

TOWN COUNCIL REGULAR MEETING AGENDA

July 23, 2025 at 5:00 PM Council Chambers – 340 Ocean Drive and YouTube

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

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

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

*Please note that the Zoom meeting will lock for public comments at 5:00pm and no other entries will be permitted.

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

CALL TO ORDER

PLEDGE ALLEGIANCE TO THE FLAG ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF COMMENTS FROM THE PUBLIC

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

CONSENT AGENDA

- 1. Town Council Meeting Minutes June 25, 2025
- 2. Resolution 2025-01 (Amending the Town's Quasi-Judicial Procedures)
- 3. Resolution No. 2025-09 Agreement with Seacoast Utility Authority
- 4. Resolution No. 2025-10 Rules of Procedure & Town Council Protocols
- 5. Resolution No. 2025-11 MPSCC Fourth Amendment to Interlocal Agreement
- 6. Proclamation Florida Water Professionals Month 2025
- 7. Year to Date (YTD) Financial Statements

COUNCIL ACTION/DISCUSSION ITEMS

- 8. Impact of Senate Bill 180 on Appearance Review (Harmony) for Single-Family Dwellings
- Resolution No. 2025-08: Annual Garbage Assessment Collection (Non-Ad Valorem) FY 2025-2026
- 10. FY 2025-2026 Proposed Ad Valorem Millage Tax Rate and Public Hearing Date
- 11. One-Cent Surtax FY2025/2026 Projects List for Oversight Committee
- **12.** Discussion on Legal Risks

COMMENTS FROM THE COUNCIL

ADJOURNMENT



TOWN COUNCIL REGULAR MEETING

MINUTES

June 25, 2025 at 5:00 PM

Council Chambers - 340 Ocean Drive and YouTube

- PRESENT: PEGGY WHEELER, MAYOR JOHN CALLAGHAN, VICE MAYOR DIANA DAVIS, VICE MAYOR PRO TEM MARIANNE HOSTA, COUNCILMEMBER DD HALPERN, COUNCILMEMBER
- ALSO PRESENT: ROBERT COLE, TOWN MANAGER GLEN TORCIVIA, TOWN ATTORNEY CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK EMILY ALVES, FINANCE/HR DIRECTOR ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER NICOLE LONG, ADMINISTRATIVE ASSISTANT TO TOWN CLERK

AUDIENCE: 26

CALL TO ORDER - 5:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and a Councilmember Halpern gave consensus to remove items #3, #5, and #8 from the Consent Agenda; Items #3 and #5 will be heard following item #9, and item #8 will be heard after item #10.

Mayor Wheeler, Councilmember Hosta, and Councilmember Halpern gave consensus to add a Motion to Reconsider the harmony and appearance review decision during Comments from the Council.

PRESENTATIONS

- 1. Palm Beach North Chamber of Commerce Small Business Resources Presentation
- 2. FY 2026 Budget Kickoff Presentation

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

Council gave unanimous consensus to move the September 10th Meeting/Budget Hearing to Tuesday, September 9th at 5:30PM; and have the September 24th meeting start at 5:30PM.

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 5:32pm.

Public Comments Closed at 5:41pm.

CONSENT AGENDA

- 3. Town Council Meeting Minutes May 28, 2025
- 4. Town Council Code of Conduct & Quasi-Judicial Procedures Workshop Minutes June 2, 2025
- 5. Town Council Code of Conduct Minutes June 4, 2025
- 6. 120 Ocean Drive Silver Buttonwood Donation
- 7. Year to Date (YTD) Financial Statements
- 8. Frenchman's Creek Charities Foundation Grant

MOTION: Callaghan/Davis 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.)

9. Engineering Analysis Report for the Pelican Lake Gazebo

MOTION: Davis/Callaghan made a motion to enter into an agreement with Mr. Akinson as the engineer of record in an amount not to exceed of \$7,500.

ACTION: The motion passed unanimously.

3. Town Council Meeting Minutes - May 28, 2025

MOTION: Davis/Halpern made a motion to approve the minutes of May 28, 2025. *ACTION:* The motion passed unanimously.

5. Town Council Code of Conduct Minutes - June 4, 2025

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to amend the first consensus in the minutes to accurately reflect the following: Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to place a discussion item regarding Legal Risk on a future agenda.

MOTION: Davis/Callaghan made a motion to approve the minutes of June 4, 2025 as amended. *ACTION:* The motion passed unanimously.

