referring to her planning board tenure.

After her distinguished service on the planning board, it was, as usual, a matter of what was next. In this case, in 2003 she was asked to run for the Southampton Town Board. And it was there that she performed her most valuable service for the town. She lists a set of accomplishments that begins with dark skies (dealing with excessive home and commercial outdoor illumination), and goes on to the assumption of home rule on town speed limits, the preparation of the first town Hurricane Preparedness Guide, advocacy for airport noise restrictions, beautification projects, parking restrictions, road improvements and on and on.

Her most noteworthy political accomplishment, was, however, not a piece of legislation. In 2006, the powers that ran the town board decided to put a prominent real estate developer onto the planning board. Nancy

Grabowski said no, even to her most ardent supporters on the town board.

Her reward for her resistance came that fall when the county political convention refused to name her to the party ticket for re-election. "People were outraged," she recalls. They urged her to run a primary, which she eventually did, without any money or organized political support. She won the primary and won re-election in a rare act of political defiance.

She and Benny are now retired, sort of. Benny is still planting and harvesting some premium potatoes. They live in a meticulously tended home on land that was once part of his family farm. The house is as neat and tidy and elegant as Nancy's intellect. The lawn and the hedges are mowed and trimmed with a precision that only a man of the soil could achieve.

"I was able to use the system as difficult as it is and get things done," she reflects. Term limits mean she can't go back on the town board, but some of her supporters are urging her to run for town supervisor. She thinks that perhaps she is not quite tough enough for that job. On the other hand, she says, "Never say never. I loved what I did." ♦

NANCY S. GRABOSKI 1025 Bay Colony Drive South, Juno Beach 33408 nhsgraboski@gmail.com

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

Feb. 26, 2025

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Sincerely,

Nancy S. Graboski
(561) 508-7200 home
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Alexander Cooke, Mayor
Peggy Wheeler, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Elaine K. Cotronakis, Councilmember
DD Halpern, Councilmember

David Dyess, Town Manager

Item #20.

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME PJ Nardy HOME PHONE 5612136410
ADDRESS 531 Saturn Ln Juno Beach, FL 33408
OCCUPATION (current or most recent) Business owner BUSINESS PHONE 7066573792
BUSINESS ADDRESS 9481 US Highway 11 Trenton, GA 30752
E-MAIL ADDRESS pjnardy@yahoo.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: 2 October 2024 Nature of Violation: _____
Disposition: _____

Resume attached? (optional) Yes No Brief Description of Education/Experience I grew up in Boca Raton, FL and attended U of F and Barry Univ. We moved to Chattanooga, TN from Delray Beach, FL in 2011 due to the growth of our business, Southeast Lineman Training Center.

Are you a registered voter? Yes No Do you live in the Town year-round? _____ or seasonally?
How long have you lived in Juno Beach? 5 years


Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Dade County, GA Chamber Board 2015-2017, Juno Shores HOA board 2019-present, AABE Ne

Do you currently serve on a Town Board? Yes No If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? I am deeply interested in preserving the character of Juno Beach and helping steward it's future.

Signature  Date 2 October 2024

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rev 10-25-2023



PJ NARDY

4315 Nestledown Ct., Chattanooga, TN 37419

531 Saturn Ln., Juno Beach, FL 33408

pjnardy@yahoo.com

Cell 561.213.6410

EXPERIENCE

Southeast Lineman Training Center

Partner / Co-CEO - April 2011 – Present

Southeast Lineman Training Center is the elite training school for pre-apprentice linework and advanced industry training. We provide training in a realistic and challenging environment where individuals can establish the foundation necessary to succeed as lineworkers in the electric and communications industries. We also provide advanced industry training to contractors, co-ops, municipalities and investor-owned utilities.

Elevated Gear

Founding Partner – June 2013 - Present

Elevated Gear is a leading retailer of lineman apparel, headwear and accessories as well as electric utility and communications industry tools.

Super Chief, LLC

Founding Partner – August 2013 – August 2018

Marketing, film and design company responsible for the creation and production of the Woodwalkers television series. Super Chief provides film, design, marketing and social media solutions to its clients.

Sojourn, LLC

April 2021 – April 2011

Golf industry manufacturer representative agency.

EDUCATION

University of Florida – August 1990 – 1992 Biology and Business

Barry University – August 1992 – 1995 Occupational Therapy School



TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

Peggy Wheeler, Mayor
DD Halpern, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Diana Davis, Councilmember
John Callaghan, Councilmember
Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Carol Rudolph HOME PHONE 561-315-1537
ADDRESS 840 Ocean Dr Apt 202, Juno Beach, FL 33408
OCCUPATION (current or most recent) GIS Specialist BUSINESS PHONE 561-917-0409
BUSINESS ADDRESS 500 Energy Lane, Dover, DE (working remotely)
E-MAIL ADDRESS pbgsoccer@aol.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
[] YES [x] NO If so, explain

Have you ever been found to have violated a code of ethics for public officers and employees?
[] YES [x] NO If "Yes", please provide the following information: Date: 3-8-2025 Nature of Violation: Disposition:

Resume attached? (optional) Yes [] No [] Brief Description of Education/Experience
Duke University - BS; University of Pennsylvania - JD & MD; FAU - MS in GIS (Geographic Information Systems). Corporate Attorney in Philadelphia; Ophthalmologist in Juno Beach, FL; currently a GIS Specialist for Florida Public Utilities

Are you a registered voter? Yes [x] No [] Do you live in the Town year-round? [x] or seasonally?
How long have you lived in Juno Beach? 9 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Member of Juno Beach Planning & Zoning Board 2024-2025

Do you currently serve on a Town Board? Yes [x] No [] If yes, which one? Planning & Zoning

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
[x] Planning & Zoning Board [] Audit/Finance Committee [] Charter Review Committee

Why are you interested in serving on this board/committee? To ensure a rational, consistent and transparent approach to development issues facing Juno Beach

Signature [Handwritten Signature] Date 3-8-2025

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TOWN OF JUNO BEACH
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WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

Peggy Wheeler, Mayor
DD Halpern, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Diana Davis, Councilmember
John Callaghan, Councilmember
2025 MAR 10 A 11:32
Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Laure Shearer HOME PHONE 561-386-4062

ADDRESS 431 S Juno Ln

OCCUPATION (current or most recent) retired BUSINESS PHONE

BUSINESS ADDRESS

E-MAIL ADDRESS

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
YES NO If so, explain

Have you ever been found to have violated a code of ethics for public officers and employees?
YES NO If "Yes", please provide the following information: Date: 3/10/2025 Nature of Violation:

Disposition:
Resume attached? (optional) Yes No Brief Description of Education/Experience

JB P&Z

Are you a registered voter? Yes No Do you live in the Town year-round? X or seasonally?

How long have you lived in Juno Beach? 25 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Juno Beach P&Z

Do you currently serve on a Town Board? Yes No If yes, which one? P&Z

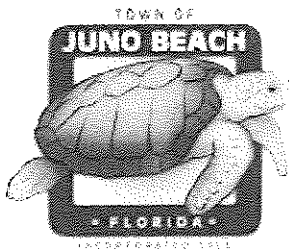
Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? I believe that my perspective as a long term resident & experienced board member can contribute positively to Juno Beach's future direction.

Signature Date 3/10/2025

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rev 1-03-2025



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Peggy Wheeler, Mayor
 DD Halpern, Vice Mayor
 Marianne Hosta, Vice Mayor Pro Tem
 Diana Davis, Councilmember
 John Callaghan, Councilmember
 Frank Davila, Interim Town Manager

Item #20.

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME michael stern HOME PHONE 561.676.0493
 ADDRESS 12 Grand Bay Circle, Juno Beach
 OCCUPATION (current or most recent) in house volunteer counsel Legal aid society BUSINESS PHONE 561.676.0493
 BUSINESS ADDRESS 423 Fern St., Ste. 200 WPB FL 33401
 E-MAIL ADDRESS mstern100@gmail.com

TOWN OF JUNO BEACH RECEIVED FEB - 3 12:34 PM

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____
 Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____

Disposition: _____
 Resume attached? (optional) Yes No Brief Description of Education/Experience BA Syracuse University, JD NY State Law School (Buffalo Law) General Manager 2 Daily Newspapers Syracuse, NY, Served on Various Committees American Newspaper Publishers Association - CO-President Alzheimers Research Foundation

Are you a registered voter? Yes No Do you live in the Town year-round? or seasonally? _____
 How long have you lived in Juno Beach? 25 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Juno Beach P&Z Board, 15 years, general manager daily newspapers in Syracuse, NY. Served on various committees American Newspaper Publishers Association, Co-president Alzheimers research foundation

Do you currently serve on a Town Board? Yes No If yes, which one? Juno Beach P&Z
 Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
 Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? Based on my long tenure on the P&Z Board, I bring continuity to the preservation of the character of our Town, as well as protecting property rights and preservation of property values.

Signature *Michael Stern* Date January 31, 2025

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 rev 1-03-2025

TWENTY- ONE LAWYERS WILL RECEIVE FLORIDA BAR PRO BONO AWARDS
IN SUPREME COURT CEREMONY JAN. 16

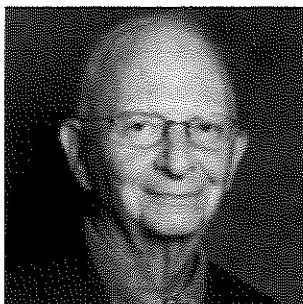
January 9, 2025

The Florida Bar will recognize 21 lawyers for their work on behalf of low-income and disadvantaged clients at a Jan. 16 ceremony at the Supreme Court of Florida.

Established in 1981, The Florida Bar President's Pro Bono Service Awards are intended to encourage lawyers to volunteer free legal services to the poor by recognizing those who make public service commitments and to raise public awareness of the substantial volunteer services provided by Florida lawyers to those who cannot afford legal fees. Florida Bar President Roland Sanchez-Medina Jr. will present the 2025 awards.

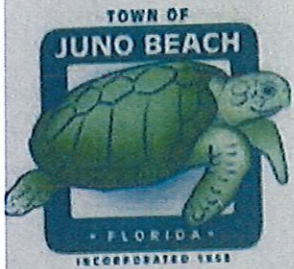
The awards recognize pro bono service in each of Florida's 20 judicial circuits as well as service by one Florida Bar member practicing outside the state of Florida. They are presented annually in conjunction with the *Tobias Simon Pro Bono Service Award* and other service awards, which are given by the chief justice of the Florida Supreme Court.

MICHAEL STERN, 15TH JUDICIAL CIRCUIT
(*Palm Beach County*)



Michael Stern

Michael Stern's professional path has been atypical — to say the least. His path has run through a childhood spent in Rome, college in New York, followed by his admission to the New York Bar Association and a successful career in publishing. In 2005, Stern retired and relocated to Palm Beach County. However, retirement was only one more turn in the winding path that had been Stern's post-law school career. In 2007, at the age of 67, Stern was admitted to The Florida Bar. This is when he contacted the Legal Aid Society of Palm Beach County Inc. and began his second career as a pro bono attorney. For the past 17 years, Stern has dedicated at least 20 hours each week to his work with the Legal Aid Society, where he is known for taking cases Legal Aid might not otherwise have been able to take in-house. The Legal Aid Society estimates Stern has donated 17,000 hours to helping more than 850 clients.



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Peggy Wheeler, Mayor
 DD Halpern, Vice Mayor
 Marianne Hosta, Vice Mayor Pro Tem
 Diana Davis, Councilmember
 John Callaghan, Councilmember
 Frank Davila, Interim Town Manager

Item #20.

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Fred Vestal HOME PHONE 301 520 0151
 ADDRESS 911 OCEAN DR #601 Juno Beach FL 33408
 OCCUPATION (current or most recent) Business Owner BUSINESS PHONE _____
 BUSINESS ADDRESS Out of Business
 E-MAIL ADDRESS Fred.Vestal@gmail.com

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
 YES NO If so, explain _____

Have you ever been found to have violated a code of ethics for public officers and employees?
 YES NO If "Yes", please provide the following information: Date: _____ Nature of Violation: _____

Resume attached? (optional) Yes No Disposition: _____
 Brief Description of Education/Experience BS Degree in Business Administration Bowie State College 1977. Owner of several businesses. Employed at major Corp assigned to 100's of private and professional businesses for Business Development. spent 40 years working with these entities identifying problems and creating solutions.

Are you a registered voter? Yes No Do you live in the Town year-round? or seasonally? _____

How long have you lived in Juno Beach? 5 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Do you currently serve on a Town Board? Yes No If yes, which one? _____

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

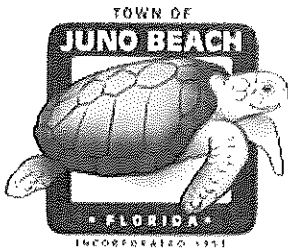
- Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? I feel I have the time now to use my experiences and talent to contribute to our community

Signature Fred Vestal Date 3/7/2025

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Diana Davis, Councilmember
John Callaghan, Councilmember
Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Cyndie Wolf HOME PHONE 857.205.3967
ADDRESS 440 Starlight Lane
OCCUPATION (current or most recent) Retired School Administrator BUSINESS PHONE
BUSINESS ADDRESS
E-MAIL ADDRESS

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
YES NO If so, explain

Have you ever been found to have violated a code of ethics for public officers and employees?
YES NO If "Yes", please provide the following information: Date: Nature of Violation: Disposition:

Resume attached? (optional) Yes No Brief Description of Education/Experience BFA/BA/MS:
Architecture and Fine Arts, Art Education, Educational Administration ->
Landscape Design, Memorial Gardens Landscaping, TX; Co-owner, Wolf Crane
Service, WPB; School Administrator, School District PB County

Are you a registered voter? Yes No Do you live in the Town year-round? or seasonally?

How long have you lived in Juno Beach? 45 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Please see attached.

Do you currently serve on a Town Board? Yes No If yes, which one?

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.
Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? I bring a landscape and construction background to the conversation. I care deeply about Juno Beach and its current and future challenges.

Signature Cyndie Wolf Date 03.12.25

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Prior experience as a volunteer on a board, committee, association, etc.

Current Director, STOP! Children's Cancer of Palm Beach County

Current Member, 100+ Women Who Care

Past Chair/Board Member Marinelife Center of Juno Beach

Past Chair/Board Member Juno Beach Zoning Board of Adjustment

Past Director, Children's House of the Palm Beaches, currently Palm Beach Day Academy



Meeting Name: Town Council
Meeting Date: March 26, 2025
Prepared By: Davila, F. CFM
Item Title: Special Event Request – 2025 Tilapia & Cichlid Rodeo Roundup for Pelican Lake

BACKGROUND:

Staff received a request for a special event from Ms. Diana Davis, President of the Juno Beach Ecology Group, for a fishing tournament designed to reduce the number of invasive fish species (Tilapia and Cichlid) at Pelican Lake on Saturday, April 26, 2025. **This event is a recurring event in Town at the same location at Pelican Lake, but since the applicant is a Councilmember it is being placed on the regular portion of the agenda.**

RECOMMENDATION:

The time of this event will be from 6:00 am to 1:00 pm (including setup and breakdown time) at Pelican Lake in Juno Beach (please refer to the attached site map with numbered locations). There will be approximately 30 participants and approximately 6 employees/volunteers working at this event. There will be 5 teams of 5 anglers, ages 6 to 16. Up to 15 parking spaces will be utilized at the Town Center lot or Mercury Road. As stated in the applicant's cover page, the applicant's responsibilities include: ensuring the tournament is supervised by an experienced tournament director that ensures all professional fishing tournament regulations and safety standards are adhered to, educating participants on how to identify the target species (Tilapia and Cichlids), requiring all participants to comply with professional fishing norms, ensuring no music or loud noises occur during the morning hours, ensuring no debris of any kind are left behind, parking will be on a first come basis, and verifying all participants have the necessary state licenses, if needed.

The tournament activities will take place on shore at numbered fishing stations around Pelican Lake. A tent and table will be set up at the north end of the lake for participants to sign in, weigh fish, and receive prizes.

The applicant will be charged the permit fee of \$100 and a \$500 Security Deposit for this event based on the adopted attached fee schedule for Off-Site Special Events. This fee and deposit do not include costs for outside assistance by Police, or any other necessary support. **In 2023, Town Council waived the required costs for Police and Public Works, staff recommends that the fees continued to be waived.**

RECOMMENDATION:

Staff recommend that the Town Council consider the request for the special event proposed in Juno Beach as stated above, subject to the applicant being responsible for the application process of the special event and all conditions and requirements following said application, including any additional agency reviews/approvals/fees.

Attachment(s):

1. Juno Beach Off-Site Special Event Application.



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
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 2025 FEB 20 P 2:40

Item #21.

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:

DD 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.

DD 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.

DD 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.

DD 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.

DD Failure to comply with restrictions imposed automatically forfeits the Security Deposit.

DD Town Staff will determine if application will require additional conditions to be added or existing conditions modified, dependent upon each individual event.

DD 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.

DD 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.

DD

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".

DD

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: Juno Beach Ecology Group Phone: 561 310 6138

Relationship to Organization Represented: President

Address of Applicant/Sponsor: 440 Sunset Way Juno Beach FL 33408

Name, Address, Phone of Organization Represented: 440 Sunset Way, Juno Beach FL 33408 561-310-6138 or 561-267-7772

Principal contact person on Event Day/Phone: Diana Davis 561 310 6138

Alternate contact person on Event Day/Phone: Red Dunn 954-205 1831

▪ **Regarding the Subject Location (where the proposed special event is being requested):**

Address/Location: 340 Ocean Dr. Pelican Lake
Juno Beach, FL 33408

Name of Subdivision: Pelican Lake Park

▪ **Regarding the Special Event Specifics:**

Please describe the special event being requested: youth fishing tournament
sponsored by local businesses to remove
invasive exotic fish from Pelican Lake

Rodeo Round Up @ Pelican Lake

Indicate roadway(s) to be closed: no road closure

Indicate if amusement rides (type/quantity) are part of the event: no rides

Indicate if alcohol will be served at the event and who will serve: no alcohol

Indicate types of equipment, tents, trailers or other temporary structures that will be part of the event: 2 tents, 2 tables, 4 chairs, ice chest,
signs with fish identification, signs to mark
fishing zones

Number of employees/volunteers working the event: 6

Number of anticipated attendees for the event: 30

Length of time proposed for the event to take place, including set-up and tear down, (dates/times): 6AM - 1 PM April 26, 2025

■ **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

■ **Please initial each line to confirm attachments:**

- DD Application Fee, and Late Fee, if applicable. (Payable to Town of Juno Beach)
- DD Plot/Site Plan
- DD Outside agency letter(s) of approval
- DD Insurance Certificate
- DD Notarized Letter from property owner
- DD 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.

Diana Davis

Applicant/Sponsor Signature

2-20-2025

Date

DIANA DAVIS

Print Name

TOWN OF JUNO BEACH
RECEIVED
2025 FEB 20 P 2:41

Office Use Only:

Isabella Hickey

Received By

Isabella Hickey

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>	\$35.00
<i>Supervisor (if required)</i>	\$45.00

- ***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



3/17/25

Director of Planning & Zoning

Date

Police Chief

Date

Public Works Director

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:

* _____ *Amount and Date Returned of the Security Deposit.*

Amount Date

Director of Planning & Zoning

Date

Police Chief

Date

Public Works Director

Date

Finance Director

Date

Town Manager

Date



Tilapia & Cichlid Rodeo Roundup for Pelican Lake

Team Leader Registration

Juno Beach April 26, 2025

Name of Team Sponsor -

Team Leader's name, email, and cell phone-

Name and phone of other supervising adult, if any:

Names of team's anglers and their ages. (Maximum five.)

.....
.....
.....

Note to Team Leader: Ensure that each angler comes with an appropriate rod, reel, hook, bait, and a personal bucket/bag. If you have any question about what equipment is needed, contact Todd at Juno Bait & Tackle for great advice. If you have any questions about the Tournament itself, contact the Tournament Director, William Kimball of Blue Water Surfing at 561-339-4386.

Team Leader's Declaration

As Team Leader on Tournament Day, I will ensure that:

- Each angler will only fish from the shore, not in the water.
- An angler may only have one line in the water at a time. Lines may only have a single hook and fish may only be hooked by mouth.
- There will be live release for all fish other than tilapia or cichlid; fish such as bass will be thrown back without injury as soon as possible.
- My anglers will remain within ten feet on either side of each of the stake at each of the seven numbered stations.
- As we move from station to station, I will ensure that no pieces of fishing line or any trash is left behind.
- All participating anglers have provided an Angler Registration Form with tournament rules, angler parent or guardian contact information, and Team leader signature.

Team Leader's Signature -

Return this form along with completed Tournament Agreement forms for you and your five competitors to front desk at Juno Beach Town Center by April 1.





Tilapia & Cichlid Rodeo Roundup for Pelican Lake

Juno Beach -- April 26, 2025

ANGLER REGISTRATION FORM

EACH PARTICIPANT (AND ANY MINOR'S PARENT OR LEGAL GUARDIAN FOR HIMSELF OR HERSELF AND ON BEHALF OF THE MINOR) ARE REQUIRED TO SIGN DOCUMENTATION, SUCH AS A RELEASE, AS MORE FULLY DETAILED BELOW, AS A CONDITION OF PARTICIPATING.

BY PARTICIPATING, YOU (AND ANY MINOR PARTICIPANT'S PARENT OR LEGAL GUARDIAN FOR HIMSELF OR HERSELF AND ON BEHALF OF THE MINOR) AGREE TO THESE OFFICIAL RULES, WHICH ARE A CONTRACT. THIS CONTRACT INCLUDES INDEMNITIES TO THE SPONSORS (DEFINED BELOW) FROM YOU AND A LIMITATION OF YOUR RIGHTS AND REMEDIES. AS MORE FULLY DETAILED BELOW, YOU AGREE THAT ALL DISPUTES ASSOCIATED WITH TOURNAMENT SPONSORS WILL BE DECIDED BY BINDING ARBITRATION

1. Event Description: Town of Juno Beach, Blue Water Surf Camp and Juno Beach Ecology Group, Inc., ("Sponsors") are hosting a half-day Tilapia and Cichlid fishing tournaments (the "Tournament") for eligible individuals described below. There are paid sponsors who donated money to the Juno Beach Ecology Group but are not part of the tournament day events, including the Juno Beach Civic Association, FPL, and others (also referred to as "Sponsors"). These Official Rules set forth the requirements and method of registration.

2. Participation and Eligibility: Participation in the Tournament is open to ^{five} ~~six~~ teams sponsored by local businesses with five anglers, cast net person and a Team Leader, who is 18 years old or older and is the responsible adult. The anglers together with the Team Leader are defined as tournament participants ("Participants"). Anglers are between the ages of 6 -16, plus their team lead adult. Any person participating in the Tournament who under the age of 18 years must have the written consent of a parent or legal guardian presented prior to the tournament staff by the time of registration prior to the call for "lines-in" on the day of the tournament.

3. Federal, State and Local Laws: All Participants must have a valid fishing license, if required; and are required to obey all federal, state and local laws and regulations.

4. Registration: All registrations for anglers and team leaders will be accepted at the local business sponsors until all team positions are filled. Teams may designate mates without limitation to assist anglers, cast net person, and team leads.

5. Additional Programs: At the Tournament, Participants may also be classified in different divisions. The existence of any divisions and the criteria for inclusion in the divisions shall be established by the Tournament Director at their sole discretion and is subject to change.

6. Safety: Fishing safety must be observed at all times. Each Participant is required to observe shoreline safety and to only fish from the shore. It is a disqualifying event for an angler to be in the water when fishing. The Tournament day may be shortened or canceled due to unsafe weather or any conditions that would endanger the safety of the competitors at the Tournament Director's sole and absolute discretion.

7. Permitted Fishing Methods: International Game Fish Association all tackle rules are to be observed for cichlid catch and all native fish releases. Only one fishing rod per Participant may be used at any one time. Additional rods may be ready for use; however, each cast and retrieve must be completed before another cast is attempted or rod is used. Switching or sharing fish with other teams or individuals is a violation of these rules and will result in immediate disqualification. All Cichlid must be caught alive, in a conventional, sporting manner. When sight fishing for Cichlid, all fish must be hooked inside the mouth to be counted as a legal fish. Observers will be walking the area to assure that hook-ups are legal. All angling must be conducted from the shoreline. At no time may a Participant leave the shoreline to either land a fish or make themselves more accessible to fishing waters. Limited water contact is allowed to release unharmed non-tournament species. Tilapia is allowed to be caught by cast net or other methods approved by the tournament director.

8. Sportsmanship and Conduct: All Participants are required to follow high standards of sportsmanship, courtesy, safety and conservation. Any infraction of these fundamental sporting principles may be deemed cause for disqualification. Maximum courtesy must be practiced at all times, especially with regard to angling in the vicinity of non-competitors who may be walking or using for recreational purposes Pelican Lake part on the morning of the tournament. Any act of

a competitor, which reflects unfavorably upon the Sponsor's effort to promote environmental preservation, fisheries conservation, clean waters, and courtesy, shall be reason for disqualification. Tournament Director has the sole discretion for determining conduct not complying with these standards and may in their discretion disqualify an individual angler or a team based on non-qualifying conduct, including, but are not limited to, actions or words which reflect unfavorably upon efforts to promote safety, sportsmanship, and fair competition.

Upon review of the circumstances by the Tournament Director, the Tournament Director shall have the right to refuse or deny any confirmed application by returning the entry of a previously accepted application or disqualifying a Participant. Sponsor reserves the right to place an official observer with a Team at any time during the Tournament at the discretion of the Tournament Director.

9. Assistance: Participants may have non-competitor ("mates") with their Team as needed. However, the non-competitor mates must not aid in any way with an angler once a fish is in play. The use of mobile communication devices such as cellular telephones, marine radios, walkie-talkies, CBs, pagers or any electronic device to obtain and use fishing information from anyone during tournament hours is allowed. In the event of an emergency situation, competitors should call 911 first and then notify the Tournament Director when it is safe to do so.

10. Permitted Fishing Locations: Participants will draw lots to determine what location there are assigned to begin the tournament along the shoreline of Pelican Lake. The Tournament fishing locations are numbered and flagged. The act of moving Tilapia or Cichlids from one area of the lake to another confined area of the same lake at any time, whether or not during official practice days or competition days, is not permitted.

11. Off-Limits Areas: The private resident homes along Pelican Lake are off-limit areas. During the fishing tournament, care must be given to stay in your designated location. Participants may not fish inside the established "off-limits" areas. Violation of this rule will result in immediate disqualification.

12. Tournament Checkpoint: There will be only one official checkpoint for check-in on tournament morning check-in and the same checkpoint in the afternoon for counting of catch. It is the sole responsibility of each Participant to arrive at the designated check-in location on time for fishing. In all circumstances, it is the Participant's responsibility to observe the posted lines-in and lines-out timelines. All fishing must cease at lines-out call, and then the team members proceed to the checkpoint for their qualifying catch to be counted.

13. Scoring: Scoring will be determined by the total number of fish in each team's catch during the tournament. Only Tilapia and Cichlid are accepted species. Any Participant who possesses a non-qualifying species may be disqualified. All catch of non-qualifying species need to be released alive and unharmed as soon as possible. Each Participant's catch must be presented at the counting location.

14. Late Penalty: Participants who are not at the official check-in point at the appointed time may be disqualified.

15. Closing of the Counting: Counting of fish will close 30 minutes after lines-up is called. This time may be lengthened or shortened at the Tournament Director's sole and absolute discretion. It is the Participant's responsibility to verify the official scale closing time and to be in at the counting location by such time.

16. Prizes: Team winners will be determined for most qualifying species fish by count. Most number of Tilapia and Cichlid prizes will be awarded to individual angler in first, second, third places determined by fish count. Prizes are at discretion of Tournament Director.

17. Interpretation and Enforcement of Rule: Interpretation and enforcement of these rules will be left exclusively to the Tournament Director. In the event of a rule violation, the Tournament Director may impose such sanctions, as he deems appropriate, including without limitation: disqualification, forfeiture of prizes and prohibition from participation in subsequent tournaments. Decisions of the Tournament Director are final in all matters and will not be subject to appeal or reviewable by any court of law.

18. Governing Law: All issues and questions concerning the construction, validity, interpretation and enforceability of these Official Rules or the rights and obligations as between Participant and Sponsor in connection with the Contest shall be governed by and construed in accordance with the Laws of the State of Florida, Palm Beach County, including procedural provisions without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of any other state's or jurisdiction's laws.

19. General Release and Conditions of Participation: In consideration for receiving permission to participate in the Tournament, I hereby, on behalf of myself, my minor children, or minors in my care, COVENANT NOT TO SUE AND HEREBY RELEASE AND AGREE TO INDEMNIFY AND HOLD HARMLESS any Sponsors and or their subsidiaries and affiliates (collectively, the "Sponsors") and the Sponsors' officers, directors, agents, servants, employees, volunteers, and other persons connected with or associated with the Sponsors (collectively the "Releasees") from all liability, claims, demands, actions and causes of action whatsoever arising out of or related to any loss, damage, or injury, including death, that may be sustained by me, the Sponsors, or any third-party, or any of the property belonging to me or in my possession, custody, or control or belonging to the Company or any third-party, WHETHER CAUSED BY THE SOLE OR PARTIAL NEGLIGENCE OF THE RELEASEES, or otherwise, while traveling to or from or participating in the Activity, or while in, on or upon the premises where the Activity is being conducted. I understand that the Releases do not assess or warranty the boating, fishing or outdoors proficiency of the other Participants in the Activity, and the Releasees do not make any warranty or representation of any type, kind or character, whatsoever, as to existing conditions upon the lands I may enter for the Activity. I am participating in the Activity at my own risk, and I accept land or property in the existing conditions, and recognize that fishing and other outdoor activities are inherently hazardous activities and expose me to dangerous conditions, risks and hazards. I agree and represent that I will comply with all current regulations, all laws of the State of Florida and the County of Palm Beach, Town of Juno Beach, in which the Activity is held, all federal laws, and any other controlling authority's rules and regulations while participating in the Activity. I am fully aware of the risks involved and hazards connected with participation in the Activity and I hereby elect to voluntarily participate in the activity with full

knowledge that said activity may be hazardous to me and to property owned by me or my family members or in our possession, custody, or control. I VOLUNTARILY ASSUME FULL RESPONSIBILITY FOR ANY RISKS OF LOSS, PROPERTY DAMAGE OR PERSONAL INJURY, INCLUDING DEATH, that may be sustained by me, or any loss or damage to property owned by me or my family members or in our possession, custody, or control, as a result of being engaged in such an activity, WHETHER CAUSED BY THE NEGLIGENCE OF RELEASEES OR OTHERWISE. IN SIGNING THIS RELEASE, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing General Release of Liability and Waiver of Claims, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age fully competent to execute this General Release of Liability and Waiver of Claims on my behalf; and I execute this General Release of Liability and Waiver of Claims for full, adequate and complete consideration fully intending to be bound by same.

20. Modification or Amendment of Rules: Event Sponsor(s) or Tournament Director reserves the right to modify these Official Rules at its discretion and any changes will take effect immediately upon announcement.

Agreement to abide by above contractual terms;

Participant printed name, signature & date, age if minor (not a minor state over the age of 18)

printed address, contact phone number

Participant's legal guardian printed name, signature & date

printed address, contact phone number

Tilapia & Cichlid Rodeo Roundup

All Tackle IGF Rules-Fishing Tournament - April 24, 2022. 6am -

Sign in, draw for initial fish station & weighing fish – Tent and table setup up with banner & white board

Numbered locations are approximate fishing station shore locations – angler teams to rotate clockwise every thirty minutes – anticipate 5 teams of 4 or 5 to participate; lines in at 7am and lines out at eleven. Awards at noon.





Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, Town Clerk
Item Title: Organizations for Council Participation List

DISCUSSION:

The Town belongs to many organizations that Council Members participate in (*see attached Organizations List for 2025-2026*). There are numerous benefits in being a part of these organizations, however, it is voluntary to participate.

In a council-manager form of government, a Town Manager may attend local meetings on behalf of the Council and report back information that may pertain to the Town.

Please note that when two (2) or more Council members are present at a meeting they must abide by the Sunshine Law.

RECOMMENDATION:

Town Staff recommend Town Council approve the proposed Organizations for Council Participation List.

Town of Juno Beach

Voluntary Organizations for Council Participation April 2025 - March 2026

Item #22.

Organization Name	Primary Persons	Alternates	Comments
Florida League of Cities Annual Conference	*Entire Council		In August of each year, FLC holds a conference and the entire Council is invited to attend <i>Registration Required</i>
Florida League of Cities Voting Delegate	Mayor	Vice Mayor	
Florida League of Mayors	Mayor	Vice Mayor	
Florida League of Cities - Legislative Conferences	Mayor	Vice Mayor	FLC will email Council & Town staff of upcoming conferences <i>Registration & RSVP Required</i>
Issues Forum	Town Manager and/or Designee		The Forum will notify Town staff of membership approvals and upcoming meetings/events.
Loggerhead Marinelife Center	Town Manager/Designee	*Entire Council	Annual Go Blue Awards Event; etc. <i>Registration & RSVP Required</i>
Palm Beach County League of Cities - District 1	Town Manager/Designee	*Entire Council	Monthly Lunch Meetings - 1st Wednesday <i>RSVP Required</i>
Palm Beach County League of Cities Voting Delegate	Mayor	Vice Mayor	This applies ONLY to weighting voting items for the General Membership of the PBC League of Cities
Palm Beach County League of Cities Monthly Meetings and Workshops	*Entire Council		Monthly Lunch Meetings and Workshops
Palm Beach North Chamber of Commerce - Business After Hours	*Entire Council		Chamber will notify Council & Town staff of events <i>Registration Required</i>
Palm Beach North Chamber of Commerce - Business Before Hours	*Entire Council		Chamber will notify Council & Town staff of events <i>Registration Required</i>
Palm Beach North Chamber of Commerce - Economic Development Board	Town Manager/Designee	*Entire Council	4th Thursday of the Month from 8AM - 9AM Via Zoom
Palm Beach North Chamber of Commerce - Government Affairs	Town Manager/Designee	*Entire Council	2nd Friday of the Month from 8AM - 9AM Via Zoom
Palm Beach North Chamber - Sustainability Sub-Committee	Town Manager/Designee	*Entire Council	3rd Tuesday of the Month from 2PM-3PM

**PLEASE NOTE THAT WHEN 2 OR MORE COUNCIL MEMBERS ARE PRESENT AT A MEETING THEY MUST ABIDE BY THE SUNSHINE LAW.*



Meeting Name: Juno Beach Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Andrea L. Dobbins, Project Coordinator/Risk Manager
Item Title: Pelican Lake Gazebo Request for Proposals

DISCUSSION:

At the November 2024 meeting, staff was directed by the Council to move forward with the engineering design of the Pelican Lake gazebo and to advertise the sealed bid process for the renovation of the structure due to termite damage. Council agreed to re-assign funds for the “Community Events Area” also referred to as the “Backyard Area” to the Pelican Lake gazebo project. The Community Events Area has \$100,000 in the 2025 budget.

The Request for Proposal (RFP) to renovate the Pelican Lake Gazebo was advertised on February 10, 2025. A pre-bid meeting was held February 18, 2025, with two contracting firms in attendance. One contractor participated and submitted a sealed bid for consideration. A public meeting was held on March 13, 2025, with the Evaluation Committee reviewing and assigning points for the sealed bid that was submitted. The contractor provided all the requested information including licenses to perform the work, references for projects similar in nature, the availability of qualified personnel and their ability to complete the work within 40 business days. The Evaluation Committee made a motion to recommend approval of Ferreira Construction to the Town Council. Ferreira Construction has completed a similar project for the Town of Juno Beach in the past and they have proven to be a reputable contractor.

CONTRACTOR	BID PRICE
Ferreira Construction Company, Inc.	\$288,100

The Council should note that the Pelican Lake gazebo was built in 2007 utilizing state funds from the Land and Water Conservation Fund (LWCF). Pursuant to Rule 62D-5.074(1), F.A.C., the grantee hereby dedicates the Project Site in *perpetuity* as an outdoor recreation area for the use and benefit of the general public. If the gazebo is not replaced with a similar element, the State would require that the Town construct a new park with similar elements at another location.

The Council has the option to:

- 1.) Accept the sealed bid by Ferreira Construction Company, Inc not to exceed a budget of \$316,910 with \$100,000 from the One-Cent Surtax Revenue previously budgeted for the “Community Events Area” and \$216, 910 from contingency (bid price plus 10% contingency; \$288,100 + \$28, 810= \$316,910).
- 2.) Include the project in the 2026 budget and rebid the project next fiscal year. This will delay the construction process for the gazebo, it will not guarantee the participation of additional bidders and there is a risk of Ferreira pulling out of the process and the cost of construction increasing.
- 3.) Seek grant funding for this project through the Florida Recreational Development Assistance Program (FRDAP). Grant applications would be due in September 2025 and recipients would be notified July 2026 with the project to commence in 2027. The FRDAP grant is 1:1 match on projects over \$150,000 and cannot exceed \$400,000. An example of the cost share, *based on this proposal*, is \$158,455 from the state and \$158,455 from the Town. Construction costs in 2027 will most likely increase. If the Council selects this option, staff recommends that the Town enter into an agreement with RMPK Funding for the grant application process in the amount of \$2,750.

RECOMMENDATION:

Staff respectfully requests the Town Council’s input and deliberation on this renovation project.

ATTACHMENT:

Ferreira bid proposal

Evaluation Committee Meeting minutes

February 28, 2025

Ms. Andrea Dobbins
Project Coordinator/Risk Manager
340 Ocean Drive
Juno Beach, FL 33408

Re: Request for Proposal
Pelican Lake Gazebo (North)

Dear Ms. Dobbins:

Ferreira Construction Co Inc. (Ferreira) is pleased to offer our proposal for the Pelican Lake Gazebo (North) Project. Ferreira is a nationally recognized company with headquarters in New Jersey and regional offices in New York, the Greater New England Area, Florida, and California. For more than 25 years we demonstrate our dedication to constructing quality infrastructure through innovation and sustainability, never compromising our integrity. We have accomplished our steady growth throughout our company's history and continue to build a proven record with our projects. We achieve this by swift attention to the smallest of details. Our strength is in our unwavering commitment to excellence and in our belief, that we are responsible to the communities in which we live and work. Ferreira is a Licensed Certified General Contractor in the State of Florida, licensed in Martin County, Palm Beach County, and the Town of Juno Beach. We are confident that our specific project experience, proven capabilities, and willingness to work in cooperation with the Town of Juno Beach will provide you an unmatched level of service and quality product. Ferreira's team has over 35 years of experience and is ready to successfully deliver the Pelican Lake Gazebo project within the required forty business days from the Notice to Proceed. We understand the Town of Juno Beaches objectives in this endeavor, and we are fully prepared to perform the scope of work as specified in the specifications and plans designed by ONM&J Structural Engineers.

Ferreira confirms receipt of zero addendums for this project. This proposal is valid for 60 days from the date of this RFP. Should you have any questions, please feel free to contact me at jciabattari@ferreiraconstruction.com

Sincerely,



John Ciabattari

13000 SE Flora Avenue • Hobe Sound, Florida 33455 • Phone: 772.286.5123 • Fax: 772.286.5139
www.ferreiraconstruction.com

An Equal Opportunity Employer

COPY

PROPOSAL FORM

Proposal of Ferreira Construction Co Inc. (Proposer), to furnish ALL materials, equipment and labor and to perform all work in accordance with the requirements of the Proposal Documents, Construction/Site Plans and Scope of Work/Specifications for:

Pelican Lake Gazebo

SCHEDULE OF BID ITEMS

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>ESTIMATED COST</u>
SITE WORK:					
1.	MOBILIZATION	1	JOB	L.S.	\$ <u>27,450.00</u>
2.	DEMOLITION OF EXISTING GAZEBO	1	JOB	L.S.	\$ <u>30,615.00</u>
3.	PELICAN LAKE GAZEBO	1	JOB	L.S.	\$ <u>230,035.00</u>

GRAND TOTAL: \$ 288,100.00

The undersigned Proposer has carefully examined the specifications and Proposal Documents and the site of the proposed work- 340 Ocean Drive (Juno Beach Town Center). The undersigned is familiar with the nature and extent of the work and any local conditions that may in any manner affect the work to be done. The undersigned agrees to do all the work and furnish all materials called for by the specifications, construction plans and Proposal Documents, in the manner prescribed therein and to the standards of quality and performance established by the Town of Juno Beach for the prices designated in the spaces herein provided. The Town reserves the right to alter or exchange any provision of this proposal with the selected Proposer's acknowledgment. A (no fee) Juno Beach building permit is required for this project.

 _____
 Signature Print Name

Vice President _____ 2/28/2025 _____
 Title Date Phone Number

Address: 13000 SE Flora Avenue
Hobe Sound, FL 33455

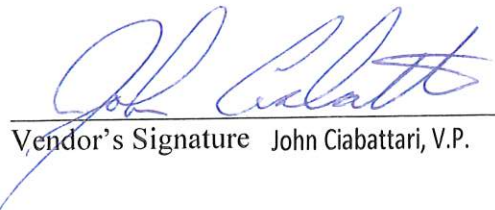
Attest: 
 Eric Willenberg

DRUG FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.


 Vendor's Signature John Ciabattari, V.P.

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a),
FLORIDA STATUTES, ON ENTITY CRIMES**

1. This sworn statement is submitted to the Town of Juno Beach, Florida

by John Ciabattari, Vice President

(print individual's name and title)

for Ferreira Construction Co Inc.

(print name of entity submitting sworn statement)

whose business address is 13000 SE Flora Avenue, Hobe Sound, FL 33455

and (if applicable) its Federal Employer Identification Number (FEIN) is: 22-3334957

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

2. I understand that a "public entity crime" as defined in Section 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Section 287.133(1)(a), **Florida Statutes**, means:

- a. A predecessor or successor of a person convicted of a public entity crime; or
- b. An entity under the control any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Section 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which proposals or applies to proposal on contracts for the

provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

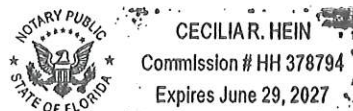
The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT HIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

John Ciabattari
(Signature) John Ciabattari, V.P

The foregoing document was sworn and subscribed before me this 28 day of February, 2025 by John Ciabattari, V.P., who is personally known to me or produced _____ as identification.

Cecilia R. Hein
Notary Public
My Commission Expires: June 29, 2027



**SCRUTINIZED VENDOR CERTIFICATION
PURSUANT TO SECTION 287.135, FLORIDA STATUTES**

This sworn statement is submitted to the Town of Juno Beach, Florida

by John Ciabattari, Vice President
(print individual's name and title)
for Ferreira Construction Co Inc.
(print name of entity submitting sworn statement)

whose business address is 13000 SE Flora Avenue, Hobe Sound, FL 33455

and (if applicable) its Federal Employer Identification Number (FEIN) is: 22-3334957

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

1. I hereby certify that the above-named entity:
 - A. Does not participate in the boycott of Israel; and
 - B. Is not on the Scrutinized Companies that Boycott Israel List.

2. If the Contract for goods and services is for more than \$1,000,000, I hereby certify that the above-named entity:
 - A. Is not on the Scrutinized Companies with Activities in Sudan List; and
 - B. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
 - C. Has not engaged in business operations in Cuba or Syria.

Section 287.135, Florida Statutes, prohibits the Town from: (1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; and (2) contracting with companies, for goods or services over \$1,000,000 that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the above-named entity, I hereby certify that the statements set forth above are true and that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees

and/or costs. I further understand that any contract with the Town for goods or services may be terminated at the option of the Town if the company has been found to have submitted a false certification.

(Signature) John Ciabattari, Vice President

The foregoing document was sworn and subscribed before me this 28th day of February, 2025 by John Ciabattari, V.P., who is personally known to me or produced _____ as identification.

Notary Public

My Commission Expires: June 29, 2027



CECILIA R. HEIN
Commission # HH 378794
Expires June 29, 2027

BID BOND- No less than five (5) percent of the bid proposal.