10. Resolution No. 2025-10 - Rules of Procedure and Town Council Protocols

Council gave consensus to have staff bring back the item in its final form for consideration at the next meeting, incorporating the amendments that were discussed.

Mayor Wheeler recessed the meeting at 8:55pm.

Mayor Wheeler reconvened the meeting at 8:58pm.

8. Frenchman's Creek Charities Foundation Grant

MOTION: Davis/Halpern made a motion to accept the grant donation from Frenchman's Creek Charities Foundation in the amount of \$27,000 to purchase a vehicle for the Juno Beach Police Department to be used by the police volunteers.

(See attached handouts from Vice Mayor Pro Tem Davis.)

ACTION: The motion passed unanimously.

COMMENTS FROM THE COUNCIL

MOTION: Halpern/Davis made a motion to reconsider the harmony and appearance review decision made at the May 28, 2025, Town Council Meeting.

Councilmember Halpern withdrew the motion.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to add a discussion on sidewalks and crosswalks to a future agenda, with aerial views included as part of the backup materials.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

June 25, 2025 Town Council N Item #1.

Steve Allen

serealty@gmail.com

451 Olympus Drive Juno Beach, Florida 33408 Phone 561-832-7880

June 24, 2025

To: Caitlin Copeland Please read this out loud and slowly at the Town Council meeting tonight.

Over development seems not stop in the Town of Juno Beach, the council needs to put the breaks on development approvals.

The Carretta project (AKA Harborside Juno) is an eyesore and is a clear indication of the future of Donald Ross and US 1. Wait until CVS, The Holliday Inn and the Fish House are knocked down for condos! Certain Council members will have to pay back the PAC s that funded their election and approve what the developers want. Everyone knows certain Council members have been swayed by the money the Pac s paid to get them elected.

The rejection of established Harmony and the lax architectural review are further indications of this, it damages the future of Juno. Our little seaside town is being attacked.

We must control development!

I have lived in Juno for 20 years and this last election was extremely concerning to me. Out of town PAC s with no connection to Juno spent thousands of dollars to get some council members elected and SURPRISE Carretta and other large developments were approved, VERY INTERESTING and disturbing.

When will it stop?

Steve Allen



TOWN OF JUNO BEACH

ltem #1.

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 #:	PC	DATE: Colast 25	4
NAME: Ken Cra	č <u>p</u>	PHONE NO .: 521-373-47	27
REPRESENTING (IF	APPLICABLE): SE	2F	
ADDRESS: 605	Universe Burg	J.B	
CHECK WHAT MAY	APPLY:	I WISH TO SPEA	

Council members and Town Manager, I am Ken Craig and reside at 605 Universe Blvd Juno Beach. I will be brief. In light of tonight's agenda, my comment may seem insignificant, but they reflect the timely good work of the Town Management.

The purpose of my address is to provide a thank you to the Town Public Works Staff for their timely repair of the Universe Blvd south sidewalk. Walkers have provided many favorable comments on the removal of tripping hazards caused by Oak Tree root incursion. They extended the area of repair from the requested area, in front of The Waterford, to the entire length of Universe Blvd. Great job!

Again thanks, from the many Universe Blvd residents to the Juno Beach Public Works Department for their prompt action to improve the safety on the sidewalk.

June 25, 2025

Item #1

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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.

AARNOA ITEM H.	DATE: 7-24-25
AGENDA ITEM #: NAME: VELN Stelly to	PHONE NO .:
REPRESENTING (IF APPLICABLE):	
ADDRESS:	
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ADDRESS: 1705 FLORAL	De
CHECK WHAT MAY APPLY:	Θ
SUPPORT OPPOSE	I WISH TO SPEAK

ltem #1.



Caitlin Copeland <ccopeland@juno-beac

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, Jun 25, 2025 at 9:11 AM

Submitted on Wednesday, June 25, 2025 - 9:10am

Submitted by anonymous user: 83.229.26.78

Submitted values are:

First Name Aldo Last Name Rovere Address 400 Uno Lago Drive Email Address Aldoforjuno@gmail.com Agenda Item Number (Ex: 1, 2, 3) 9

Public Comment / Question

The Archetype proposal which confirms that a repair rather than replacement, should be well received and acted upon to secure an appropriate contractor to carry out the repair.