BIDDER (Name and Address):

Ferreira Construction Co., Inc., 13000 SE Flora Avenue Hobe Sound, FL 33455

SURETY (Name and Address and Principal Place of Business):

Berkshire Hathaway Specialty Insurance Company, 1314 Douglas Street, Suite 1400, Omaha, NE 68102-1944

OWNER (Name and Address):

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

BID DUE DATE: 2/28/2025

PROJECT: Pelican Lake Gazebo

BOND:

BOND NUMBER: N/A

DATE (Not later than Bid due date): 2/28/2025

PENAL SUM: Five Percent Of The Total Amount Bid
(Words)

5% Of The Total Amount Bid
(Figures)

IN WITNESS WHEREOF, Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the next page hereof, do cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

BIDDER

Ferreira Construction Co., Inc. (Seal)
(Seal)

By: [Signature]
Signature and Title

Attest: [Signature]
Signature and Title

SURETY

Berkshire Hathaway Specialty Insurance Company

By: [Signature]
Signature and Title Jaclyn Maffey, Attorney-in-Fact
(Attach Power of Attorney)

Attest: [Signature]
Signature and Title
William Drayton, Jr., Witness as to Surety

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to Owner upon default of Bidder the penal sum set forth in the face of this Bond.
2. Default of Bidder shall occur upon failure of the Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by the Owner) the executed Contract required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Contract required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner.
4. Payment under this Bond will be due and payable upon default by Bidder within 30 calendar days after receipt by Bidder and surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. No suit or action shall be commenced under this Bond prior to thirty (30) calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
6. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state and county in which the Project is located.
7. Notice required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of the Bond. Such notices may be sent by personal delivery, commercial courier, or by United States registered or certified mail, return receipt required, postage pre-paid and shall be deemed to be effective upon receipt by the party concerned.
8. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.
9. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
10. The term "Bid" as used herein include a bid, offer or proposal as applicable.

ACKNOWLEDGEMENT OF CONTRACTOR - IF A CORPORATION

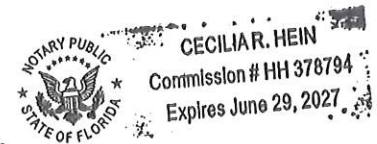
STATE OF Florida

COUNTY OF Martin

ON THE 28th DAY OF February, 2025 BEFORE ME PERSONALLY APPEARED John Ciabattan TO BE KNOWN, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY; THAT (S)HE IS THE Vice President OF Ferreira Construction Co., Inc. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN THE ABOVE COUNTY, THE DAY AND YEAR WRITTEN ABOVE.

Ceciliar Hein
Notary Public



ACKNOWLEDGEMENT OF SURETY COMPANY

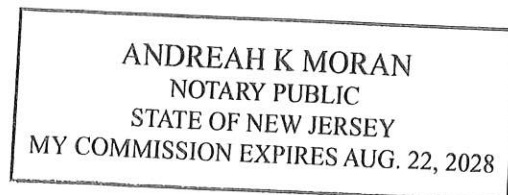
STATE OF New Jersey

COUNTY OF Morris

ON THE 28th DAY OF February, 2025 BEFORE ME PERSONALLY APPEARED Jaclyn Maffey TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID DEPOSE AND SAY; THAT (S)HE IS THE ATTORNEY-IN-FACT OF Berkshire Hathaway Specialty Insurance Company, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN THE ABOVE COUNTY, THE DAY AND YEAR WRITTEN ABOVE.

Andra K Moran
Notary Public



Power Of Attorney

**BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY**

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: Jaclyn Maffey, Kevin T. Walsh, Jr., Thomas MacDonald, Krystal L. Stravato, Andreah Moran, Ryan Gray, 100 South Jefferson Road, Suite 101, of the city of Whippany, State of New Jersey, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.

**BERKSHIRE HATHAWAY SPECIALTY
INSURANCE COMPANY,**

By: _____
David Fields, Executive Vice President



**NATIONAL INDEMNITY COMPANY,
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,**

By: _____
David Fields, Vice President

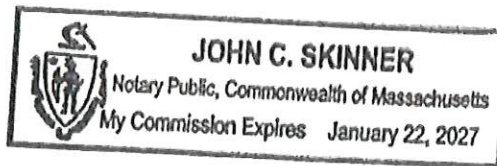


NOTARY

State of Massachusetts, County of Suffolk, ss:

On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY** and Vice President of **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]



Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this February 28, 2025.



Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Lemifer.Porter@bhspecialty.com. THIS POWER OF ATTORNEY IS VOID IF ALTERED. To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

ARTICLE V.
CORPORATE ACTIONS

Item #23.

....
EXECUTION OF DOCUMENTS:

....
Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and
- (2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

General Correspondence

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

1314 Douglas Street, Suite 1400, Omaha, Nebraska 68102-1944

ADMITTED ASSETS *

	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/2021</u>
Total invested assets	\$ 6,702,817,810	\$ 5,680,246,430	\$ 6,504,184,299
Premium & agent balances (net)	690,388,245	582,469,494	552,510,359
All other assets	204,404,036	217,334,073	142,765,038
Total Admitted Assets	<u>\$ 7,597,610,091</u>	<u>\$ 6,480,049,997</u>	<u>\$ 7,199,459,696</u>

LIABILITIES & SURPLUS *

	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/2021</u>
Loss & loss exp. unpaid	\$ 1,825,674,253	\$ 1,495,870,171	\$ 1,142,116,028
Unearned premiums	604,899,743	536,797,683	484,660,143
All other liabilities	1,240,939,865	1,065,221,844	1,163,007,683
Total Liabilities	<u>3,671,513,861</u>	<u>3,097,889,698</u>	<u>2,789,783,854</u>
Total Policyholders' Surplus	<u>3,926,096,230</u>	<u>3,382,160,299</u>	<u>4,409,675,842</u>
Total Liabilities & Surplus	<u>\$ 7,597,610,091</u>	<u>\$ 6,480,049,997</u>	<u>\$ 7,199,459,696</u>

* Assets, liabilities and surplus are presented on a Statutory Accounting Basis as promulgated by the NAIC and/or the laws of the company's domiciliary state.

(RFP) Pelican Lake Gazebo (North) **Previous Experience Performing Similar Work**

Bathtub Beach Gazebo Restoration

Demolition of existing decking and substructure (Gazebo). Constructed new substructure (Gazebo) including decking with ADA compliant ramp and handrails.

Owner: Martin County Board of County Commissioners

Address: 2401 SE Monterey Road, Stuart FL 34997

Contact: Ms. Jessica Garland, Coastal Program Manager

Phone: (772) 288-5795

Email: jgarland@martin.fl.us

Date: June 2016

Clear Lake Trail and Shoreline Enhancements

Construction of a 10-foot-wide multi-use trail, boardwalk over the perimeter of Clear Lake boardwalk connecting to an existing trail.

Owner: City of Palm Beach

Address: 401 Clematis St., 5th Floor, West Palm Beach, FL 33401

Contact: Mr. Daniel Roberge, P.E.

Phone: (561) 494-1053

Email: DRoberge@wpb.org

Date: October 2024

Royal Palm Beach Pines Natural Area – Public Use Facilities Renovation

Demolition and reconstruction of 180-foot-long wood boardwalk and overlook. The overlook included the construction of a new shade shelter, decking and railing. The project also included the removal and reconstruction of 600 feet of concrete sidewalk, grading and sodding.

Owner: West Palm Beach – Palm Beach County Department

Address: 2300 N. Jog Rd., 4th Floor, West Palm Beach, FL 33411

Contact: Mr. Lee Lietzke, Sr. Environmental Analyst

Phone: (561) 233-2517

Email: llietzke@pbcgov.org

Date: July 2021

Fisherman's Landing Pier Restoration

Construction of a new covered structure, piers, and docks; including the construction of a wood plank pedestrian sidewalk, a new 6' x 78' overwater wood access pier; reconstruction of decking over existing dock structure; construction of a new "fish house" - an open air 1,870 sf roof covered wood structure. This project also included the construction of an electrical system for lighting, construction of a plumbing system, and the construction of a fire protection system.

Owner: City of Sebastian

Address: 1225 Main St. Sebastian, FL 32958

Contact: Ms. Lisa Leger Frazier, P.M.

Phone: (772)228-8228

Email: Lfrazier@cityofsebastian.org

Date: January 2016

Palm City Place Park Improvements – Fishing Pier/T-Dock

Install new piles and construct new fixed T-Dock. Installed new timber framing and decking.

Owner: Martin County/Di Pompeo Construction Corporation

Address: 111 Orange Ave., Suite #318 Fort Pierce, FL 34950

Contact: Mr. John Di Pompeo, Jr.

Phone: (772) 932-4013

Email: jdipompeo@dipompeoconstruction.com

Date: October 2023

Port Salerno Manatee Pocket Boardwalk Removal and Replacement

Remove and replace boardwalk and handrailing.

Owner: Martin County Board of County Commissioners

Address: 2401 SE Monterey Road, Stuart FL 34997

Contact: Ms. Jessica Garland, Coastal Program Manager

Phone: (772) 288-5795

Email: jgarland@martin.fl.us

Date: December 2013

State of Florida Department of State

I certify from the records of this office that FERREIRA CONSTRUCTION CO. INC. is a New Jersey corporation authorized to transact business in the State of Florida, qualified on April 9, 2004.


The document number of this corporation is F04000001981.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 7, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Seventh day of February, 2025*




Secretary of State

Tracking Number: 4458905547CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



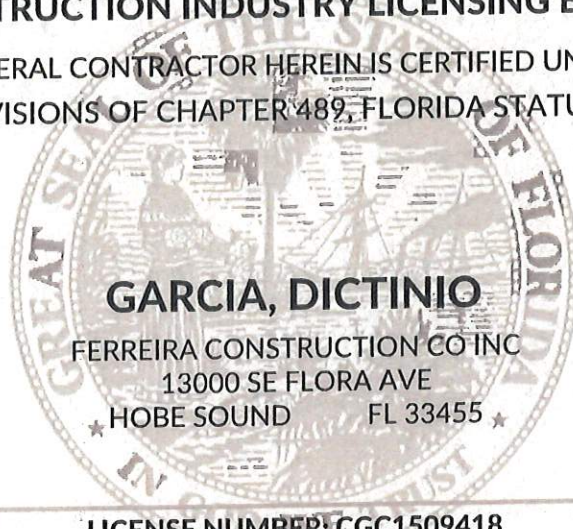
Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



GARCIA, DICTINIO
FERREIRA CONSTRUCTION CO INC
13000 SE FLORA AVE
★ HOBE SOUND FL 33455 ★

LICENSE NUMBER: CGC1509418

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



MARTIN COUNTY BUSINESS TAX RECEIPT

Item #23.

2024 / 2025



EXPIRES: September 30, 2025

Account #: 20065130002

Honorable Ruth Pietruszewski
Martin County Tax Collector

Location: 13000 SE FLORA AVE
Business Phone: (772)288-5123
NAICS Code: 233211
State License:
Business Description:

BUILDING CONTRACTOR (CERTIFIED GENERAL CONTRACTOR)

Business Name: FERREIRA CONSTRUCTION CO INC
Business DBA: FERREIRA CONSTRUCTION SOUTHERN DIV
Owner Name: GARCIA, DICTINIO
FERREIRA CONSTRUCTION CO INC
13000 SE FLORA AVE
HOBE SOUND, FL 33455

This receipt is a local business tax only. This receipt is in addition to and not in lieu of any other license required by law or local ordinance and is subject to regulations of zoning, health, contractor licensing, and other lawful authority.

Paid Date: 08/26/2024
Receipt Number
INT-23-00275509

Tax Amount	Transfer Fee	Penalty	Late Penalty	Collection Cost	Total Paid
28.25	0.00	0.00	0.00	0.00	28.25

Ruth Pietruszewski • Martin County Tax Collector

Website:
MartinTaxCollector.com

3485 SE Willoughby
Blvd. Stuart, FL 34994

Phone:
(772)288-5600

To renew your Business Tax Receipt, visit our payment menu
at martintaxcollector.com.

Contact our office by email at btdept@martintax.us if any of the following changes occur with your business:

- Business Name
- Mailing Address
- Ownership
- Closing your Business
- Physical Location

Dear Business Owner:

The law requires this business tax receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of each succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent in the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment. A \$250 penalty will be applied 150 days from the initial notice, plus collection costs.

Annual account notices are mailed on July 1.

Regardless of amount due all receipts must be renewed or delinquent fees will apply.

Do you qualify for an exemption? Visit our website <https://martintaxcollector.com/local-business-tax/> for details on Business Tax Receipt Exemptions. An application is required.

If you have any questions please contact our office at btdept@martintax.us or (772)288-5600.

Town of Juno Beach Business Tax Receipt License #: LIC-13582

10/1/2024
Date Issued

Name: FERREIRA CONSTRUCTION SOUTHERN
DIVISION COMPANY INC.

DBA: DICTINIO GARCIA

Owner: Dictinio Garcia

Expires: 9/30/2025

Type of Occupation: Department of Professional Regulation
Certificate Required or other State License

12800 US Hwy. 1 200, 270, 280
Juno Beach FL 33408

Location

13000 SE Flora Avenue
Hobe Sound, FL 33408

Mailing Address

Janice C. Daley
Authorized Signature

Not Transferable
Must be posted in the business establishment

Town of Juno Beach Business Tax Receipt License #: LIC-13582

10/1/2024
Date Issued

Name: FERREIRA CONSTRUCTION SOUTHERN
DIVISION COMPANY INC.

DBA: DICTINIO GARCIA

Owner: Dictinio Garcia

Expires: 9/30/2025

Type of Occupation: Department of Professional Regulation
Certificate Required or other State License

12800 US Hwy. 1 200, 270, 280
Juno Beach FL 33408

Location

13000 SE Flora Avenue
Hobe Sound, FL 33408

Mailing Address

Janice C. Daley
Authorized Signature

Not Transferable
Must be posted in the business establishment

Professional Summary

Mr. Weeks has over 25 years of experience in the Construction Industry. Mr. Weeks has extensive experience supervising residential, commercial and municipality projects which include, concrete installation, concrete restoration, concrete piles, timber piles, timber docks, rip rap, installation of steel sheet pile, vinyl sheet pile, fiberglass sheet pile, concrete seawall caps, storm mitigation (Articulated Concrete Block mats), bridge approach slabs, prefabricated aluminum, and steel pedestrian bridges. Mr. Weeks is experienced in operating a wide variety of heavy equipment including excavators, skid steers, loaders, crew boats, push boats with barges, tractor trailers, dump trucks and roll off trucks. Jim's attention to detail is demonstrated in his ordering materials, setting up subcontractors in addition to scheduling cranes, concrete pours, equipment moves and material deliveries.

As demonstrated through his project history, Jim's detail-oriented planning and coordination shows through his outstanding time management and work completion rate. He also recognizes that a project requires complete attention and maintains focus even as they reach their final stages. This unique work ethic is paralleled by his efficient budgeting and cost management capabilities.

As General Superintendent, he directs, supervises, and coordinates all manpower on a given Ferreira project. He also conducts cost monitoring and manages project subcontractors. More importantly, Jim ensures that all sitework reflects Ferreira's commitment to the highest standards of quality and safety.

Professional Experience

Ferreira Construction Co., Inc. (2011-Present): As General Superintendent Mr. Weeks oversees all phases of daily construction. Supervising the development, compliance, ensuring safety, delegating tasks as well as determining requirements for equipment and resources.

Palm Beach Marine Construction, Inc. (2009-2011): Worked as a foreman supervising residential and commercial jobs including steel sheet pile with concrete cap, aluminum sheets pile with aluminum cap, vinyl sheet pile with concrete batter pile and concrete cap, concrete and wood piles, docks, concrete panel seawalls, floating docks, and concrete restoration. Operated equipment such as front-end loader, skid steer, track hoe, tugboat with barges and friction crane. Also ordered materials and set up subcontractors.

Jim-Beams Inc., (2006-2009): Owner , performing commercial concrete work and seawall caps.
(1995-2005): Various positions in the concrete forming industry leading up to starting his own business.

Training/Certifications

OSHA 10
Class 'A' Commercial Driver's License
FDEP Certified Storm Water Inspector
FDOT Certified Temporary Traffic Control (Advanced)
CADWELD Certified
Certified Crane Signaler and Rigger
CPR/AED Certified
AGC Fall Protection Training

Professional Summary

Michael has over 15 years of experience in the Heavy Civil and Marine Construction Industry including the past 8 years as a Ferreira Construction Co., Inc.(Ferreira) project manager. Michael has experience as a project manager on various heavy civil, utility, and marine construction projects. Michael's hand on management allows him to react expeditiously to unforeseen challenges that can impact his projects, from atypical weather, challenging environmental health and safety conditions, labor challenges, and complex project sequencing and scheduling while assuring the project remains within budget and on time. More importantly, Michael makes certain that all project sites reflect Ferreira's commitment to the highest standards of quality and safety.

- Project bid cost estimating, scope of work comprehension and specification-plan review and understanding.
- Labor-equipment-material determination, ordering, and management.
- Subcontractor and vendor assignment, coordination, and management.
- Logic-sequence scheduling.
- Safety guidance, oversight, and management.
- Project preparation including mobilization logistics and planning.
- Labor-material-equipment selection.
- Scope of work execution management including budget management, schedule management, labor-equipment-material management, and contractual-regulatory-safety compliance.
- Project demobilization and closeout.

Professional Experience

Ferreira Construction Company Inc. (2015-Present).

As Project Manager Mr. Ciabattari manages all phases of Civil, Marine, Utility and Underground Construction. Michael has exceptional leadership, communication, and interpersonal skills. He is reliable and organized with an ability to work independently and as part of the team to ensure the project is completed on time and on budget.

Harbor Ridge Golf and Country Club (2010-2015)

As operations manager Mr. Ciabattari over saw all of the day-to-day Golf Club experience ensuring exceptional customer service at the Golf arena and related facilities including overseeing the supervision of the maintenance of golf carts and golf operations personnel.

Northgate Construction (2006-2010)

As a Foreman Mr. Ciabattari over saw all aspects of site work construction and coordination of earth and concrete work. Michael was permitting liaison ensuring environmental and structural compliance with local, state, and federal agencies.

Education

Bachelor of Science in Business Administration

Training/Certification

OSHA 10-hour Construction Safety
FDEP Certified Storm Water Inspector
Certified Confined Space Competent Person
MOT Training

Eric Zilinski

SUPERINTENDENT

Career Summary

Eric joined Ferreira in 2016, with 30 years of experience in the construction industry, which included bridge, dock and seawall construction, sheet pile installation and concrete work. Eric relocated to Florida from New Jersey in 2016 and continues to make new professional contacts while learning new techniques. He encourages his team to always be open to change and to participate in all offered training and certifications. Some of Eric’s responsibilities include:

- Implementing our safety program by conducting regular, scheduled, and unscheduled, safety inspections, taking remedial action when required.
- Establishing a procedure for hazard recognition at the beginning of every new activity
- Maintaining good working relationships with subcontractors and suppliers
- Applies his knowledge of equipment capability and develop plans for optimum utilization
- Supervises and coordinates installation of work in accordance with the contract documents, project schedule and the planned sequence of work, being aware of project milestone dates and the requirements to achieve them
- Has thorough knowledge of the Contract Documents and the scope of work for the specific area or trades assigned

Professional Experience

Ferreira Construction Co., Inc. <i>Senior Project Manager</i>	2016 – Present
Local 254 <i>Carpenter</i>	1990 – 2016

Key Skills

- Attains results without negative side effects
- Effectively explains and interprets organizational policies and procedures
- Cultivates strengths of his team
- Recognizes the need to concentrate on people rather than tasks
- Effectively develops employees
- Communicates clearly and concisely
- Successfully develop creative strategies

Training

- OSHA 10
- OSHA 30
- First Aide/CPR/AED
- Defensive Driving
- Dig Safe 811
- Confide Space
- FDOT Flagger
- Excavation Protocol

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to requester. Do not send to the IRS.

Item #23.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Ferreira Construction Co., Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____
 Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions) _____

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.
31 Tannery Road

6 City, state, and ZIP code
Branchburg, NJ 08876

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

			-						
--	--	--	---	--	--	--	--	--	--

or

Employer identification number

2	2	-	3	3	3	4	9	5	7
---	---	---	---	---	---	---	---	---	---

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [Signature] Date 1/6/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CORPORATE RESOLUTION

**UNANIMOUS WRITTEN CONSENT OF THE PRESIDENT OF FERREIRA CONSTRUCTION CO., INC.
IN LIEU OF A MEETING**

The undersigned, being the sole Director of FERREIRA CONSTRUCTION CO., INC. a New Jersey corporation (the "Corporation"), pursuant to the provisions of Section 14A:6-16, Corporations, General of the New Jersey Statutes, hereby consents in writing to the adoption of, and does hereby adopt, the following resolutions, to be effective as though adopted by the President of the Corporation at a meeting duly called and held:

LET IT BE RESOLVED that the following persons are officers of the Corporation, the same to serve at the pleasure of the Board:


- President: Nelson Ferreira
- Senior Vice President/ CFO: Jerry Killian
- Senior Vice President: Dictinio Garcia
- Senior Vice President: Nancy Vilet
- Senior Vice President: Brian Delpome
- Vice President of Stuart, Florida Operations: John Ciabattari
- Vice President of Medley, Florida Operations: Danny Garcia
- Vice President of Ferreira Coastal Operations: Brandon Pensick
- Vice President of Electrical, Southern Division: Robert Higginbotham
- Chief Operating Officer of Ferreira Northeast Coastal Operations: Al Marsocci
- Secretary/Treasurer: Luis Pacheco

LET IT BE FURTHER RESOLVED, the officers of Ferreira Construction Co., Inc. have authority to sign all contracts and bind the corporation.

IN WITNESS WHEREOF, I have set my hand on this 13th day of June 2023



Nelson Ferreira, President/CEO Ferreira Construction Co., Inc.



THERESE CUCCO
NOTARY PUBLIC OF NEW JERSEY
Commission # 2408057
My Commission Expires 8/2/2028



EVALUATION COMMITTEE MEETING - PELICAN LAKE GAZEBO (NORTH) MINUTES

March 13, 2025 at 10:00 AM

Council Chambers – 340 Ocean Drive

PRESENT: ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
EMILY ALVES, FINANCE/HR DIRECTOR
STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS

ALSO PRESENT: FRANK M. DAVILA, INTERIM TOWN MANAGER
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

Audience: 3 (*See attached Sign-In Sheet*)

CALL TO ORDER

Project Coordinator/Risk Manager Dobbins called the meeting to order at 10:00am. She announced that the public is allowed to attend the meeting, but participation is limited to the Evaluation Committee members only. She also stated that the purpose of the Committee meeting is to review, rank and vet out the companies which submitted proposals to the Town's RFP, Request for Proposal for the Pelican Lake Gazebo (North) project for the Town of Juno Beach.

REVIEW OF PROPOSALS

Project Coordinator/Risk Manager Dobbins stated that they received a total of one (1) response to the RFP and explained the process for ranking the firm and giving a recommendation to Council.

The Committee reviewed and discussed the following proposals:

(See attached evaluation sheets.)

FERREIRA CONSTRUCTION

Project Coordinator/Risk Manager Dobbins stated that she gave this company a total of 70 out of 100.

Finance/HR Director Alves stated that she gave this company a total of 90 out of 100.

Director of Public Works Hallock stated that he gave this company a total of 60 out of 100.

FINAL RANKINGS AND RECOMMENDATION TO THE TOWN COUNCIL

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

MOTION: *Dobbins/Alves made a motion to recommend approval of Ferreira Construction to the Town Council.*

ACTION: *The motion passed 2-1 with Director of Public Works Hallock opposed.*

ADJOURNMENT

The meeting was adjourned at 10:16am.

ATTEST:



Caitlin E. Copeland-Rodriguez, MMC, Town Clerk



Town of Juno Beach
Evaluation Committee Meeting – Pelican Lake Gazebo (North)
March 13, 2025 at 10AM

SIGN-IN SHEET

NAME	REPRESENTING	PHONE # & EMAIL
FRANK DAVILA	TOSS	561-656-0306 FDVILA@JUNO-BEACH
ALDO ROVERE	OCEAN TRACE	631-335-4147 ALDO FOR JUNO@GMAIL.COM
Diana Davis		
Ted Dunn		



**Town of Juno Beach
EVALUATION COMMITTEE TABULATION
March 13, 2025**

Request for Proposal: Pelican Lake Gazebo (North)

Scoring Criteria Tabulation					
Firm <i>(in alphabetical order)</i>	#1	#2	#3	#4	Total
Ferreira	20 /20	20 /20	10 /10	40/50	90/100

	Max. Points	Category
#1	20	<i>Qualifications, Background and Experience of Firm:</i> <ul style="list-style-type: none"> • Proven experience with similar projects • Availability of qualified personnel within the firm • Evidence of valid state, county and local licenses and receipts proving authority to conduct business in the jurisdiction of the work.
#2	20	<i>References (provide a minimum of 3):</i> <ul style="list-style-type: none"> • Provide three (3) projects with a brief description of similar work performed. • Provide the designated contact person's name from the referenced projects including; title, organization, address telephone number, email address, location and date.
#3	10	<i>Date of Commencement & Completion:</i> <ul style="list-style-type: none"> • The ability to complete all construction within 40 business days from the Notice to Proceed.
#4	50	<i>Price:</i> <ul style="list-style-type: none"> • Itemized Proposal Price to include all materials and labor to successfully complete this project.

Completed By: Emily Alves
 Signature
Emily Alves
 Print Name

Date: 3/13/25



**Town of Juno Beach
EVALUATION COMMITTEE SUMMARY TABULATION
March 13, 2025**

Request for Proposal: Pelican Lake Gazebo (North)

FERREIRA CONSTRUCTION

Evaluation Committee Member	Scoring Criteria Tabulation				
	#1	#2	#3	#4	Total
Andrea Dobbins <i>Project Coordinator/Risk Manager</i>	20/20	20/20	10/10	20/50	70/100
Steven J. Hallock <i>Director of Public Works</i>	20/20	20/20	10/10	10/50	60/100
Emily Alves <i>Finance/HR Director</i>	20/20	20/20	10/10	40/50	90/100
TOTAL					220/300

Completed By *Town Clerk Copeland-Rodriguez*:  Date: 3/13/25

	Max. Points	Category
#1	20	<i>Qualifications, Background and Experience of Firm:</i> <ul style="list-style-type: none"> • Proven experience with similar projects • Availability of qualified personnel within the firm • Evidence of valid state, county and local licenses and receipts proving authority to conduct business in the jurisdiction of the work.
#2	20	<i>References (provide a minimum of 3):</i> <ul style="list-style-type: none"> • Provide three (3) projects with a brief description of similar work performed. • Provide the designated contact person's name from the referenced projects including; title, organization, address telephone number, email address, location and date.
#3	10	<i>Date of Commencement & Completion:</i> <ul style="list-style-type: none"> • The ability to complete all construction within 40 business days from the Notice to Proceed.
#4	50	<i>Price:</i> <ul style="list-style-type: none"> • Itemized Proposal Price to include all materials and labor to successfully complete this project.



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: Emily Alves, CPA Finance/HR Director & C. Copeland-Rodriguez, MMC, Town Clerk
Item Title: Discussion on Audit Oversight Committee

DISCUSSION:

The Audit Oversight Committee has experienced significant changes recently, with three members resigning, leaving only two remaining members. Due to the lack of a quorum, the committee is unable to meet and fulfill its intended responsibilities.

At the February 26, 2025 Town Council meeting, staff was directed to advertise for applications for residents to join the committee. At this time, staff has only received one (1) application for a vacant seat from resident Aldo Rovere (*see attached*).

Therefore, Staff would like to present the following options for Council's consideration:

1. **Sunsetting the Audit Oversight Committee** – Officially dissolve the committee, given the lack of quorum and interest in filling the vacancies.
2. **Recruitment Efforts** – Launch a formal recruitment process to fill the vacant seats and restore the committee to full capacity. (*See attached flyer that went out via email blast and is on the Town's website.*)
3. **Temporary Suspension** – Temporarily suspend committee operations until quorum is restored and reassess in [X] months.
4. **Reassign Committee Functions** – Assign the audit oversight responsibilities to another committee or individual.

Staff is prepared to answer any questions on this item.



AUDIT OVERSIGHT COMMITTEE



SEAT VACANCY

Individuals interested in being considered for appointment to the Audit Oversight Committee should complete an application by clicking the button “Apply Now” button below and submit the completed application to the Town Clerk via email at ccopeland@juno-beach.fl.us or in person at 340 Ocean Drive.

Applications Due: March 18, 2025

APPLY NOW

Contact Town Clerk Caitlin Copeland with any questions at ccopeland@juno-beach.fl.us or (561)656-0316.



TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN OF JUNO BEACH RECEIVED
2025 MAR 17 P 12:15

Peggy Wheeler, Mayor
DD Halpern, Vice Mayor
Marianne Hosta, Vice Mayor Pro Tem
Diana Davis, Councilmember
John Callaghan, Councilmember
Frank Davila, Interim Town Manager

APPLICATION FOR APPOINTMENT TO TOWN BOARD OR COMMITTEE

NAME Aldo Rovere HOME PHONE 631-335-4147

ADDRESS 400 Uno Lago Drive

OCCUPATION (current or most recent) Federal Investigations BUSINESS PHONE

BUSINESS ADDRESS

E-MAIL ADDRESS

Have you ever been convicted of a crime or plead guilty or nolo contendere to a crime other than minor traffic infraction?
YES NO If so, explain

Have you ever been found to have violated a code of ethics for public officers and employees?
YES NO If "Yes", please provide the following information: Date: Nature of Violation: Disposition:

Resume attached? (optional) Yes No Brief Description of Education/Experience BA in Economics,

MA in Romance Languages, Enrolled Agent, 35-years of Federal Service, Program Analyst, Auditor

Tax Law and Ethics Instructor, Team Leader and Negotiator, Group and Branch Manager

NYS Liason, Chair of Church Finance Committee

Are you a registered voter? Yes No Do you live in the Town year-round? Yes or seasonally?

How long have you lived in Juno Beach? 6 years

Please list any current or prior experience as a volunteer on a board, committee, association, etc.
Currently board member of the Ocean Trace Condominium Association

Do you currently serve on a Town Board? Yes No If yes, which one?

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

Planning & Zoning Board Audit/Finance Committee Charter Review Committee

Why are you interested in serving on this board/committee? Oversight, done properly, is beneficial. Community involvement is an added plus. At the core should be "fact-finding" in cooperation with the Staff.

Signature Aldo Rovere Date 3/17/2025

ALL MEMBERS OF TOWN ADVISORY BOARDS ARE REQUIRED TO COMPLETE TRAINING BY READING THE PALM BEACH CODE OF ETHICS, VIEWING THE ETHICS VIDEO AND THE SUNSHINE LAW PRESENTATION.

Please Note: Under Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form. rev 1-03-2025



Meeting Name: Town Council Regular Meeting
Meeting Date: March 26, 2025
Prepared By: Chief Brian Smith
Item Title: Police Foundation Donation Request – Life Vac Airway Clearing Devices

DISCUSSION:

The Police Department seeks to acquire 20 Life Vac airway clearing devices through donated funds from the Juno Beach Police Foundation. All Police Department patrol vehicles will be equipped with these devices as a tool for officers to utilize in the event of an adult or child choking emergency.

RECOMMENDATION:

Staff recommends approving this request.

Town of Juno Beach Donation Receipt Form

Date: 3/17/25

Donor's Name: Juno Beach Police Foundation

Donor's Address: 340 Ocean Drive, Juno Beach, FL 33408

Donor's Phone: 561-972-8660

Donation Amount: Not to exceed \$1500.00

If land, goods, or services, describe land, goods or services donated:

(80) Life Vac Airway Clearing Devices

Please check where appropriate:

This donation is unrestricted in its use.

This donation is restricted for the following purpose

For use by the Juno Beach Police Department

Please respect my privacy, I do not wish to be recognized for my contribution.

Person completing this form:

Signature of Donor: [Handwritten Signature]

Signature of Town Employee receiving donation: [Handwritten Signature]

Note: Donation is tax deductible to the extent allowable by law. It is the responsibility of the donor to determine fair market value of this donation.

No goods or services were provided in exchange, in whole or in part, for the donation.

Approved By: _____
Town Manager/Council

(One copy to Finance Department, one copy for Clerk, and one copy for donor)



LifeVac Blue Travel Kit

\$69.95

The perfect baby shower gift! The LifeVac Travel Kit comes with 1 adult mask, 1 pediatric mask & instructions for use literature in a clear and blue travel bag.

The LifeVac is a non-powered, non-invasive, single-use-only airway clearance device developed for resuscitating a victim with an airway obstruction when current choking protocols have been followed without success. LifeVac has a one-way valve that does not allow any air to enter a choking victim on the downward motion. The duration of the suction is minimal which makes LifeVac safe and effective. LifeVac is easy to use in an obstructed airway emergency. **Free** replacement LifeVac when used in a choking emergency! Free online training is available.



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk
Item Title: Discussion on Food Truck Night (May 23rd)

DISCUSSION:

At the February 18 Town Council meeting, the Council made the following motion:

***MOTION:** Callaghan/Davis made a motion to approve the 2025 Town Events dates except Food Truck Night (May 23, 2025) and to discuss it separately at the next meeting.*

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

Therefore, staff placed this item on the agenda for discussion.

RECOMMENDATION:

Staff is prepared to answer any questions on this item.



APPROVED LIST OF EVENTS FOR 2025

- Arbor Day Celebration (Friday, April 25, 2025, from 9AM-9:30AM);
- ~~Food Truck Night (Friday, May 23, 2025, from 5PM-7PM);~~
- 9/11 Remembrance Ceremony (Thursday, September 11, 2025, from 9AM-10AM);
- Oktoberfest (Friday, October 17, 2025, from 4PM-7PM);
- Veteran's Day Event (Tuesday, November 11, 2025, 8:30AM-9:30AM);
- Christmas by the Lake (Friday, December 5, 2025, from 5PM-7PM);
- Hanukkah Celebration (Tuesday, December 16, 2025, from 5PM-7PM).



Meeting Name: Town Council Meeting
Meeting Date: March 26, 2025
Prepared By: C. Copeland-Rodriguez, MMC, Town Clerk
Item Title: Discussion on Adjournment of Town Council Meetings (Ord. 759)

DISCUSSION:

At the February Town Council Meeting, *Council gave unanimous consensus to put a discussion on the mandatory 10PM Town Council adjournment on a future agenda.*

Attachment(s):

- Approved Ordinance No. 759 – Amendment to Adjournment of Town Council Meetings (10PM);
- Agenda Backup Material & Approved minutes for September 28, 2022 (First Reading);
- Agenda Backup Material & Approved Minutes for October 26, 2022 (Second Reading);
- Approved Ordinance No. 712 – Adjournment of Town Council Meetings (11PM);
- Agenda Backup Material & Approved Minutes for May 22, 2019 (First Reading); and
- Agenda Backup Material & Approved Minutes for June 26, 2019 (Second Reading).

ORDINANCE NO. 759

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 2-21, "ADJOURNMENT OF MEETINGS" TO MODIFY THE ADJOURNMENT TIME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance No. 712, the Town Council enacted Section 2-21 of the Town Code establishing a mandatory time for adjournment of all regular and special Town Council meetings and providing a procedure for business pending at the time of adjournment; and

WHEREAS, the Town Council wishes to modify Section 2-21 to revise the adjournment time from 11:00 p.m. to 10:00 p.m.; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and citizens of the Town of Juno Beach.

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

Section 1. The foregoing recitals are hereby ratified as true and correct and incorporated herein.

Section 2. The Town Council hereby amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances by amending Section 2-21 to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 2-21. Adjournment of meetings.

All regular and special meetings of town council shall be adjourned on or before ~~11:00~~ 10:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at ~~11:00~~ 10:00 p.m., the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next regularly scheduled town council meeting.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Juno Beach, Florida.

1 **Section 4.** If any section, paragraph, sentence, clause, phrase, or word of this
2 Ordinance is for any reason held by a court of competent jurisdiction to be
3 unconstitutional, inoperative or void, such holding shall not affect the remainder of the
4 Ordinance.

5
6 **Section 5.** All ordinances or parts of ordinances of the Town of Juno Beach,
7 Florida, which are conflict with this Ordinance, are hereby repealed to extent of such
8 conflict.

9
10 **Section 6.** This Ordinance shall be effective immediately upon adoption.

11
12 FIRST READING this 28th day of September, 2022.

13
14 SECOND, FINAL READING AND ADOPTION this 26th day of October, 2022.

15
16 ✓ 
17 AYE NAY DD HALPERN, MAYOR


18
19 ✓ 
20 AYE NAY ELAINE K. COTRONAKIS, VICE MAYOR

21
22 ✓ 
23 AYE NAY PEGGY WHEELER, VICE MAYOR PRO TEM

24
25 ABSENT
26 AYE NAY JASON HASELKORN, COUNCILMEMBER

27
28 ✓ 
29 AYE NAY ALEXANDER COOKE, COUNCILMEMBER

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31
32 ATTEST:
33
34 
35 CAITLIN COPELAND-RODRIGUEZ
36 TOWN CLERK

37
38 APPROVED AS TO FORM AND LEGAL
39 SUFFICIENCY:
40 
41 LEONARD G. RUBIN
42 TOWN ATTORNEY

MEMORANDUM

TO: Mayor Halpern
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney

RE: Ordinance No. 759 (Adjournment of Town Council Meetings)
(**First Reading**)

DATE: September 19, 2022

CC: Joseph Lo Bello, Town Manager
Caitlin Copeland-Rodriguez, Town Clerk

Through the adoption of Ordinance No. 712 on June 26, 2019, the Town Council enacted Section 2-21 of the Town Code providing for the adjournment of all regular and special Town Council meetings at 11:00 p.m. In the event that there is pending business on the floor at the time of adjournment, the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain. If the Council does not agree on such a motion, any business pending at the time of adjournment shall be placed at the beginning of the next Council agenda.

At the September 14, 2022 meeting, the Town Council, by consensus, directed this office to draft an amendment to Section 2-21 to move up the adjournment time to 10:00 p.m. The attached Ordinance provides for that change. All other provisions of Section 2-21 remain the same. Please note that Section 2-21 applies only to regular or special meetings of the Town Council and not to other Town meetings, such as meetings of the Planning and Zoning Board.

Recommendation:

Town Staff recommends Town Council consideration of Ordinance No. 759 on first reading.



ORDINANCE NO. 759

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 2-21, "ADJOURNMENT OF MEETINGS" TO MODIFY THE ADJOURNMENT TIME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance No. 712, the Town Council enacted Section 2-21 of the Town Code establishing a mandatory time for adjournment of all regular and special Town Council meetings and providing a procedure for business pending at the time of adjournment; and

WHEREAS, the Town Council wishes to modify Section 2-21 to revise the adjournment time from 11:00 p.m. to 10:00 p.m.; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and citizens of the Town of Juno Beach.

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

Section 1. The foregoing recitals are hereby ratified as true and correct and incorporated herein.

Section 2. The Town Council hereby amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances by amending Section 2-21 to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 2-21. Adjournment of meetings.

All regular and special meetings of town council shall be adjourned on or before ~~44:00~~ 10:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at ~~44:00~~ 10:00 p.m., the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next regularly scheduled town council meeting.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Juno Beach, Florida.

MINUTES
 TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING
 September 28, 2022
 Council Chambers/YouTube
 340 Ocean Drive

PRESENT: DD HALPERN, MAYOR
 ELAINE K. COTRONAKIS, VICE MAYOR
 PEGGY WHEELER, VICE MAYOR PRO TEM
 JASON HASELKORN, COUNCILMEMBER
 ALEXANDER COOKE, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
 LEN RUBIN, TOWN ATTORNEY
 MATTHEW PAZANSKI, FINANCE DIRECTOR
 FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
 ANTHONY MERIANO, DIRECTOR OF PUBLIC WORKS
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

ABSENT:

Audience: 12

~ CALL TO ORDER – 5:30 PM
 ~ PLEDGE OF ALLEGIANCE TO THE FLAG
 ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA
 (Time: 1:50 – 5:32) (TIME STAMP IS BASED OFF OF [YOUTUBE VIDEO](#))

Town Clerk Copeland-Rodriguez announced that staff is removing Item #2 – Consent Agenda B and Item #7 from the agenda.

Vice Mayor Pro Tem Wheeler asked to pull Item #2 - Consent Agenda A and discuss as Item #17.

Mayor Halpern asked to move Item #2 - Consent Agenda D for discussion as Item #10A.

Council gave consensus to move Item #2 – Consent Agenda A to Item #17 and Item #2 – Consent Agenda D to Item 10A for discussion.

1. COMMENTS FROM THE PUBLIC (Time: 5:33 – 21:05)

*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 this evening.** Any issues will be referred to Staff for investigation; a report will be forwarded to the Town Council; and citizens will be contacted.*

Public Comments Opened at 5:34pm.

Town Clerk Copeland-Rodriguez read comments into the record (*see attached*).

Diana Davis (*Via Zoom*), 440 Sunset Way, expressed concern regarding a response on the September 23, 2022 Activity Report with respect to a banner and explained.

Jacob Rosengarten, 1613 E. Hemingway Dr., expressed concern regarding the proposed community events area and explained.

William Kimball, 390 S. Juno Lane, expressed concern regarding both the proposed community events area and the fact that the residents do not vote for a mayor.

Stuart Katz, 900 Ocean Drive, expressed concern on Mayor Halpern's decision not to support a referendum to select a mayor and commented on hiring an independent attorney to assess the actions of Councilmember Haselkorn and Vice Mayor Cotronakis and explained. He submitted his comment for the record (*see attached*).

Public Comments Closed at 5:49pm.

2. **CONSENT AGENDA** (*Time: 21:06 – 21:46*)

All matters listed under Item 2, 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.

- A. ~~Consider approving the Town Council Meeting Minutes for September 14, 2022~~
- B. ~~Ocean Ridge Maintenance of Public Easement Accommodation~~
- C. Special Event Request – North Pole Christmas Craft and Tree Event
- D. ~~Palm Beach County's Five-Year Road Program Annual Update~~
- E. Resolution No. 2022-11 - Agreement for Vote Processing Equipment Use and Election Services with the Palm Beach County Supervisor of Elections

MOTION: *Cotronakis/Wheeler made a motion to approve the consent agenda as amended.*

ACTION: *The motion passed unanimously.*

3. **PUBLIC HEARING AND SECOND READING: ORDINANCE NO. 756** (*Time: 21:47 – 24:09*)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, SETTING AND FIXING A MILLAGE RATE TO BE LEVIED AND SET FOR AND UPON ALL REAL PROPERTY WITHIN THE BOUNDARIES OF THE TOWN FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Finance Director Pazanski)

- A. Town Attorney Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation and Recommendations

Finance Director Pazanski briefly went over the memorandum and asked Council if they had any questions.

C. **ANNOUNCEMENT: The Town of Juno Beach, Palm Beach County, Florida, setting and fixing a millage tax rate to be levied at 1.8195 Mills which is 5.00% higher than the rolled-back rate of 1.7328.**

Finance Director Pazanski announced that the Town of Juno Beach, Palm Beach County, Florida, setting and fixing a millage tax rate to be levied at 1.8195 Mills which is 5.00% higher than the rolled-back rate of 1.7328.

D. Public Hearing

Public Hearing Opened at 5:51pm.

Public Hearing Closed at 5:51pm.

E. Council Motion/Second-Council Discussion

***MOTION:** Cotronakis/Cooke made a motion to approve on second reading Ordinance No. 756 -setting and fixing the millage tax rate at 1.8195 which is 5.00% higher than the rolled-back rate of 1.7328.*

F. Council Action

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

4. **PUBLIC HEARING AND SECOND READING: ORDINANCE NO. 757** (Time: 24:10 – 25:17)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Finance Director Pazanski)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation

Finance Director Pazanski briefly went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 5:53pm.

Public Hearing Closed at 5:53pm.