A concern, however, that the Public Works Department could not by rule, have done more to examine the exact nature and extent of the damage, remains puzzling to me. In effect, this project could have well been determined and accomplished by now. The urgency's expressed at past meetings attest to the significance of the gazebo. Please re-examine the limitations that seem to prohibit logical, timely and possibly interventions, that could prevent the extent of the damage, with regular inspections.

Thank you to all the staff and council for their efforts in getting this project done. Stay well,

Aldo

The results of this submission may be viewed at:

https://www.juno-beach.fl.us/node/2951/submission/19945

Provided by Diana Davis at the Item #1. 6/25/2025 TC Mtg



Meeting Name: Town Council

Meeting Date: May 28, 2025

Prepared By: Davila, F. CFM.

Item Title: Discussion - Appearance Review Criteria for Single-Family Homes

BACKGROUND:

On May 2, 2025, the Town held an Appearance Review Criteria for Single-Family Homes Workshop, to further discuss the current Appearance Review criteria being used for single-family homes not located within a Planned Unit Development (PUD). At the workshop, the Town Council gave the following consensus:

- 1. Discontinue performing architectural review for single-family homes and amend the Code accordingly.
- 2. Continue the status quo in the methods used by staff in the application of harmony for singlefamily homes, pending staff review of best practices and associated recommendations.
- 3. For staff to conduct an analysis of the proposed language submitted by Vice Mayor Callaghan providing criteria for the assessment of Harmony (see attachment #1) and for staff to return with additional options that incorporate tools such as FAR, increased setbacks, and other mechanisms that could help clarify the code.

DISCUSSION:

Following the May 2, 2025 Appearance Review Workshop Council, staff is providing the following responses to the consensus provided in the background section stated above.

- 1. Town staff will be providing a proposed code-text amendment to the Planning and Zoning Board for their review at the June Planning and Zoning Board meeting to codify the removal of Architectural Review for single-family homes not located within a PUD, please note that Historic Districts (Saturn Lane Historic District, Beachbound Historic District and Zephyr Historic District) will not be affected by the proposed code-text amendment.
- 2. Staff continues to take applications for Appearance Review as directed. Currently, the town has received 3 Appearance Review applications. The staff's review of the applications will be based on staff's methodology as explained at the workshop (status quo). As the Town continues to receive additional applications, staff's review and the recommendation will follow the status quo until otherwise directed by Town Council.

3. For the review of tools and criteria for assessing harmony in single-family homes, please note that staff consulted with the Town Attorney. This was done to ensure that our approach is legally sound and to avoid any unintended consequences. Please see below the Town Attorney's comments:

The Town Attorney has indicated that adding metrics that result in restricting the size of new homes so that a property owner is limited to less square footage than existing homes in the immediate vicinity could potentially result in Bert Harris Act claims as this regulation could unfairly or unreasonably limit the existing use of property to an extent that the property owner is unable to attain his/her reasonable, investment-backed expectation.

Based on the Town Attorney's comments, staff reviewed the proposed language submitted by Vice Mayor Callaghan that included an amendment to the current language for Appearance Review, criteria #2 *harmony*, and metrics to achieve harmony by quantifying its provisions. Staff concluded that most of the criteria are not quantifiable as these terms (landscape, site planning, orientation, materials, etc...) are often used as visual/aesthetic elements which leads them to be qualitative in nature. For the quantifiable terms, such as mass and bulk, staff applied the proposed methodology of \pm -a percentage of the average size home within the study area, and tested 10, 15, 25, and 50 percent. Staff concluded that by using this methodology, certain properties could not build to the square footage of the "largest" house within the study area and those homes under the average may be able to build smaller type of addition(s) (i.e. bedroom, bathrooms, etc...). This approach would contradict the guidance provided by the Town Attorney and thus is not recommended by staff.

Staff benchmarked other municipalities to find out what controls have been implemented to regulate "super-sized" houses, these include:

- a. Limit Building Height*
- b. Design Review
- c. Floor Area Ratio (FAR)*
- Make bulk and mass fit neighbors*
- e. Increased front, rear and/or side yard setbacks*
- f. Floor Area Limit (FAL)

- g. Privacy Protections
- h. Gross Floor Area (GFA)
- i. Daylight Plane Requirements
- j. Lot Coverage*
- k. Increased Parking*
- 1. Open Space / Landscape*
- m. Overlay/Conservation District
- n. Zero Lot Lines

The Town currently regulates 7(*) of these controls through the Building Site Area Regulations (Base Zoning) for each zoning district and through the Appearance Review. Based on the guidance received from the Town Attorney, staff recommends the following tools for Council to review and consider.