D. Council Motion/Second-Council Discussion

***MOTION:** Cotronakis/Wheeler made a motion to approve on second reading Ordinance No. 757 – adopting a Budget for the Fiscal Year commencing on October 1, 2022 and ending on September 30, 2023.*

E. Council Action

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

5. PUBLIC HEARING AND SECOND READING: ORDINANCE NO. 758 (Time: 25:18 – 27:13)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Finance Director Pazanski)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation

Finance Director Pazanski briefly went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 5:54pm.

Public Hearing Closed at 5:55pm.

D. Council Motion/Second-Council Discussion

***MOTION:** Wheeler/Cotronakis made a motion to approve on second reading Ordinance No. 758 – Amending the Fiscal Year 2021-2022 Annual Budget.*

E. Council Action

ACTION: The motion passed unanimously.

6. **SWEARING IN NEW POLICE OFFICER JOHN ROSSINI** (Time: 27:14 – 30:47)
(Town Clerk Copeland-Rodriguez)

Chief of Police Smith introduced new Police Officer John Rossini.

Town Clerk Copeland-Rodriguez swore in new Police Officer John Rossini.

7. **LEGISLATIVE UPDATE BY SENATOR BOBBY POWELL**
(Town Clerk Copeland-Rodriguez)

8. **PUBLIC HEARING AND SECOND READING ON ORDINANCE NO. 753:
AMENDING THE PLANNING & ZONING BOARD DUTIES** (Time: 30:48 –
45:52)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, RELATING TO ARCHITECTURAL REVIEW OF DETACHED SINGLE-FAMILY DWELLINGS; AMENDING DIVISION 1, “GENERALLY,” AND DIVISION 4, “SITE PLAN AND APPEARANCE REVIEW,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTIONS 34-28 AND 34-116 TO ASSIGN ONLY APPEARANCE REVIEW, INCLUDING ARCHITECTURAL REVIEW, OF DETACHED SINGLE-FAMILY DWELLINGS TO THE PLANNING AND ZONING BOARD; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Town Attorney Rubin)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation

Town Attorney Rubin briefly went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 6:00pm.

Diana Davis (*Via Zoom*), 440 Sunset Way, expressed her opposition to this item.

Town Clerk Copeland-Rodriguez read a comment from resident Christa Dunn into the record (*see attached*).

Nancy Wolf (*Via Zoom*), 1613 E. Hemingway Dr., expressed her opposition to this item.

Mr. Rosengarten expressed his opposition to this item.

Public Hearing Closed at 6:10pm.

D. Council Motion/Second-Council Discussion

Council reviewed, discussed, and asked staff questions on this item.

MOTION: *Cotronakis/Haselkorn made a motion to approve the adoption of Ordinance No. 753 on second and final reading.*

E. Council Action

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

9. **PETITION FOR A MAJOR AMENDMENT TO AN APPROVED SITE PLAN – HOLY SPIRIT LUTHERAN CHURCH** (Time: 45:53 – 57:59)
(Director of Planning & Zoning Davila)

A. Disclosure of Ex Parte Communications

Town Attorney Rubin asked Council to disclose any ex parte communications.

B. Swearing in of Witnesses

Town Attorney Rubin swore in all parties wishing to give testimony.

C. Staff Presentation

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

Town Attorney Rubin read the Resolution Title.

D. Applicant Presentation

Amanda McNally (Via Zoom), Architect, went over a presentation (see attached) and asked Council if they had any questions.

E. Public Hearing

Public Hearing Opened at 6:18pm.

Public Hearing Closed at 6:18pm.

F. Council Motion/Second-Council Discussion

***MOTION:** Wheeler/Cotronakis made a motion to approve Resolution No. 2022-10, approving the request for a Major Site Plan Amendment for Holy Spirit Lutheran Church, subject to the conditions outlined in the memorandum.*

G. Council Action

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

10. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 759: ADJOURNMENT OF TOWN COUNCIL MEETINGS** (Time: 58:00 – 1:04:15)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, “TOWN COUNCIL,” OF CHAPTER 2, “ADMINISTRATION” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 2-21, “ADJOURNMENT OF MEETINGS” TO MODIFY THE ADJOURNMENT TIME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

(Town Attorney Rubin)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 6:26pm.

Public Hearing Closed at 6:27pm.

Public Hearing Reopened at 6:29pm.

Mr. Katz commented on this item.

Public Hearing Closed at 6:29pm.

D. Council Motion/Second-Council Discussion

***MOTION:** Haselkorn/Cotronakis made a motion to approve Ordinance No. 759 on first reading.*

E. Council Action

***ACTION:** The motion passed 4-1 with Vice Mayor Pro Tem Wheeler opposed.*

10A. **PALM BEACH COUNTY'S 5-YEAR ROAD PROGRAM – ANNUAL UPDATE**
(Time: 1:04:16 – 1:14:55)

Mayor Halpern expressed her concerns on opposing the project on Ellison Wilson and Donald Ross Road.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to have staff modify the letter to ask Palm Beach County for additional information on the proposed projects and if the County would present the information to the Council.

Town Manager Lo Bello stated that staff will add that sentence and do a follow-up call with the County as well.

Vice Mayor Pro Tem Wheeler announced for the record that she was not part of the consensus but acknowledged that staff has consensus to proceed.

11. **DISCUSSION ON COMPLETE STREETS POLICY** (Time: 1:14:56 – 1:20:59)
(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum, provided an update from Palm Beach County ERM, and asked Council if they had any questions.

Council reviewed, discussed, and asked staff questions on this item.

Public Comments Opened at 6:44pm.

Public Comments Closed at 6:44pm.

***MOTION:** Wheeler/Haselkorn made a motion to direct staff, including the Town Traffic Engineer and Town Attorney as necessary, to work with the TPA to modify and create a Juno Beach Complete Streets policy.*

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

12. **JUNO DUNES NATURAL AREA MANAGEMENT PLAN 10-YEAR REVIEW**
(Time: 1:21:00 – 1:26:59)
(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

Council reviewed, discussed, and asked staff questions on this item.

Public Comments Opened at 6:51pm.

Public Comments Closed at 6:51pm.

Council gave consensus to direct staff to provide a letter of compliance to Palm Beach County and place the bulleted items in the memorandum on a future agenda for discussion.

13. **DISCUSSION ON CREATION OF AN ENVIRONMENTAL ADVISORY COMMITTEE OF THE TOWN** (Time: 1:27:00 – 1:51:46)
(Per the request of Mayor Halpern)

Mayor Halpern discussed this item and asked Mr. Thomas Bradford to explain the Village of Tequesta's Environmental Advisory Committee.

Thomas Bradford, 44 Chestnut Trail, Tequesta, went over the Village of Tequesta Environmental Advisory Committee's activities and provided it to the Town Clerk for the record (*see attached*).

Public Comments Opened at 7:06pm.

Ms. Davis expressed her opposition to this item.

Mr. Ferguson expressed his opposition to this item.

Public Comments Closed at 7:14pm.

Mayor Halpern asked Council to consider creating an environmental advisory committee.

Council gave consensus to not proceed with creating an environmental advisory committee.

14. **DISCUSSION ON AMENDING CODE SECTION 34-1334 MINOR AMENDMENTS TO INCLUDE LANDSCAPE** (Time: 1:51:47 – 2:08:15)
(Per the request of Mayor Halpern)

Mayor Halpern discussed this item and asked Council for a consensus to have this section of the code reviewed and modified.

Public Comments Opened at 7:29pm.

Mr. Katz commented on this item.

Public Comments Closed at 7:34pm.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to leave the code as is.

15. **DISCUSSION ON MARS WAY PARKING** (Time: 2:08:16 – 2:46:47)
(Per the request of Mayor Halpern)

Mayor Halpern discussed this item and asked Council if they want to restrict parking on Mars Way to residents only and asked for a discussion on how the Town can mitigate the parking issues on Mars Way.

Public Comments Opened at 7:38pm.

Jane Le Clainche, Mars Way, provided a document to Council (*see attached*) and expressed her concerns on public parking along Mars Way.

Jeremy Le Clainche, Mars Way, expressed his concerns on this item.

William Viggiano, Mars Way, expressed his concerns on this item.

Public Comments Closed at 7:47pm.

Councilmember Cooke recommended resident parking permits and a system of charging for public parking throughout the Town and explained.

Council reviewed, discussed, and asked staff questions on this item.

Public Comments Reopened at 7:57pm.

Mr. Katz recommended making Mars Way a one-way egress going westbound onto U.S. Highway One and explained.

Mr. Bradford agreed with Councilmember Cooke's recommendation and explained.

Public Comments Closed at 8:01pm.

Council continued to discuss and ask staff and Mr. & Mrs. Le Clainche questions on this item.

Council gave consensus to have staff look into parking options and work on a pilot parking program throughout the Town.

Vice Mayor Pro Tem Wheeler inquired about additional signage for the existing "No Trucks" signage on that street.

Chief of Police recommended adding the language "ordinance enforced".

Council gave consensus to have staff look into a secondary sign for the "No Trucks" signs.

Town Manager Lo Bello stated that staff will take care of it.

Mayor Halpern expressed concern on the Oceanfront Dune Walkover not being ADA compliant per the conditions of approval for the building of the Oceanfront.

16. **DISCUSSION ON FPL UNDERGROUNDING POWER LINES** (Time: 2:46:48 – 3:05:34)
(Per the Request of Mayor Halpern)

Mayor Halpern discussed this item and asked Council for consensus to have FPL provide a new ballpark estimate.

Public Comments Opened at 8:15pm.

Mr. Bradford explained Tequesta's village-wide undergrounding program and recommended Council go out to bid on this project once FPL provides a new estimate.

Public Comments Closed at 8:18pm.

Councilmember Cooke announced that he has a firm commitment from Representative Mike Caruso to seek a legislation appropriation for the Town to cover 50% of the project cost and explained.

Council reviewed, discussed, and asked staff questions on this item.

Public Comments Reopened at 8:25pm.

Mr. Katz commented on this item.

Public Comments Closed at 8:26pm.

Council continued to review, discuss, and ask staff questions on this item.

Mr. Bradford explained the process for obtaining a cost estimate.

Council gave consensus to have staff contact FPL for an updated all-inclusive cost estimate and options to present to Council at a future meeting.

17. **CONSIDER APPROVING THE TOWN COUNCIL MEETING MINUTES FOR SEPTEMBER 14, 2022** (Time: 3:05:35 – 3:11:29)

Vice Mayor Pro Tem Wheeler stated that Mayor Halpern had put her name on the minutes for either political or personal reasons and she wanted to correct the record because there was no rubber mulch clogging the drain. She asked Mayor Halpern to retract that statement or have it taken off of the minutes. She stated that it's important before they start policing mulch in her yard, or any other citizens' yards, and that they wait until they have all the facts before they discuss the topic.

Mayor Halpern suggested that the Town have an ordinance to ban nonorganic mulch and explained the areas in Town that have rubber mulch such as Kagan Park.

Council briefly reviewed, discussed, and asked staff questions on this item.

Council gave consensus to remove the term “clogging” on page 12 and replace with “a couple pieces of rubber mulch from the Wheeler residence on the drain”.

***MOTION:** Cooke/Wheeler made a motion to approve the September 14, 2022 Town Council meeting minutes as amended.*

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

18. **COMMENTS FROM TOWN MANAGER** (Time: 3:11:30 – 3:11:38) - None

19. **COMMENTS FROM TOWN ATTORNEY** (Time: 3:11:39 – 3:11:59)

Town Attorney Rubin addressed the sign code language comment that was brought up by Ms. Davis and stated that he will go back and look into it.

20. **COMMENTS FROM STAFF** (Time: 3:12:00 – 3:12:06) - None

21. **COMMENTS FROM COUNCIL** (Time 3:12:07 – 3:26:36)

Councilmember Cooke stated that he received several communications from residents and requested that Council revisit the referendum for a separately elected mayor.

Vice Mayor Pro Tem Wheeler commented on the Town’s landscape maintenance and had staff provide a list of the various levels of maintenance (*see attached*). She asked for Town Manager Lo Bello to provide a quick update on the Town’s current levels of maintenance.

Town Manager Lo Bello explained the current levels of landscape maintenance for different areas of the Town.

Vice Mayor Pro Tem Wheeler commented on adding Florida Bike Month proclamation for March and asked Council if next month they can do a walk around the proposed community events area and have it marked off. She also provided a list of theme event ideas from Police Volunteer Lee Conway (*see attached*). She asked Council if they would like to take down the acrylic screen dividers at the dais.

Mayor Halpern congratulated Director of Public Works Meriano on his retirement and thanked him and Marty Rybczyk for their service to the Town.

Director of Public Works Meriano thanked the Town and stated that he enjoyed working with everyone.

Mayor Halpern also announced that Planning & Zoning Boardmember Compton had submitted a letter of resignation because he moved out of the country. She nominated Laure Shearer as his replacement on the Planning & Zoning Board.

Laure Shearer, 431 S. Juno Lane, introduced herself to the Council.

Council approved the appointment of Laure Shearer to the Planning & Zoning Board.

Mayor Halpern commented on not being in favor of the community events area and explained. She also asked Council for a consensus to have the Planning & Zoning Board review the landscape code definition of the term “mulch” and advocated utilizing only organic materials.

Council gave consensus to place on the Planning & Zoning Board’s November agenda “Discussion on creating a definition for the term mulch”.

Mayor Halpern commented on having a professional surveying company conduct a survey of the residents for selection options for the position of mayor.

Vice Mayor Pro Tem Wheeler explained that the issue is now being pursued through a citizen initiative and is out of the Council’s hands.

Town Attorney Rubin explained that state statute provides a procedure for citizens to propose amendments to the Town Charter through a referendum vote.

22. **ADJOURNMENT** (Time: 3:26:37 – 3:26:40)

Mayor Halpern adjourned the meeting at 8:54pm.

Minutes Approved on October 26, 2022.

MEMORANDUM

TO: Mayor Halpern
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney

RE: Ordinance No. 759 (Adjournment of Town Council Meetings)
(**Second Reading**)

DATE: October 17, 2022

CC: Joseph Lo Bello, Town Manager
Caitlin Copeland-Rodriguez, Town Clerk

Through the adoption of Ordinance No. 712 on June 26, 2019, the Town Council enacted Section 2-21 of the Town Code providing for the adjournment of all regular and special Town Council meetings at 11:00 p.m. In the event that there is pending business on the floor at the time of adjournment, the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain. If the Council does not agree on such a motion, any business pending at the time of adjournment shall be placed at the beginning of the next Council agenda.

At the September 14, 2022 meeting, the Town Council, by consensus, directed this office to draft an amendment to Section 2-21 to move up the adjournment time to 10:00 p.m. The attached Ordinance provides for that change. All other provisions of Section 2-21 remain the same. Please note that Section 2-21 applies only to regular or special meetings of the Town Council and not to other Town meetings, such as meetings of the Planning and Zoning Board.

At its September 28, 2022 meeting, the Town Council, by a majority vote (4-1 with Vice Mayor Pro Tem Wheeler opposed), approved Ordinance No. 759 on first reading.

Recommendation:

Town Staff recommends Town Council consideration of Ordinance No. 759 on second and final reading.



ORDINANCE NO. 759

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 2-21, "ADJOURNMENT OF MEETINGS" TO MODIFY THE ADJOURNMENT TIME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, through the adoption of Ordinance No. 712, the Town Council enacted Section 2-21 of the Town Code establishing a mandatory time for adjournment of all regular and special Town Council meetings and providing a procedure for business pending at the time of adjournment; and

WHEREAS, the Town Council wishes to modify Section 2-21 to revise the adjournment time from 11:00 p.m. to 10:00 p.m.; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and citizens of the Town of Juno Beach.

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

Section 1. The foregoing recitals are hereby ratified as true and correct and incorporated herein.

Section 2. The Town Council hereby amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances by amending Section 2-21 to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 2-21. Adjournment of meetings.

All regular and special meetings of town council shall be adjourned on or before ~~11:00~~ 10:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at ~~11:00~~ 10:00 p.m., the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next regularly scheduled town council meeting.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Juno Beach, Florida.

MINUTES
 TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING
October 26, 2022
 Council Chambers/YouTube
 340 Ocean Drive

PRESENT: DD HALPERN, MAYOR
 ELAINE K. COTRONAKIS, VICE MAYOR
 PEGGY WHEELER, VICE MAYOR PRO TEM
 ALEXANDER COOKE, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
 LEN RUBIN, TOWN ATTORNEY
 MATTHEW PAZANSKI, FINANCE DIRECTOR
 FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
 ANTHONY MERIANO, DIRECTOR OF PUBLIC WORKS
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

ABSENT: JASON HASELKORN, COUNCILMEMBER

Audience: 36

~ CALL TO ORDER – 5:30 PM
 ~ PLEDGE OF ALLEGIANCE TO THE FLAG
 ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA
 (Time: 3:15 – 4:09) (TIME STAMP IS BASED OFF OF [YOUTUBE VIDEO](#))

Town Clerk Copeland-Rodriguez announced that Councilmember Haselkorn is in a business meeting and may join later via zoom.

1. **PRESENTATION OF RECOGNITION PLAQUE TO RESIDENT ROBERT BOONE FOR 100TH BIRTHDAY** (Time: 4:10 – 7:48)
 (Town Council & Staff)

Town Council & Staff presented resident Robert Boone with a recognition plaque for his 100th birthday.

2. **COMMENTS FROM THE PUBLIC** (Time: 7:49 – 26:54)

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 this evening. Any issues will be referred to Staff for investigation; a report will be forwarded to the Town Council; and citizens will be contacted.

Public Comments Opened at 5:34pm.

Jacob Rosengarten (Via Zoom), 1613 E. Hemingway Dr, commented on use of grant

funds.

Stuart Katz, 900 Ocean Drive, expressed his concern on the past election (*see attached*).

Jim Ferguson, 397 Sunrise Way, commented on the recent unanimous vote of the Planning & Zoning Board to ask Council for a consensus to add items to their agenda for discussion.

Cy Seymour, 570 Ocean Drive, expressed concern on the proposed “Community Events Area” project.

Diana Davis, 440 Sunset Way, expressed concern on the recent vote and approval of Ordinance No. 753 and explained.

Marcia Wolf, 410 Sunrise Way, expressed concern on the proposed “Community Events Area” project.

Steve Pinard, 370 Apollo Drive, expressed concern on Mars Way parking and commented on the proposed vote for mayor item.

Public Comments Closed at 5:53pm.

3. **CONSENT AGENDA** (Time: 26:55 – 27:09)

All matters listed under Item 3, 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.

- A. Consider approving the Town Council Meeting Minutes for September 28, 2022
- B. Proclamation – National Hunger & Homelessness Awareness Week 2022
- C. Frenchman’s Creek Charity Foundation, Inc.
- D. Financial Audit Engagement Letter
- E. Special Event Request – 2022 Palm Beach Holiday Boat Parade
- F. Special Event Request – Holy Spirit Lutheran Church Christmas Eve Service
- G. Memorandum of Understanding for Participation in the FINDER Data Sharing Network

MOTION: *Wheeler/Cotronakis made a motion to approve the consent agenda.*

ACTION: *The motion passed unanimously.*

4. **DISCUSSION ON VISION AND ECONOMIC DEVELOPMENT** (Time: 27:10 – 1:17:34)

(Per the request of Council)

Director of Planning & Zoning Davila went over the memorandum and presentation (*see attached*). He asked Council how they wished to proceed with the discussion.

Public Comments Opened at 6:12pm.

Public Comments Closed at 6:12pm.

Council reviewed, discussed, and asked staff questions on this item.

Public Comments Reopened at 6:25pm.

Jaquie Stivala, 20 Celestial Way, commented on this item.

Public Comments Closed at 6:26pm.

Council gave consensus to have staff conduct a town wide initiative to review the Town's architectural styles and bring the input received from the public back to Council to review and discuss.

5. **EXECUTIVE SEARCH FIRM SERVICES FOR SELECTION OF TOWN MANAGER** (Time: 1:17:35 – 2:42:09)

(Finance Director Pazanski)

Finance Director Pazanski went over the memorandum and introduced the following executive search firms: Colin Baenziger & Associates; DRG Talent Advisory Group; and GovHR USA, LLC. The firms made presentations to Council and answered Council's questions.

The Town Council ranked each firm that presented.

Mayor Halpern recessed the meeting at 7:58pm.

Mayor Halpern reconvened the meeting at 8:06pm.

Finance Director Pazanski announced that Colin Baenziger & Associates was the top-ranked firm.

MOTION: *Cotronakis/Cooke made a motion to have the Town Attorney negotiate a contract with Colin Baenziger & Associates to provide services for the selection of Town Manager and authorize the Town Manager to execute the agreement.*

ACTION: *The motion passed unanimously.*

Town Clerk Copeland-Rodriguez announced the guest speaker for item #6 had a meeting conflict and was unable to attend.

6. **GUEST SPEAKER — LEE JACKSON, ACCOUNT EXECUTIVE FOR POLCO (PROFESSIONAL SURVEYING COMPANY)**

(Per the request of Council)

7. **PUBLIC HEARING AND SECOND READING ON ORDINANCE NO. 759: ADJOURNMENT OF TOWN COUNCIL MEETINGS** (Time: 2:42:10 – 2:43:34)
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, “TOWN COUNCIL,” OF CHAPTER 2, “ADMINISTRATION” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 2-21, “ADJOURNMENT OF MEETINGS” TO MODIFY THE ADJOURNMENT TIME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.
(Town Attorney Rubin)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 8:09pm.

Public Hearing Closed at 8:09pm.

D. Council Motion/Second-Council Discussion

MOTION: Cotronakis/Cooke made a motion to approve Ordinance No. 759 on second and final reading.

E. Council Action

ACTION: The motion passed 3-1 with Vice Mayor Pro Tem Wheeler opposed.

8. **2022 TOWN COUNCIL AND STAFF HOLIDAY PARTY** (Time: 2:43:35 – 2:58:26)
(Town Clerk Copeland-Rodriguez)

Town Clerk Copeland-Rodriguez went over the memorandum and asked Council if they had any questions.

Mayor Halpern suggested that they donate the funds to a food bank and introduced resident Erich Zlanabitnig.

Erich Zlanabitnig, 471 N Lyra Circle, explained his nonprofit organization.

Council reviewed, discussed, and asked staff questions on this item.

***MOTION:** Wheeler/Cotronakis made a motion to approve an appreciation holiday party for the Town Council and staff at Loggerhead Marinelife Center at a cost not to exceed \$4,500.*

***ACTION:** The motion passed 4-0.*

9. **DISCUSSION ON CREATING METERED AND RESIDENT PARK AND BEACH PARKING; AND CREATING MARS WAY RESIDENT PARKING**

(2:58:27 – 3:19:12)

(Per the request of Mayor Halpern)

Mayor Halpern introduced the item by summarizing the different parking areas and opened the item up for discussion.

Councilmember Cooke explained his proposal of metered parking with resident decals.

Town Manager Lo Bello provided an update from Palm Beach County on Kagan Park funding and parking as well as other parking areas around Town.

Council reviewed, discussed, and asked staff questions on this item.

Town Manager Lo Bello stated that staff had only met with the County on Monday. Staff will reach out to Towns and Cities that do permitted/metered parking to learn the pros and cons and will bring the information back to Council.

Public Comments Opened at 8:42pm.

Nancy Wolf (via Zoom), 1613 N Hemingway Dr, commented on this item.

Public Comments Closed at 8:45pm.

10. **DISCUSSION ON QUIT CLAIM DEED FOR BEACH ACCESS #16** (Time: 3:19:13 – 3:24:34)

(Per the request of Mayor Halpern)

Mayor Halpern explained why she placed this item on the agenda and asked Council for a consensus to send a letter to Palm Beach County in support of a quit claim deed for beach access #16.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to have Town Attorney Rubin send an email to Palm Beach County to express support and expedite the process for delivery of the quit claim deed and maintenance agreement.

11. **DISCUSSION ON RESOLUTION FOR ANNUAL ROTATION OF MAYOR**

(Time: 3:24:35 – 3:56:19)

(Per the request of Mayor Halpern)

Mayor Halpern explained why she placed this item on the agenda.

Vice Mayor Pro Tem Wheeler stated that she would ask Council for a consensus to strike the proposed document that Mayor Halpern presented from the record. This consensus was not reintroduced.

Public Comments Opened at 9:17pm.

Town Clerk Copeland-Rodriguez read comments into the record (*see attached*).

Ms. Davis commented on this item.

Ms. Wolf commented on this item.

Public Comments Closed at 9:22pm.

Council reviewed, discussed, and asked staff questions on this item but no consensus was reached.

12. **COMMENTS FROM TOWN MANAGER** (Time: 3:56:20 – 4:02:02)

Town Manager Lo Bello explained Palm Beach County’s 5-Year Road Project Proposal and asked Council for a consensus to revise the September letter sent to the County to show support for specified projects.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to have staff send a revised letter to Palm Beach County in support of certain proposed 5-year plan projects for Juno Beach.

13. **COMMENTS FROM TOWN ATTORNEY** (Time:4:02:03 – 4:02:04) - None

14. **COMMENTS FROM STAFF** (Time: 4:02:05 – 4:14:49)

Director of Planning & Zoning Davila stated that the Planning & Zoning Board would like to ask Council for consensus to add their own items for discussion to their agenda and explained.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to have the Planning & Zoning Board discuss and recommend policy language for the Council to review.

Chief of Police Smith announced that the “Drug Take Back” event is scheduled for this Saturday from 10 a.m. to 2 p.m.

Town Clerk Copeland-Rodriguez stated that staff received an email from the TPA on dates for a Workshop at the Jupiter Community Center and asked which dates work

best for Council.

Council gave consensus to have staff reach out and ask the TPA to see if there are any dates available between December 5th and December 9th for the Workshop.

Town Clerk Copeland-Rodriguez went over upcoming meeting and event dates.

15. **COMMENTS FROM COUNCIL** (Time: 4:14:50 – 4:15:00) - None

16. **ADJOURNMENT** (Time: 4:15:01-4:15:10)

Mayor Halpern adjourned the meeting at 9:42pm.

Minutes Approved on November 15, 2022.

ORDINANCE NO. 712

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY ENACTING A NEW SECTION 2-21, "ADJOURNMENT OF MEETINGS;" PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Town Council wishes to establish a mandatory time for the adjournment of all regular and special Town Council meetings and provide a procedure for business pending at the time of adjournment; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and citizens of the Town of Juno Beach.

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

Section 1. The foregoing recitals are hereby ratified as true and correct and incorporated herein.

Section 2. The Town Council hereby amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances by enacting a new Section 2-21 to read as follows (additional language underlined):

Sec. 2-21. Adjournment of meetings.

All regular and special meetings of town council shall be adjourned on or before 11:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at 11:00 p.m., the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next regularly scheduled town council meeting.

Section 3. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 4. In the event of a conflict between this Ordinance and any other ordinances or parts of ordinances of the Town of Juno Beach, the provisions of this Ordinance shall prevail.

Section 5. This Ordinance shall be effective immediately upon adoption.

FIRST READING this 22nd day of May, 2019.

SECOND, FINAL READING AND ADOPTION this 26th day of June, 2019.

✓ _____ AYE	_____ NAY	 _____ JASON HASELKORN, MAYOR
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✓ _____ AYE	_____ NAY	 _____ JIM LYONS, VICE MAYOR
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✓ _____ AYE	_____ NAY	 _____ FRANK FAHY, VICE MAYOR PRO TEM
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 _____ AYE	_____ NAY	 _____ STUART KATZ, MD, COUNCILMEMBER
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✓ _____ AYE	_____ NAY	 _____ PEGGY WHEELER, COUNCILMEMBER
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ATTEST:



CAITLIN COPELAND
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



LEONARD G. RUBIN
TOWN ATTORNEY

MEMORANDUM

TO: Mayor Jason Haselkorn
Vice Mayor Jim Lyons
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney

RE: Ordinance No. 712 (Adjournment of Town Council Meetings)
(**First Reading**)

DATE: May 16, 2019

CC: Joseph Lo Bello, Town Manager
Caitlin Copeland, Town Clerk

At the Council's Goal Setting Workshop, the Council, by consensus, directed this office to draft a mandatory adjournment (or curfew) ordinance applicable to Town Council meetings for consideration by the Council.

The attached Ordinance amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances to provide as follows:

- All regular and special Town Council meetings shall adjourn at 11:00 p.m.
- If business is pending on the floor at 11:00 p.m., the Council may move to reconvene the meeting at a time and date certain.
- In the absence of a motion to reconvene the meeting at a time and date certain, business pending at the time of adjournment shall be the first item(s) on the agenda of the next regularly scheduled Town Council meeting.

Recommendation:

Town Staff recommends Town Council consideration of Ordinance No. 712 on first reading.



ORDINANCE NO. 712

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY ENACTING A NEW SECTION 2-21, "ADJOURNMENT OF MEETINGS;" PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and citizens of the Town of Juno Beach.

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Section 3. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 4. In the event of a conflict between this Ordinance and any other ordinances or parts of ordinances of the Town of Juno Beach, the provisions of this Ordinance shall prevail.

MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING

May 22, 2019
 Council Chambers
 340 Ocean Drive

PRESENT: JASON HASELKORN, MAYOR
 JIM LYONS, VICE MAYOR
 PEGGY WHEELER, COUNCILMEMBER
 STUART KATZ, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
 CAITLIN COPELAND, TOWN CLERK
 LEONARD RUBIN, TOWN ATTORNEY
 MATTHEW PAZANSKI, FINANCE DIRECTOR
 FRANK DAVILA, DIRECTOR OF PLANNING AND ZONING
 CURT THOMPSON, PRINCIPAL PLANNER
 ANTHONY MERIANO, DIRECTOR OF PUBLIC WORKS
 BRIAN SMITH, CHIEF OF POLICE
 PAUL FERTIG, MAJOR

ABSENT: FRANK FAHY, VICE MAYOR PRO TEM

Audience: 30

- ~ CALL TO ORDER – 5:32 PM
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

Vice Mayor Lyons asked Mayor Haselkorn if Item #9 should be removed since they don't have a full Council or if they should proceed with it.

Council agreed to remove item #9 from the agenda.

1. SWEARING IN DETECTIVE JORGE CARVAJAL AS SERGEANT
(Town Clerk Copeland)

Chief Smith introduced and congratulated Detective Jorge Carvajal.

Town Clerk Copeland swore in Detective Jorge Carvajal as Sergeant.

2. SWEARING IN KEVIN COPPIN AS POLICE OFFICER
(Town Clerk Copeland)

Chief Smith introduced Police Officer Kevin Coppin.

Town Clerk Copeland swore in Police Officer Kevin Coppin.

3. COMMENTS FROM THE PUBLIC

Public Comments Opened at 5:40 pm.

Public Comments Closed at 5:41pm.

4. CONSENT AGENDA

- A. Consider approving the April 24, 2019 Council and Planning and Zoning Goal Workshop Minutes
- B. Consider approving the April 24, 2019 Town Council Meeting Minutes
- C. Consider approving the May 8, 2019 Goal Workshop Meeting Minutes
- D. Proclamation – Supporting 2020 Census
- E. Palm Beach Countywide Justice Assistance Grant FY 18/19 Allocation
- F. Special Event – Aloha Surf Camp
- G. Air Conditioning System for the Police Department

***MOTION:** Lyons/Wheeler made a motion to approve the consent agenda.*

***ACTION:** The motion passed 4-0.*

5. NO OUTLET SIGNS

(Director of Public Works Meriano)

Director of Public Works Meriano went over the memorandum and asked Council if they had any questions.

Vice Mayor Lyons asked Director of Public Works Meriano for his recommendation.

Director of Public Works Meriano expressed concern about placing the sign only one street. He indicated that residents of other streets that are not through streets may wish to have those signs installed as well. He stated that he thinks they need to address the issue Town-wide.

Councilmember Katz asked how many intersections or streets around Town have a similar configuration.

Director of Public Works Meriano stated that basically all the streets on the west side of Ocean Drive, with the exception of Olympus Drive and Mars Way and explained.

Vice Mayor Lyons stated that on the ridge there are only two through streets, Olympus and Mars. He stated that the rest are all “no outlet” streets. He gave his house as an example and stated that Juno Beach is a beautiful seaside community. People are

curious, and they are just going to drive through. He suggested a trial period of 1 year before allowing signs on other streets and then check with the residents on Atlantic Blvd after a year to see if it is really reducing the traffic flow.

Councilmember Katz expressed his thoughts and stated that unless there is a real documented frequency problem, he would be inclined to vote no.

Councilmember Wheeler stated that she lives on this street and gave a brief summary of the street. She stated that the street is more trafficked because of the triathlons, turtle releases and Art shows and explained. She expressed her thoughts and stated that the “no outlet” signs could be determined on a case by case basis.

Mayor Haselkorn stated that Councilmember Wheeler and Vice Mayor Lyons raised some good points but he agrees with Councilmember Katz. He stated that the part that makes Juno Beach special is the natural aesthetic. He stated that the prospect of more signs can really take away from that natural aesthetic. He expressed his thoughts and concerns.

Councilmember Wheeler stated that they have to look at both sides and that she doesn't know if they are talking about a lot of signs. She asked Town Attorney Rubin if Council could designate which roads could have a “no outlet” sign.

Town Attorney Rubin stated that the Council could establish whatever standard it wished.

Councilmember Katz stated Atlantic Boulevard is effectively a looped road and explained. He stated that he does not see how that road is different from Lyra Circle.

Councilmember Wheeler stated that it is a private road, not a public road.

Councilmember Katz questioned if the road was private.

Councilmember Wheeler confirmed with the Director of Public Works that the public portion ends on Atlantic Boulevard but Ocean Ridge Way is the loop around. She asked for clarification on Ocean Ridge Way, whether it was private on both sides, the north and the south. She stated that Ocean Ridge Way is a private road.

Councilmember Katz asked Councilmember Wheeler if she would want to put the sign at the base of Ocean Drive.

Councilmember Wheeler stated that she thinks they are looking at the beginning of Atlantic Boulevard.

Councilmember Katz confirmed that that road was public.

Director of Public Works Meriano stated that he had heard a comment from one of the residents and that he thinks the problem is more pronounced during the events that are sponsored in the Town and explained.

Mayor Haselkorn asked if there was a possibility of having a temporary sign that could be put out during events.

Director of Public Works Meriano stated that they can put out a sign and make it as permanent or temporary as they want it to be and explained.

Mayor Haselkorn stated that they put the barricades up and asked if they could store the sign with the barricades.

Director of Public Works Meriano stated that they would secure it, but still not a problem to remove it after the fact.

Vice Mayor Lyons asked about a sandwich sign for the special events.

Town Manager Lo Bello stated that a sandwich sign does not adhere to FDOT standards and explained.

Director of Public Works Meriano stated that that type of sign probably could not work.

Mayor Haselkorn asked for Council's thoughts on having a sign for those 3-4 events.

Councilmember Wheeler stated that she would like to hear Public Comments.

Public Comments Opened at 5:56pm.

Dave Santilli, 454 Ocean Ridge, stated that he brought a little pictograph with some comments (*see attached*) and explained. He stated that he believes there is a public safety issue. He explained the pictures and stated that a boulevard is generally a through street and gave some examples. He stated that to them the "no outlet" sign would cause strangers and drivers unfamiliar with the Town to give pause, and they might slow down and enter at a safe speed. He asked Council if they had any questions.

Councilmember Katz asked if someone inadvertently drove into the neighborhood, would they continue straight, in front of the Ocean Winds project, and then loop around the backside rather than making a left turn into their community?

Mr. Santilli stated that they can either go directly through the community or loop back through.

Councilmember Katz stated that putting up signs there that say "private community" kind of makes sense to him.

Mr. Santilli stated that he does not disagree but the one public safety aspect of it is that until you are already driving up Atlantic Boulevard and make that right turn into the community, you don't know that a community is there and explained.

Councilmember Katz stated that the most compelling point that Mr. Santilli made is that when Donald Ross is blocked, he can easily see why traffic going north would cut west through that street. He asked if this is a practical issue at night.

Mr. Santilli stated that it happens 6-10 times a day and on festival weekends it's a dozen an hour and explained.

Vice Mayor Lyons asked if the problem with the traffic is mostly with the special events coming through the community.

Mr. Santilli stated that it is about every weekend and explained.

Public Comments Closed at 6:03pm.

Councilmember Wheeler asked Town Manager Lo Bello and Director of Public Works Meriano if they knew whether Atlantic Blvd originally went completely through to U.S. Highway One but was abandoned.

Director of Public Works Meriano stated yes, he believes it is partially a paper street.

Mayor Haselkorn stated that it sounds like they have about ten times the problem during events when there is a road closure. He asked Director of Public Works Meriano if it's a burden on staff to look into a temporary sign option.

Director of Public Works Meriano stated that it would be an additional burden because for each and every event, staff is required to provide a lot of traffic control devices. He stated that it certainly can be added to the list of "to do" items.

Town Manager Lo Bello stated that it's not a ten-minute job.

Mayor Haselkorn stated that it still sounds like it may be worth it for the residents that live up there. He stated that it would at least eliminate the biggest problem.

Councilmember Katz confirmed that they would put the sign on Ocean Drive. He asked if it would have to be two signs.

Town Manager Lo Bello stated just one sign and explained.

Councilmember Katz stated that his concern is precedent – he thinks that given the shape of the streets on the west side of Ocean Drive, the Town may see requests for a fair number of these.

Vice Mayor Lyons stated that he lives on a “no outlet” street and they see a minimum of ten people a day going through. He stated that he does support the “no outlet” for the special events.

Councilmember Wheeler stated that upon further reflection, she believed that she would have a voting conflict and recused herself from voting on this item.

MOTION: Lyons/Katz made a motion to approve the request to install a “No Outlet” sign for special events only, Turtlefest, Art Fest and the Craft Fest, on Atlantic Boulevard.

ACTION: The motion passed 3-0.

Town Manager Lo Bello confirmed that they will be putting up the signs for those weekends and then taking it off.

Councilmember Katz questioned the pole.

Director of Public Works Meriano suggested that staff should discuss the pole internally and come back to Council with a safe and viable option.

Council agreed to leave it to staff to come back to them with options.

6. SPECIAL EVENT – WEDDING CEREMONY ON BEACH
(Principal Planner Thompson)

Town Manager Lo Bello stated that staff is postponing this item.

7. FIRST READING ON ORDINANCE NO. 712: ADJOURNMENT OF MEETINGS AN ORSINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, “TOWN COUNCIL,” OF CHAPTER 2, “ADMINISTRATION” OF THE TOWN CODE OF ORDINANCES BY ENACTING A NEW SECTION 2-21, “ADJOURNMENT OF MEETINGS;” PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
(Town Attorney Rubin)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance title.

B. Staff Presentation

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 6:17 pm.

Public hearing Closed at 6:17 pm.

D. Council's Discussion

Council reviewed and discussed this item.

E. Council's Action

***MOTION:** Lyons/Wheeler made a motion to approve Ordinance No. 712 on first reading.*

***ACTION:** The motion passed 4-0.*

8. AUDITOR SELECTION
(Town Attorney Rubin)

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

Council reviewed and discussed this item and gave consensus to postpone it until the next meeting.

9. CHARTER REVIEW COMMITTEE
(Town Clerk Copeland)

10. DISCUSS BEAUTIFYING THE TRIANGLE AT OCEAN DRIVE AND US1
(Per the request of Councilmember Wheeler)

Councilmember Wheeler explained the triangle area at Ocean Drive and U.S. Highway One and asked Council if they are interested in beautifying it. She stated that she understands it would cost about \$4,600 if they went through a firm like Cotleur and Hearing but the other option is just to improve the landscaping around the sign and add more ground cover as that might not require FDOT approval. She stated that Ms. Marcomichalis can show some examples on what it could look like.

Mayor Haselkorn asked staff for clarity on what would require FDOT approval and what would not.

Town Manager Lo Bello stated that if they change or replace the groundcover that is there now, it's allowed. He stated that in order to plant any trees or any kind of objects they have to get a permit and have an engineer or landscape architect sign off on the plans.

Vice Mayor Lyons asked who would have the liability.

Town Manager Lo Bello stated that they would ask the Town to take the liability.

Town Attorney Rubin confirmed that the Town Manager was correct.

Town Manager Lo Bello used the palm trees as an example and stated that if the Town put anything in then they would require the Town to take liability.

Vice Mayor Lyons asked if groundcover would require a site plan.

Town Manager Lo Bello stated that if they expand the area, then they will have to get an opinion from an engineer.

Vice Mayor Lyons questioned the area in front of the monument.

Town Manager Lo Bello recommended just replacing what's there rather than change things.

Vice Mayor Lyons asked Councilmember Wheeler if she was talking about the monument for the enhancement.

Councilmember Wheeler asked Town Manager Lo Bello if it would hurt to write a letter to FDOT, and also talk to a few residents to get ideas.

Town Manager Lo Bello stated that everything he is saying is not for sure and is usually done with a permit. He recommended to only replace what is there.

Councilmember Wheeler asked if they could get a professional opinion on going outside of what is currently there.

Councilmember Katz questioned if the lighting could be expanded too.

Mayor Haselkorn asked how much it would cost with the FDOT process.

Town Manager Lo Bello stated roughly around \$5,000 just for the permitting process.

Director of Public Works Meriano explained the scope of services that are primarily involved and stated that Cotleur and Hearing was the landscape architect on record when the palm tree project was completed.

Councilmember Wheeler mentioned that George Gentile is a landscape architect.

Vice Mayor Lyons stated that he and Councilmember Wheeler see things through different eyes. He stated that he likes the natural look and to him the entrance coming into Town is beautiful. He expressed his thoughts and stated that he has not had anyone come to him concerned that the Town doesn't look nice coming in.

Councilmember Wheeler stated that she thinks it is beautiful and it was brought to her attention and she thought she would bring it to Council as an option. She stated that she doesn't think she is interested in putting that kind of money in but doesn't think it hurts. She stated that she still considers it beautiful so its something that if they want either way it would be fine.

Councilmember Katz asked if they had conceptual plans to look at.

Laurie Marcomichalis, 827 Poplar Drive, Lake Park, stated that she did a concept without thinking they had to deal with FDOT (*see attached*) and explained.

Mayor Haselkorn asked Ms. Marcomichalis for an estimate of the cost of the groundcover.

Ms. Marcomichalis stated a couple hundred dollars.

Councilmember Wheeler recommended they talk to a few citizens and get an idea.

Town Attorney Rubin explained the administrative rules applicable to FDOT permits and stated that they would have to complete a new landscape plan if they added landscape materials.

Town Manager Lo Bello confirmed that it doesn't have to be a signed engineering plan but still has to have a permit through FDOT. He also explained the fiber optic cables that are in the area.

Council reviewed and discussed this item.

***MOTION:** Peggy/Lyons made a motion to waive the bidding process for landscaping around our southern sign and to have the Town Manager work with Ms. Marcomichalis on a price not to exceed \$750.*

***ACTION:** The motion passed 4-0.*

11. DISCUSSION ON WASTE MANAGEMENT CLEAN INITIATIVE

(Per the request of Councilmember Wheeler)

Councilmember Wheeler recommended that the Council suspend the initiative until Waste Management can clarify the definition of overfilling. She asked Town Manager Lo Bello if he had heard anything.

Project Coordinator/Risk Manager Dobbins stated that in the contract there was clarification as to what overage was but that it was for a container with a lid and explained. She stated that the situation with The Manor was an open container so there was ambiguity applying the definition of overfilling. She stated that Waste Management

did discontinue the CLEAN program with the condominiums until they can come up with a revised definition.

Town Attorney Rubin read the current definition.

Mayor Haselkorn questioned the temporary suspension of the program.

David Cox, 911 Ocean Drive, thanked Councilmember Wheeler for putting this item on the agenda. He explained the overflowing issue at The Manor and stated that Mr. Sabin did come by and apologize. He stated that Mr. Sabin indicated that it may take some time but they will resolve it and that they never intended this. He stated that he thinks there was potential to produce great revenue.

Councilmember Wheeler expressed her concern on changing contracts midstream and on the overflowing issue. She stated that she doesn't know if it's possible to ask Waste Management to suspend this altogether and asked Council how they felt.