- a. Step-Back / Setbacks for 2nd stories a similar regulation is currently referred to in the Saturn Lane Historic Zoning District which requires "All floors above the first floor level shall be set back an additional five feet from the first floor front yard setback", another example is the Commercial General Zoning District which requires "For all buildings higher than two stories, all stories above the first two stories shall be set back a minimum of five feet from the first story building facade and shall include an architecturally compatible roof treatment or element along such building line break". The proposed language would require a second story and above to provide an additional 5-foot minimum setback for all yards.
- b. 2nd Story Floor Area Limit (FAL) The Village of North Palm Beach adopted a secondstory floor area regulation for their residential zoning district which reads: "Second-Story Floor Area. The floor area of the second story of a single-family dwelling shall not exceed seventy-five percent (75%) of the floor area of the first story. For the purposes of this

subsection, floor area shall include all areas lying within the building perimeter established by the interior side of the exterior walls of the building, including garages, covered patios, and other open-air exterior areas that are under roof. The floor area for the second story shall include areas open to below." Staff would propose adopting the same language.

c. Increase Minimum Landscape Open Space Percentage – the Town's minimum Landscape Open Space Percentage for single-family dwelling uses range between 20-25%. The increase in the percentage would require for the balance of the lot coverage to not be used for non-permeable surfaces, such as driveways, concrete pads, pool decks, artificial turf, etc...

The Town's consultant Chen Moore & Associates (CMA) is currently reviewing the Town's Landscape Requirements in its entirety, where regulations for single family homes such as minimum landscape open space, and the addition of trees, hedges and/or other landscape materials may be recommended.

d. Design Review – At the workshop, the implementation of a design/pattern book was discussed. The Town cannot enforce the architecture of single-family homes not located in a PUD but may provide a pattern/design book which highlights the Town's desired architectural styles reflecting the vernacular of Old Florida as identified in Code Section 34-116 (3)(b)(1) that would serve as a recommendation guide for single-family projects. The pattern book would be helpful as the Town can still enforce Architectural Styles for projects other than single-family and two-family dwellings.

Please note that tools a, b, and c would allow a property to be developed to a maximum square footage that is lower than the current permissible maximum square footage under base zoning.

Proposed Council Direction

For the Council's review and discussion, the following steps are being proposed to move forward if the Town is to continue to enforce *harmony* for single-family homes not located in a PUD while protecting the Town from potential Bert Harris Act claims:

- Amend the code to remove the architectural review of single-family and two-family homes from the Appearance Review criteria as directed at the April 2nd, 2025, workshop.
- Create a Zoning in Progress (ZIP) to provide staff with ample time to update the code as necessary, this will prevent applications for substantially improved and new single-family homes from going through the current Appearance Review and Building Permit process.
 - Amend the code to remove Appearance Review from single-family homes. Please note that the Appearance Review will still apply to other projects (two-family and above). For single-family homes, with the addition of the proposed tools (a-d), harmony would be further emphasized within base zoning.
 - Amend the code to revert the review and the approval/denial of single-family dwellings from the Planning and Zoning Board to staff. Please note that only staff review and approval would be required.
- Amend the code to remove the comparison of harmony language that reads "consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district" and replace it with "<u>comparison of the buildings or structures within the same contiguous zoning district"</u>.
- Amend the code to implement additional regulations (see options a through d above) to the Building Site Area Regulations (base zoning) for each zoning district with the "Single-family detached dwellings" use to promote harmony through base zoning.

1/ more Forward

X reconsider for motion repea

RECOMMENDATION:

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Staff recommends for the Town Council to incorporate the steps mentioned in the Proposed Council Direction section of the memorandum.

If there is no resolution on how to move forward, staff will continue to use the current methodology for the review of "harmony".