Vice Mayor Lyons stated that this is a new program and it is going to have kinks and he wants to see what Town Manager Lo Bello comes back with to the Council after he and Mr. Sabin have spoken. He stated that he thinks the program is good, especially in the commercial area.

Mayor Haselkorn stated that he thinks they also had multiple representations by Mr. Sabin that there are benefits to the program and explained. He stated that he thinks they have a reasonable partner on the other side of this.

Councilmember Wheeler asked if they could possibly find out if other commercial buildings have had this issue.

Council gave consensus to have staff see how many commercial properties and condominiums had issues with overflow.

12. COMMENTS FROM TOWN MANAGER

Town Manager provided an update on the new website process and the backup material for meetings. He stated that the next Planning and Zoning Board Meeting is Monday, June 10th; Coffee with a Cop is Wednesday, June 5th; the Annual Town Picnic is Friday, June 7th; and the next Town Council Meeting is Wednesday, June 26th.

13. COMMENTS FROM TOWN ATTORNEY - None

14. COMMENTS FROM STAFF

Chief Smith provided an update on the new License Plate Reader system.

Director of Public Works Meriano announced that this week is Public Works Week, and stated how proud he is to be part of that organization and appreciative of all the work that is done throughout the communities.

Mayor Haselkorn stated that Director of Public Works Meriano and his team do a great job.

15. COMMENTS FROM COUNCIL

Councilmember Wheeler thanked the Public Works Department. She stated that Council will be faced shortly on a decision for a development on the northwest corner of Donald Ross Road and U.S. Highway One. She stated that the Turtle release was great. She congratulated the officers and stated that she loves the Police Department and the job they do for the Town.

Councilmember Katz stated that he wanted to extend all their thoughts and prayers to Vice Mayor Pro Tem Fahy and that he hopes he does well with recovery. He provided an update on the citizen's ecology team and complimented Director of Public Works Meriano for the memorandum and would like to bring in people who have an interest in the community. He stated that there was a request for a special event wedding on the beach and it reminded him about a couple parameters that they might want to review in regards to separate fees for town residents versus non-town residents.

Town Manager Lo Bello stated that staff was going to bring the issue of resident versus non-resident fees back to the Council. He stated that he wants to gather information from other communities.

Council gave consensus to see this item on a future agenda.

Vice Mayor Lyons complimented the Public Works Department.

Mayor Haselkorn stated that a local Palm Beach county municipality recently passed an electric scooter ordinance and explained. He stated that Council might want to look at it.

Council gave consensus to have staff look into it.

16. ADJOURNMENT

Mayor Haselkorn adjourned the meeting at 7:11 PM.

Minutes Approved on June 26, 2019.

MEMORANDUM

TO: Mayor Jason Haselkorn
Vice Mayor Jim Lyons
Members of the Town Council

FROM: Leonard G. Rubin, Town Attorney

RE: Ordinance No. 712 (Adjournment of Town Council Meetings)
(**Second Reading**)

DATE: 6/19/2019

CC: Joseph Lo Bello, Town Manager
Caitlin Copeland, Town Clerk

At the Council's Goal Setting Workshop, the Council, by consensus, directed this office to draft a mandatory adjournment (or curfew) ordinance applicable to Town Council meetings for consideration by the Council.

The attached Ordinance amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances to provide as follows:

- All regular and special Town Council meetings shall adjourn at 11:00 p.m.
- If business is pending on the floor at 11:00 p.m., the Chair shall entertain a motion to that the meeting be reconvened at time and date certain
- If the Council fails to agree upon a motion to reconvene the meeting at a time and date certain, business pending at the time of adjournment shall be the first item(s) on the agenda of the next regularly scheduled Town Council meeting.

Recommendation:

Town Staff recommends Town Council adoption of Ordinance No. 712 on second and final reading.



ORDINANCE NO. 712

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY ENACTING A NEW SECTION 2-21, "ADJOURNMENT OF MEETINGS;" PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Town Council wishes to establish a mandatory time for the adjournment of all regular and special Town Council meetings and provide a procedure for business pending at the time of adjournment; and

WHEREAS, the Town Council determines that the adoption of this Ordinance is in the best interests of the residents and citizens of the Town of Juno Beach.

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

Section 1. The foregoing recitals are hereby ratified as true and correct and incorporated herein.

Section 2. The Town Council hereby amends Article II, "Town Council," of Chapter 2, "Administration," of the Town Code of Ordinances by enacting a new Section 2-21 to read as follows (additional language underlined):

Sec. 2-21. Adjournment of meetings.

All regular and special meetings of town council shall be adjourned on or before 11:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at 11:00 p.m., the presiding officer shall entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next regularly scheduled town council meeting.

Section 3. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 4. In the event of a conflict between this Ordinance and any other ordinances or parts of ordinances of the Town of Juno Beach, the provisions of this Ordinance shall prevail.

Section 5. This Ordinance shall be effective immediately upon adoption.

FIRST READING this _____ day of _____, 2019.

SECOND, FINAL READING AND ADOPTION this _____ day of _____, 2019.

AYE NAY _____
JASON HASELKORN, MAYOR

AYE NAY _____
JIM LYONS, VICE MAYOR

AYE NAY _____
FRANK FAHY, VICE MAYOR PRO TEM

AYE NAY _____
STUART KATZ, MD, COUNCILMEMBER

AYE NAY _____
PEGGY WHEELER, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN COPELAND
TOWN CLERK

LEONARD G. RUBIN
TOWN ATTORNEY

MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING

June 26, 2019
Council Chambers
340 Ocean Drive

PRESENT: JASON HASELKORN, MAYOR
JIM LYONS, VICE MAYOR
FRANK FAHY, VICE MAYOR PRO TEM
PEGGY WHEELER, COUNCILMEMBER
STUART KATZ, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
CAITLIN COPELAND, TOWN CLERK
LEONARD RUBIN, TOWN ATTORNEY
MATTHEW PAZANSKI, FINANCE DIRECTOR
FRANK DAVILA, DIRECTOR OF PLANNING AND ZONING
CURT THOMPSON, PRINCIPAL PLANNER
ANTHONY MERIANO, DIRECTOR OF PUBLIC WORKS
BRIAN SMITH, CHIEF OF POLICE
PAUL FERTIG, MAJOR

ABSENT:

Audience: 36

- ~ CALL TO ORDER – 5:34 PM
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

1. **COMMENTS FROM THE PUBLIC**

Public Comments Opened at 5:35pm.

DD Halpern, 410 Apollo Drive, provided an update on shark fishing regulations.

Chris Huffman, 840 Oceanside Drive, stated that he was fortunate to be in a Bike Race called “The Race Across America” and explained. He stated that it was a very moving experience and that they raised \$120,000 for a local charity called Opportunity Early Childhood Education and Family Center which is the oldest charity in Palm Beach County founded in 1939.

Councilmember Katz asked Mr. Huffman how many miles each biker rode.

Mr. Huffman stated that each biker rode approximately 110-120 miles per day.

David Cox, 911 Ocean Drive, stated that Waste Management did settle all their billing issues at The Manor and thanked the Town for all its help.

Public Comments Closed at 5:40pm.

2. **CONSENT AGENDA**

All matters listed under Item 2, 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.

A. Consider approving the May 22, 2019 Town Council Meeting Minutes

MOTION: Lyons/Wheeler made a motion to approve the consent agenda.

ACTION: The motion passed 5-0.

3. **LEGISLATIVE UPDATES**

(State Senator Bobby Powell and Representative Rick Roth)

State Senator Bobby Powell provided a legislative update from this year's session (*see attached*) and asked Council if they had any questions.

Vice Mayor Pro Tem Fahy asked about the seaweed on the beaches and what the primary source for that may be.

Senator Powell explained Blue-Green Algae and the \$50 million that was approved for beach renourishment throughout the state.

Vice Mayor Pro Tem Fahy questioned if the blue-green algae was caused by man-made or natural events.

Senator Powell explained his professional and political opinion on the matter.

Councilmember Katz confirmed that the \$50 million was a state-wide figure and expressed his thoughts regarding a request for local funding for public beach accesses.

Senator Powell stated that he can work with the Town to strategize on getting those funds in the budget and encouraged Council to go to Tallahassee and continue to fight for Juno Beach.

Councilmember Wheeler thanked Senator Powell for coming and asked if the \$50 million was the standard for every year.

Senator Powell stated that he thinks it's the standard and explained.

Councilmember Wheeler confirmed that there were no vetoed items and questioned some recently passed bills.

Vice Mayor Lyons asked Senator Powell about working with Governor DeSantis.

Senator Powell stated that the Governor had exceeded expectations and explained.

Mayor Haselkorn thanked Senator Powell for coming and to follow up with staff on any outstanding items.

State Representative Rick Roth provided a legislative update (*see attached*) and asked Council if they had any questions.

Councilmember Wheeler asked if they could make hard copies of Representative Roth's hand out and put it out in the lobby.

Vice Mayor Pro Tem Fahy questioned the status of required PIP (Personal Injury Protection) coverage.

Representative Roth explained his opinion on PIP.

4. **NO OUTLET SIGN (ATLANTIC BLVD)**
(*Per the request of Vice Mayor Lyons*)

Vice Mayor Lyons stated that at last month's Council meeting, residents of Ocean Ridge had asked Council to install a "no outlet" sign on Atlantic Boulevard on a permanent basis. He stated that the consensus of the Council was to install a "no outlet" sign for four special events. He stated that after the Council meeting, he was approached by Mr. Bruce Franson, a resident of Ocean Ridge, who asked him to meet with several residents there and walk the community. He stated that Atlantic Boulevard is a very short street that connects directly to a private road. He stated that the private road is owned and maintained by the Ocean Ridge community. Atlantic Boulevard has one single family home on it which is owned by Councilmember Wheeler. He stated that the "no outlet" sign on Atlantic Boulevard is currently there. He asked Council for a consensus to leave the sign there on a permanent basis. He asked Mr. Franson if he wanted to say some words on the impact it has had on the community so far.

Bruce Franson, 467 Ocean Ridge, stated that he is a director on the HOA board and was speaking on behalf of the community, including the owner on the single-family home. He stated that they are appreciative of the temporary sign and he thinks it has helped. He thanked Councilmember Katz for also walking the community with them. He explained the street and neighborhood. He stated that they are requesting for the Council to keep the sign up permanently.

Councilmember Wheeler recused herself from this item but thanked Council for bringing this up and taking another look at the street.

Council reviewed and discussed this item.

MOTION: Lyons/Katz made a motion to install a permanent “no outlet” sign on Atlantic Boulevard.

ACTION: The motion passed 4-0.

Mayor Haselkorn opened Public Comments at 7:05pm for a resident who had a comment but came in a few minutes late and did not want to interrupt our Senator or Representative.

Linda Rose, 421 S. Lyra, passed out a lost cat sign (*see attached*). She stated that she is here to ask for special permission to put out cat signs in certain locations due unusual circumstances. She suspects, but is not accusing, one of her neighbors and explained. She asked Council for one week to put up lost cat signs in the exact locations that her pet detective mapped out so she can get some calls.

Mayor Haselkorn stated that these are public comments and Council does not necessary respond.

Ms. Rose stated that because of these unusual circumstances, she is begging to put the signs in the marked places.

Town Manager Lo Bello stated that Council cannot waive the rules; rather, they would have to change the Code. He stated that he can explain the process to Ms. Rose.

Ms. Rose stated that when someone loses a pet, they have to put up signs and explained. She stated that if it is a law, then they should change the law.

Councilmember Katz expressed sorrow for her loss independent of the issue of the signs and suggested that she work with staff.

Town Manager Lo Bello stated that he will explain it to her.

Public Comments Closed at 7:11pm.

5. **SPECIAL EVENT – WEDDING CEREMONY ON BEACH**
(Principal Planner Thompson)

Principal Planner Thompson went over the memorandum and stated that the applicant, Mr. Mondelus, is here to make his presentation.

Judeson Mondelus, applicant for Wedding Ceremony on Beach, thanked Mr. Thompson and Representative Roth and stated that his dream is to get married on the beach. He

explained the timing for setup and break down. He also stated that he will get more guests to carpool. He asked Council to help make his dream come true.

Councilmember Wheeler asked if any residents on Mercury Road had ever voiced concerns on having weddings there.

Director of Planning and Zoning Davila stated that they have had multiple events there, and as far as he knows, they never had any issues holding events at that location.

Councilmember Katz questioned if parking was going to be an issue.

Director of Planning and Zoning Davila stated that parking on Mercury Road is on a first come, first served basis and that there was parking available at Town Hall.

Mayor Haselkorn confirmed that the wedding will be taking place on a Tuesday.

Mr. Thompson went over the available parking areas.

Vice Mayor Lyons expressed his concern on the parking and stated that the wedding may be disruptive to residents and businesses on Mercury Road. He stated that weddings should be considered at Loggerhead Park or Juno Beach Park. He stated that Mercury Road is not conducive to such an event.

Mr. Mondelus stated that his guests will start coming at 5:30pm and they are going to carpool.

Council reviewed and discussed this item.

MOTION: Katz/Wheeler made a motion to approve the applicant's request.

Councilmember Katz recommended that they assign this topic to their next workshop.

Mayor Haselkorn stated that the reference on the fee schedule provides that it would be a low impact event and asked if that is based on the number of attendees.

Town Manager Lo Bello stated that it is based on the number of participants or guests.

Mayor Haselkorn confirmed that staff considers it a low impact event.

Town Manager Lo Bello explained the policy.

Council gave consensus to discuss the special event process at the next goal workshop.

Councilmember Wheeler recommended that the applicant get some kind of transport so that there are not a lot of cars being parked.

Mayor Haselkorn stated that he would vote in favor is they get representation from that applicant that they will make arrangements with the church to use the parking lot and shuttle folks over to the event. He asked Mr. Mondelus if they have his representation on that.

Mr. Mondelus stated yes.

Town Manager Lo Bello stated that staff can assist him with this process.

ACTION: The motion passed 4-1 with Vice Mayor Lyons opposed.

6. **FIRST READING ON ORDINANCE NO. 711: MAXIMUM BUILDING HEIGHT WITHIN RM-00, RM-2 & RMT ZONING DISTRICTS**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES; AMENDING ARTICLE I, "IN GENERAL," BY AMENDING SECTION 34-4, "DEFINITIONS," TO ADD A DEFINITION OF THE TERM STORAGE; AMENDING ARTICLE III, "DISTRICT REGULATIONS," BY AMENDING SECTION 34-314, "BUILDING SITE AREA REGULATIONS," OF DIVISION 4, "RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY (RM-2) ZONING DISTRICT, SECTION 34-337, "BUILDING SITE AREA REGULATIONS," OF DIVISION 5, "RESIDENTIAL, TRANSIENT AND MULTIPLE-FAMILY – MODERATE DENSITY (RMT) ZONING DISTRICT AND SECTION 34-400, "BUILDING SITE AREA REGULATIONS," OF DIVISION 7, "RESIDENTIAL MULTIPLE-FAMILY – MODERATE DENSITY OPEN SPACE OPTION (RM-00) ZONING DISTRICT" RELATING TO ADDITIONAL BUILDING HEIGHT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning Davila)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance title.

B. Staff Presentation

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

Vice Mayor Pro Tem Fahy asked if the original ordinance was written about 10 years ago.

Director of Planning & Zoning Davila stated it was more than 10 years ago.

Vice Mayor Pro Tem Fahy stated that the Town has adopted the idea that storage is equivalent to parking and clarified the interpretation by staff.

Director of Planning & Zoning Davila stated that he was correct. For the past 8 years, staff has included storage and parking together and are looking to codify that interpretation.

Vice Mayor Pro Tem Fahy stated that he is for straight parking.

Councilmember Wheeler stated that the language in the Ordinance is what the intent was and questioned the asterisk in the Ordinance. She stated that the purpose of this Code was to have parking and this revision is very negative.

Town Attorney Rubin stated that the table sets forth the requirements for parking based on the lot area and that the asterisk is clarifying that the total has to be 75% and explained.

Councilmember Wheeler questioned the percentages and acknowledged that she was the one who suggested these percentages. She also questioned the combination of parking and storage.

Town Attorney Rubin stated that they can take out the asterisk and just leave the table.

Councilmember Wheeler questioned the language “a combination of parking and storage is provided under a minimum of 75%” and stated that it doesn’t designate how much is to be parking of the 75%. She asked if a minimum of 30% of the 75% has to be parking.

Town Attorney Rubin stated correct.

Mayor Haselkorn asked, opposed to using the asterisk, for clarity purposes couldn’t they put in “30% of the 75%” to avoid confusion.

Director of Planning & Zoning Davila stated yes they can do that.

Town Manager Lo Bello asked if they could put on the record why they are doing this and if the eight homes that include both parking and storage would meet these provisions.

Director of Planning & Zoning Davila stated that right now, they have eight residences that staff has determined to be nonconforming due to the 75% parking requirement for additional height in the RMT Zoning District. He stated that if they codify this today, then all of those 8 properties will be conforming as opposed to nonconforming due to them not having 75% of parking. He explained the table in the proposed ordinance.

Councilmember Katz stated that the Town has determined that under the current code, seven or eight homes are nonconforming.

Director of Planning & Zoning Davila stated that eight of them are nonconforming.

Town Attorney Rubin stated that they could potentially be nonconforming if the current requirement is taken literally, as opposed to how it has been applied, and explained. He stated that in the Petition for Writ of Certiorari petition that was filed, the Petitioners are claiming that parking should only be parking and if the Court agrees, then all eight of them would be nonconforming.

Councilmember Katz questioned the “whereas clause” in lines 31-35. He expressed his concerns on making a rush to make all the properties conforming based on the interpretation. He expressed his thoughts and opinions. He stated that he thinks the code needs to be changed not clarified. He asked if “fooling with” the code now will have an impact on the appeal. He asked if they had been asked to respond and if they have responded.

Town Attorney Rubin stated that the Town and the applicant were asked to respond but have not responded yet.

Councilmember Katz confirmed that Council has had no shade meetings on this. He asked Council to discuss how they feel about this.

Town Attorney Rubin stated the whole purpose of the appeal is to defend what the Council collectively approved and explained.

Councilmember Katz asked if they are preparing their defense independently.

Town Attorney Rubin stated that the property owner has more at stake than the Town so they are actually taking the lead in the response.

Councilmember Katz stated that he thinks that is a conflict, personally. He stated that their first mission as a Council is to defend the code. He stated that he respectfully disagreed with his peers and he thinks it is an error for them to respond to the lawsuit in conjunction with the developer. He stated that he doesn't see that changing the code right now is the right thing to do.

Town Attorney Rubin explained that staff is trying to eliminate the nonconformities to codify what they have done to be fair to everybody and stated that it is a policy decision.

Director of Planning & Zoning Davila stated that he does have one house on Ocean Ridge that is ready to submit an application for a new single family

house and also the last remaining house in Ocean Side has already reached out to staff to start the process as well and need to know the clarification before they move forward.

Mayor Haselkorn expressed his point of view and stated that from his recollection on the project there was originally a unanimous vote by the entire Planning and Zoning Board when it was first presented and explained. He explained that it is the Council's job to uphold the policy.

Councilmember Katz respectfully disagreed on the grounds that he feels that the Town should become a learning organization and explained. He stated that he thinks the code is clear and explained.

Mayor Haselkorn stated that from the folks that he has spoken to, they appreciate from the common sense aspect that people use their garage for not just parking but storage as well.

Councilmember Katz stated that he understands that.

Mayor Haselkorn stated that he thinks it does come from the interpretation and how it is applied.

Town Attorney Rubin stated that if they do not clarify it now, what do they do with the last remaining lots in Ocean Side and on Ocean Ridge. He stated that that is why they want to clarify and explained.

Town Manager Lo Bello asked if Town Attorney Rubin wants to comment about the potential prejudice on the pending appeal.

Town Attorney Rubin stated that it does not really prejudice anything and explained.

Town Manager Lo Bello stated that specifically it would not help or hurt either side.

Town Attorney Rubin stated that the appeal process could take a year.

Town Manager Lo Bello stated that you cannot insert this Ordinance as evidence.

Town Attorney Rubin stated that it could be introduced in the pending proceeding and explained that it could impact one of the issues. However, it does not change anything because even if the Court quashes the initial approval, the new Code would apply to any subsequent submittals.

The Ordinance clarifies to the extent that it codifies how the Code has been applied by both staff and the Town Council.

Councilmember Wheeler disagreed and stated that it does make a difference in a lawsuit or in this particular Writ.

Town Attorney Rubin stated that it is not a lawsuit per se, it is an appeal.

Councilmember Wheeler stated that they should be looking at the second development they brought in and it was three Council members that actually voted to approve it. She stated that being one of the first houses built under this rule, she stated that it was not an interpretation that you had to have 75% parking and 25% storage. She stated that she was held to that.

Director of Planning & Zoning Davila clarified that the 75% applies to the parking and the other 25% can actually be anything, it doesn't have to be storage.

Councilmember Wheeler stated that Damian Peduto approved hers and she had to abide by that. She also stated that she never agreed with the parking percentages and explained. She stated that she continuously disagrees with the text code change because of the implications and the ramifications to others that have built in the RMT zone. She stated that this does have a direct impact on the appeal and explained. She stated to hold off because she, for one, is not worried about it and doesn't know if any of the other homeowners are worried about it. She stated that they need to understand their perspective and she thinks Council needs to start working more for the citizens and with this appeal.

Town Attorney Rubin explained the calculations for 461 Venus and stated that if they use that same methodology for all the other houses that were built in the RMT, none of them meet the standard including Councilmember Wheeler's. He stated that what Councilmember Wheeler and Councilmember Katz are saying is that they have to have 75% parking, no storage.

Councilmember Wheeler stated when she first started it was 75% and 25% and that's the way they interpreted it but she would rather see the interpretation of this stay the same, clear cut its 75% parking.

Town Attorney Rubin stated that he wants Council to understand that, when Director of Planning & Zoning Davila contacts these applicants, he will have to tell them that they must be 75% parking if that's what the majority of Council feels. He stated that 461 was approved under the interpretation that it could include storage. He stated that he thinks the Town is prejudicing itself now by being all over the place and that the ordinance clarifies the rules going forward. He stated that he believes the Town should let the people with

undeveloped lots, develop with the same standards that everyone else did. He stated that Councilmember Wheeler's position is muddying the waters.

Mayor Haselkorn stated that he takes issue with the fact that Councilmember Wheeler made a reference as a Council to be working with the citizens, because it appears to him that among the eight lots this applied to, one of them is Councilmember Wheeler's home and that she has two of the eight lots. He stated that he doesn't think that is working for the citizens; rather, he thinks that it is something she has benefited from that interpretation. He stated now she doesn't think other people should benefit from that interpretation. He stated that from his perspective, he is looking at this from a policy standpoint and as it would apply to everybody and all of the citizens and not just those eight homeowners and that's where he takes offense. He stated that he is trying to look at it from a policy perspective and explained.

Councilmember Wheeler stated that looking at it from that perspective, they can continue to operate the way they have and let the "soft interpretation" of this continue through. She stated that they can change the code at a later time but don't do it now as it doesn't look good for this Town with this pending appeal.

Town Attorney Rubin stated that what doesn't look good is treating one property different from all the other properties in the same zoning district. He stated that that's how he views it.

Councilmember Wheeler asked what the one property was.

Town Attorney Rubin stated 461 Venus Drive. He stated that if the purpose of not adopting an amendment is so that if 461 Venus comes back, they are going to require 75% parking, then that rule should also apply for the two properties that Director of Planning & Zoning Davila had mentioned, the last lot on Ocean Side and the house on Ocean Ridge. He stated that the result is that they are going to treat those two lots differently than all the other ones.

Councilmember Wheeler asked how they are going to treat them differently if they are going to continue in the same fashion.

Town Attorney Rubin stated by applying the "soft interpretation." He stated that Councilmember Katz stated the code is the code is the code, parking is parking is parking. He indicated that if that is what staff is hearing from Councilmember Wheeler and a majority of the Council doesn't want to change the Code, well then parking will be parking from this point forward.

Councilmember Wheeler addressed the Council and stated that what she thinks they are looking for is to try to blend all of everything that is going on here. She stated that to change the code, if that's what Council decides to do is

fine but just don't do it at this time. She stated that there is no rush to do this. She stated that they can continue to give the interpretation that staff has. She stated that she did abide by the 75% no matter what anyone thinks as she was the first to use that code. She stated that she thinks they should work with the citizens and if they are going to say to us that we need to wait on this and see what happens with this Writ.

Town Attorney Rubin stated that they cannot wait and then give this soft interpretation.

Councilmember Wheeler stated they have been doing that.

Town Attorney Rubin stated that he and Council did know of this interpretation until 461 Venus Drive came forward, so now it is out there as it has been discussed then they can't go back to a soft interpretation. He stated that Council can change it to incorporate what staff has been doing or they enforce it as parking.

Councilmember Wheeler stated that citizens are going to believe that you are doing this for 461 Venus Drive if they change this right now.

Town Attorney Rubin stated that they are doing it for everybody in Ocean Side.

Councilmember Wheeler stated that they need to ask everyone if they care. She asked why they have to do this particular ordinance at this particular time.

Town Attorney Rubin stated because they have other permit applications pending.

Director of Planning & Zoning Davila stated that he has two homeowners that are waiting to see how what direction Council takes.

Councilmember Katz stated that he thinks this is going to be a very important code change for the future and explained. He stated that he wants to see what the judge has to say on it.

Vice Mayor Lyons stated that he feels they have been going in the right direction with this ordinance. He stated that the reason why it is as it is now, it's very subjective with staff and it has been. He stated that this is what got us in trouble with 461 Venus Drive with no clarity there and explained. He stated that to him the proposed Code simplifies the issue – before it was subjective and they are trying to eliminate that. He stated that Councilmember Wheeler was the one who brought it up.

Councilmember Wheeler stated she brought up the percentages.

Vice Mayor Lyons stated that the whole change for the code was initiated by Councilmember Wheeler because it wasn't clear.

Councilmember Wheeler stated no she didn't bring that up, what she did was when they decided to make automobile parking spaces, there was only 394 square feet of parking and that was not right. She stated that what she did was if she was going to lose the vote to Council then she had to be able to negotiate something that was better than what was proposed by Planning and Zoning because she did not feel it was a good proposal. She stated that she never wanted to change this code because she doesn't believe that they are doing it for the right reasons.

Mayor Haselkorn stated he believes clarity is good for the residents and its good for business and it is the good from a broader perspective and that's why it should be in the code and that should be the policy.

Councilmember Katz questioned the definition of floor area in Ordinance No. 711, page 3. He stated that they are interested in the floor area footprint and not floor area total.

Director of Planning and Zoning Davila stated that it is not the combination of all floors and explained.

Councilmember Katz stated that he does not think there is clarity there in the new definition and stated that it should be cleaned up a bit.

Town Manager Lo Bello asked Director of Planning & Zoning Davila if he thinks it is clear.

Director of Planning & Zoning Davila stated yes he does with a planning background.

Councilmember Katz stated that they do not have a definition for floor area but they do have a definition for floor area total and floor area is simply the single floor.

Director of Planning & Zoning Davila defined the term floor area.

Councilmember Katz stated that they are interested in footprint.

Councilmember Wheeler expressed her concern on the percentages. She stated that she asked at the last meeting how they came up with those figures and that she is still not sure that it is the right way to do this.

Town Attorney Rubin stated that going back to 461 Venus Drive, if they calculated it without taking into account the open space included within

columns, the applicant met the 75% parking. He stated that based on the Town's calculation, no one meets it, including 461 Venus Drive and every house in Ocean Side.

C. Public Hearing

Public Hearing opened at 8:08pm.

Chris Huffman, 840 Oceanside Drive, stated that he first wants to talk about the formula to get some clarification and gave a mathematical example of floor area. He stated that then if they look at the 50% rule that means parking would have to be 500 square feet, not 50% of the 75%. He stated that it is 50% of the floor area.

Town Attorney Rubin disagreed.

Director of Planning & Zoning Davila stated that the combination of parking and storage shall be the total of the 75% so if 50% is parking then the other 25% has to be storage and then the other remaining 25% can be habitable space.

Mr. Huffman stated that it can be habitable space, even a bedroom.

Town Attorney Rubin stated what is outside the 75% can be anything,

Mr. Huffman stated that he would like to note for the record that the Town Attorney didn't even understand that when he explained it. He stated that it is not a difference of opinion, it is math. He asked Town Attorney Rubin to admit that he was wrong.

Town Attorney Rubin stated that he is not subject to questioning, but the issues is how things are worded, not math.

Mayor Haselkorn granted Mr. Huffman an additional 2 minutes to speak.

Mr. Huffman expressed his concerns and stated that this code does not need to be changed at this time and they have no concern if their house is not in compliance. He stated that if it is not in compliance then it is through nothing of what the Huffmans have done in the permit or building process.

Debbie Huffman, 840 Oceanside Drive, expressed her concern on where Council's concern was when the first Writ was presented to them. She stated that she disagrees with Town Attorney Rubin's statement that it doesn't matter that Council change the code in the middle. She stated that she is the president of Oceanside HOA and they all hold the same opinion that if they are nonconforming, it is not a concern for them right this moment. She stated

that they do not have to change the code right this second. She stated that this has been about staff's interpretation and thinks the Council's motives are suspicious.

David Cox, 911 Ocean Drive, stated that his comments do not address any particular property that has been mentioned. He expressed his thoughts and stated that there should be a mathematical formula that anyone can quickly calculate. He stated that he does believe that parking is parking and that they don't see much green space, they see more paved areas and the garage is used for storage.

Dean Anthon, 481 Surfside Lane, expressed his thoughts and stated that as a resident he is more concerned with the process and that he is one of the petitioners with the Writ. He stated that he looks at this as a process issue and what the Town had stated on record regarding nonconformities is disingenuous. He stated that this whole discussion was because 461 Venus Drive was approved against code and now they are trying to figure out how to solve that. He stated that he thinks that it shines a light on potential motives. He expressed his concerns and discouragement with Council.

Public Hearing Closed at 8:22pm.

D. Council's Discussion

Vice Mayor Pro Tem Fahy asked Town Attorney Rubin if something has been interpreted for over ten years, how it stands up against what the code actually says which is just parking.

Town Attorney Rubin stated that there are all sorts of competing legal theories out there and explained. He stated that the way they approached 461 Venus Drive, as set forth in the resolution, was based on the historical interpretation, Council interpreted parking to include storage. He stated that from his perspective, he is trying to do what is fair and there are no ulterior motives. Everyone should get the benefit of the same interpretation. It should not be the rule for some and not for others.

Vice Mayor Pro Tem Fahy confirmed that they don't know how it would turn out in Court.

E. Council's Action

***MOTION:** Katz/Wheeler made a motion to table this discussion indefinitely.*

***ACTION:** The motion passed 3-2 with Mayor Haselkorn and Vice Mayor Lyons opposed.*

7. **SECOND READING ON ORDINANCE NO. 712: ADJOURNMENT OF MEETINGS**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE II, "TOWN COUNCIL," OF CHAPTER 2, "ADMINISTRATION" OF THE TOWN CODE OF ORDINANCES BY ENACTING A NEW SECTION 2-21, "ADJOURNMENT OF MEETINGS;" PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Town Attorney Rubin)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance title.

B. Staff Presentation

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 8:29pm.

Public Hearing Closed at 8:29pm.

D. Council's Discussion

There was no discussion on the second and final reading.

E. Council's Action

MOTION: *Wheeler/Lyons made a motion to approve Ordinance No. 712 on second reading and final reading.*

ACTION: *The motion passed 5-0.*

8. **AUDITOR SELECTION**

(Town Attorney Rubin)

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

Vice Mayor Pro Tem Fahy expressed his concerns on having the same company for a long time.

Councilmember Wheeler asked Town Manager Lo Bello for his advice as he is a member of the auditor selection committee for Lake Park.

Town Manager Lo Bello stated that he just concluded his services there and stated that they were a three-person committee and the chair has to be the elected official. He stated that in his opinion, he thinks they should have people who know what they are doing and are in that line of business.

Councilmember Katz asked if Councilmembers are employees of the Town.

Town Attorney Rubin stated no, as they are elected officials.

Councilmember Wheeler nominated Jane Struder Leclainche.

Town Attorney Rubin stated that there is an exemption for appointment of a domestic partner to boards other than those for Planning & Zoning.

Councilmember Katz nominated Madeline Morris.

Mayor Haselkorn volunteered to be the Chairperson of the Auditor Selection Committee.

Councilmember Wheeler nominated Allen Owens, the Finance Director of Palm Beach Gardens.

Vice Mayor Lyons nominated Mike Villella, the Finance Director for the Town of Jupiter.

MOTION: *Katz/Lyons made a motion to offer the position of appointment to the auditor committee to the five individuals just specified with input from Town Staff.*

ACTION: *The motion passed 5-0.*

Finance Director Pazanski asked Town Attorney Rubin to explain the committee's duties as they are to put together an RFP document.

Town Attorney Rubin stated that they start with other RFPs and figure out which ones they like and which ones they don't. He stated the major decision is if they are going to include cost and explained.

Councilmember Wheeler asked about compensation and if it was the Auditor Selection Committee's decision.

Town Attorney Rubin stated yes, the Committee makes the decision.

9. **CHARTER REVIEW COMMITTEE**
(Town Clerk Copeland)

Town Clerk Copeland went over the memorandum and asked Council for their appointments for the Charter Review Committee.

Vice Mayor Pro Tem Fahy nominated David Cox.

Councilmember Wheeler nominated Nancy Wolfe.

Councilmember Katz questioned the process of amending the Charter.

Town Attorney Rubin explained the process.

Councilmember Katz nominated Collins Whitfield.

Vice Mayor Lyons nominated Al Rhodes.

Mayor Haselkorn nominated Sydney Vickers.

MOTION: *Lyons/Wheeler made a motion to approve all five nominated members to the charter review committee.*

ACTION: *The motion passed 5-0.*

10. BUDGET PLANNING SESSION FY 2019-2020

(Finance Director Pazanski)

Finance Director Pazanski went over the memorandum and backup material and asked Council if they were good with the dates.

Council discussed and confirmed the calendar dates.

Finance Director Pazanski went over the backup material and asked Council if they had any questions.

Councilmember Katz asked Finance Director Pazanski where they are in contingency now.

Finance Director Pazanski stated that they have spent a very minimal amount.

Councilmember Katz asked if they had a rolling contingency fund.

Finance Director Pazanski stated that anything that is not spent from contingency is basically a part of the unassigned fund balance or a part of the subsequent year's budget.

Town Manager Lo Bello stated that it comes out of reserves and explained.

Vice Mayor Pro Tem Fahy stated that if they eliminated reserves the residents would have to pay no taxes next year.

Councilmember Wheeler asked about the matching expenses for the Palm Beach School Protection Mandate.

Town Manager Lo Bello explained that it is overtime.

Councilmember Wheeler questioned the recent legislation on impact fees.

Finance Director Pazanski stated that for the impact fees, there was a two-part test to the spending of impact fees as far as he knows. He stated that the reserves that they have are not going anywhere but they can still collect them.

Councilmember Wheeler stated that they are doing a good job.

Finance Director Pazanski stated that it is a staff effort.

Town Manager Lo Bello stated that that if nothing comes up that is extraordinary or external factors that they did not consider, he sees them recommending no tax increase again and going with the rollback rate. He asked Council if they are okay with that.

Council gave consensus that they were ok with that recommendation.

Councilmember Katz stated that he is concerned about sand and that they need to anticipate that they are going to be asked for money and to look into the franchise fee as a possible source.

Town Manager Lo Bello stated that they have options.

Councilmember Katz stated that he thinks they need to fatten the reserve.

Councilmember Wheeler expressed her concerns on lending increases and market downturns as they will affect us.

Town Manager Lo Bello stated that one of the purposes for having a healthy reserve is to get us through a recession.

Councilmember Katz confirmed that they cut the millage rate last year but didn't cut it to rollback.

Vice Mayor Pro Tem Fahy asked if they allocate any of the reserves for potential beach renourishment.

Town Manager Lo Bello stated that they do not have a line item or dedicated reserve funds, but the Town has healthy reserves.

Finance Director Pazanski stated that they have options.

Mayor Haselkorn explained that they had discussed it at the last workshop and had left it in the general reserve.

11. **ONE-CENT SURTAX – FY 2020 PROJECT LISTS**

(Finance Director Pazanski)

Finance Director Pazanski went over the memorandum and asked Council if they had any questions.

Vice Mayor Pro Tem Fahy asked if the list was for the benefit of the Citizens Oversight Committee.

Finance Director Pazanski stated yes.

Vice Mayor Pro Tem Fahy stated that he thought they would be using this money for things they normally would not be able to use it for and explained.

Town Manager Lo Bello stated that they look at priorities and explained. He gave the dune walkovers as an example.

Finance Director Pazanski stated that this is our master list and explained.

Mayor Haselkorn stated that he would like to see the Pelican Lake Community Events Area be moved up to priority one and explained.

Council gave consensus to add Pelican Lake Community Events Area as a priority “1”.

Councilmember Wheeler asked if the Universe Boulevard Stormwater was critical.

Town Manager Lo Bello stated that it is and they are trying to seek every grant opportunity before they want to commit to that one.

Councilmember Wheeler expressed her concern on the grant funding declining and if they had the list of grants that they had applied for.

Town Manager Lo Bello stated that the list is coming out in the next couple of weeks.

Councilmember Wheeler stated that there are a lot of grant opportunities out there.

Town Manager Lo Bello disagreed and stated that the grants went to a different use and explained.

Councilmember Wheeler stated that she was talking to a lady from the Palm Beach Gardens Parks and Recreation Department who gave her a whole list of grants that they could be applying for.

Town Manager Lo Bello stated to let us know.

Councilmember Wheeler stated that she agrees that she would like to see them move a few things up. The dune walkovers are important especially if it is a safety matter.

Town Manager Lo Bello stated that they are constantly looking for grants. He stated that the Town does not qualify for a lot of grants because of our economic status.

Councilmember Wheeler questioned water service for Pelican Lake.

Town Manager Lo Bello stated that the problem is the water improvement fees that they will have to pay for that site and gave an example. He stated that Council can change their minds on items as staff knows what the Oversight Committee will and will not approve and explained.

Councilmember Wheeler questioned the building department counter and lobby.

Finance Director Pazanski explained that last year they were combined.

Town Manager Lo Bello stated that it is the Council's preference.

***MOTION:** Lyons/Fahy made a motion to approve the proposed One-Cent Surtax Project Lists funded through the one-cent discretionary sales surtax for Fiscal Year 2020 and submit to the Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee with the addition of having the Pelican Lake Community Events Area as a priority "1".*

***ACTION:** The motion passed 5-0.*

12. ISSUES FORUM REPRESENTATIVE

(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

Mayor Haselkorn volunteered to be the Issues Forum Representative.

***MOTION:** Wheeler/Lyons made a motion to nominate Town Manager Joseph Lo Bello as the primary member and Mayor Haselkorn as the alternate member to participate in the Issues Forum.*

***ACTION:** The motion passed 5-0.*

13. COMMENTS FROM TOWN MANAGER

Town Manager Lo Bello stated that the Planning and Zoning Board Meeting is July 1st; Coffee with a Cop is Wednesday, July 3rd; Mayor is throwing out the first pitch at Roger Dean Stadium on July 3rd; and the Juno Beach Civic Association will be having their July 4th Parade and Breakfast event; next Council meeting July 24th. He also stated that he sent an email out to Council (*see attached*) about the Police Chief Position and asked Council for a motion to approve an increase in his range. He stated that per Town Policy, he can move any employee within the approved range but cannot change or modify the range. He stated that he is recommending an 8% adjustment to the Police Chief's range and a salary adjustment of the same 8% and the reason why is because he found out that the 8% is out of his range and explained. He recommended increasing the range to \$88,063 to \$147,971.

Vice Mayor Pro Tem Fahy confirmed that they looked at comparable salaries.

Councilmember Katz recommended that when a decision involves key employees with some pending labor issues, the Manager should notify Council and asked Council for consensus.

Town Manager Lo Bello disagreed and stated that they could ask him individually.

Councilmember Katz stated that they cannot ask what they do not know.

Town Manager Lo Bello stated that is true but they are getting beyond policy and into managing the Town and he does not recommend that. He explained the Charter.

Councilmember Katz stated that their responsibility is to do what is in the best interests of Juno Beach and that is what he looks at as his mandate. He stated that if there is a labor issue with a key employee, he thinks they at least need to know what is going on.

Town Manager Lo Bello stated that he would not call it a labor issue. He stated that it was negotiations and he was trying to determine a happy median in the market.

Councilmember Katz stated he understands.

Mayor Haselkorn stated that it would be within the province of the Council to set that range, set our budget, set from a financial standpoint and then within that range the Town Manager would have the latitude to negotiate as he sees fit if and when an issue arises.

Town Manager Lo Bello stated that is what is required by the Town's personnel policies and procedures. He stated that his personal policy is when he makes a change, that is outside the budget that was approved, he sends out a courtesy email for total transparency and explained.

Vice Mayor Pro Tem Fahy explained Councilmember Katz's point of view and how he thinks it is important to know before they have to move on it.

Town Manager Lo Bello stated that anything he sees that is a trend, he will let them know but on an individual level, it is his responsibility.

Councilmember Katz agreed but stated that he just wants to be kept in the loop.

***MOTION:** Lyons/Wheeler made a motion to approve the 8% range from \$88,063-\$147,971 for the Police Chief position.*

***ACTION:** The motion passed 5-0.*

Councilmember Wheeler stated that the Chief deserves the increase in salary and they have such a great police department. She stated that she is very happy that this happened but that it would have been nice for Town Manager Lo Bello to tell them what is going on.

14. **COMMENTS FROM TOWN ATTORNEY** - None

15. **COMMENTS FROM STAFF** – None

16. **COMMENTS FROM COUNCIL**

Councilmember Wheeler asked Council for their opinions on the 55+ living facility idea that Troy Holloway from 2GHO had presented to them.

Vice Mayor Lyons stated that Mr. Holloway didn't have a definition on 55+ and if it was condominiums or rental apartments.

Mayor Haselkorn stated that on the pro side, he views it as less impactful from a traffic standpoint and explained. He stated but with no other information or detail he is unable to give much feedback on the matter.

Councilmember Wheeler expressed her concerns on density and traffic.

Councilmember Katz asked if he missed this meeting.

Town Manager Lo Bello stated no, it was an email that was sent out and explained it.

Councilmember Wheeler praised Officer Nunez and Officer Coppin for their investigative work on an illegal diesel fuel case.

Councilmember Katz provided an update from the Palm Beach County League of Cities District Luncheon this past month. He stated that Vice Mayor Lyons is the primary member but that he had expressed an interest in going and stated that Vice Mayor Lyons

had concerns regarding the Sunshine Law. He asked if it was a Sunshine violation if two members of the same Council were to attend the same meeting.

Town Attorney Rubin stated that there is potential for a violation and explained.

Councilmember Katz stated that they would do better by allowing anyone who is interested in participating.

Mayor Haselkorn gave an example of his overlap with the Water Task Force Committee and the Environmental Subcommittee. He stated that he thinks it is probably just agenda item issues and explained.

Town Manager Lo Bello stated he has been doing this for 35 years and there is a problem. He stated that there is always a problem when two people go to meetings and explained.

Vice Mayor Pro Tem Fahy complimented the Town Hall Park and asked about the bricks.

Town Manager Lo Bello provided an update on the brick orders and pavers.

Council gave consensus to put the pavers on the August agenda.

Mayor Haselkorn congratulated Matty's Gelato. He stated that apparently based on Yelp reviews, it is best ice cream establishment in the entire state.

Town Manager Lo Bello asked Council if they would like to discuss their meeting with FDOT and Kimley-Horn or send a letter in support of the hybrid method.

Council briefly discussed this item and gave consensus to send a thank you letter and show their support of the hybrid construction method.

17. **ADJOURNMENT**

Mayor Haselkorn adjourned the meeting at 10:19 PM.

Minutes Approved on July 24, 2019.