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APPEARANCE REVIEW AND (3)(a) SITE PLAN REVIEW REVIEWS 34-116 (3) (b) SINGLE FAMILY HOME

RECONSIDERATION OF THE MAY 28TH VOTE DUE TO NEW INFORMATION – SB 180 SENT TO GOVERNOR

TO BECOME EFFECTIVE JULY 3RD

NEW INFORMATION SENATE BILL 180	 SB 180 TO GOVERNOR 6/18 - EFFECTIVE DATE JULY 3RD UNLESS VETOED PASSED WITH LARGE MAJORITIES IN BOTH HOUSE AND SENATE GOVERNOR ONLY VETOS 3% OF 300 BILLS - VERY REMOTE CHANCE OF VETO GOVERNOR ONLY VETOS 3% OF 300 BILLS - VERY REMOTE CHANCE OF VETO SUMMARY -SB 180 would not allow adoption of new codes for mitigation factors, as it would be viewed as "more stringent or more burdensome." however if the current code is kept in place, may be able to further define or clarify existing reviews for harmony to include mitigation factors discussed in May 28th memo such as step-backs second story, smaller upper floors, landscape and architectural pattern book.
NEW INFORMATION	 SB 180 TO GOVERNOR 6/18 - VETOED PASSED WITH LARGE MAJORI PASSED WITH LARGE MAJORI GOVERNOR ONLY VETOS 3% OF VETO GOVERNOR ONLY VETOS 3% OF VETO SUMMARY –SB 180 would not a mitigation factors, as it would b burdensome." however if the cu to further define or clarify existi burdensome." however if the cu to further define or clarify existi burdensome as on story, smaller upper flow book.

What are the specific codes? 34-116(3) b. Appearance review criteria.

1. Architectural Style – workshop vote & Town Council vote to remove for single family home reviews.

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

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34-116(3) b. Appearance review criteria.

2. Harmony Review – where ordinance 780 was codified January 2024 – workshop vote to keep harmony & Town Council vote to not repeal ordinance 780.

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

D

Proposed Council Direction

For the Council's review and discussion, the following steps are being proposed to move forward if the Town is to continue to enforce harmony for single-family homes not located in a PUD while protecting the Town from potential Bert Harris Act claims:

- Amend the code to remove the architectural review of single-family and two-family homes from the Appearance Review criteria as directed at the April 2nd, 2025, workshop
- this will prevent applications for substantially improved and new single-family homes from going Create a Zoning in Progress (ZIP) to provide staff with ample time to update the code as necessary, through the current Appearance Review and Building Permit process. Ľ
- Amend the code to remove Appearance Review from single-family homes. Please note that the Appearance Review will still apply to other projects (two-family and above). For single-family homes, with the addition of the proposed tools (a-d), harmony would be further emphasized within base zoning.
- Amend the code to revert the review and the approval/denial of single-family dwellings from the Planning and Zoning Board to staff. Please note that only staff review and approval would be required.
- preponderance of buildings or structures within 300 feet from the proposed site of the same zoning Amend the code to remove the comparison of harmony language that reads "consider the district" and replace it with "comparison of the buildings or structures within the same contiguous zoning district*
- Amend the code to implement additional regulations (see options a through d above) to the Building Site Area Regulations (base zoning) for each zoning district with the "Single-family detached dwellings" use to promote harmony through base zoning.

X reconsider for motion vepeal ~ more farmend

Motio

 Motion to accept the proposal for moving forward as outlined in the staff memo, that contained the homes that contains the ordinance 780 harmony remove appearance review for single family review: PASSED

 Motion for Reconsideration of bullets #3, #5, and #6, regarding removal of harmony review Based on new information regarding that SB 180 has been sent to the Governor and to become law effective date July 3rd unless vetoed and Consistent with the Workshop Vote to keep harmony and consistent with the Town Council vote to retain ordinance 780. Motion for reconsideration of the proposal for moving forward as outlined in the staff memo bullets #3, #5, and #6. Repeal this Council direction in bullets: #3 remove appearance review from single-family homes in favor of site criteria only 34-268 #5 remove the comparison of harmony language "300 feet" #6 amend the code to implement mitigation measures (a)-(d), second story step backs, smaller second story, landscape and pattern book for 	
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(_____) ______

,		Staff conducts test(s) for Bulk and Mass since the 300-foot study area was adopted	f the review, additional mitigation following architectural pattern ure more predictable
- a and	Staff Tests for Bulk and	Iest Three Iest Three Staff Recommendation Staff Recommendation Staff Recommendation Staff Recommendation Staff Recommendation and No. Denial N	in place, may be able to adopt as part of the review, additional mitigation oors" and "landscape mitigation" and "following architectural pattern en we can continue to make the procedure more predictable
	Harmony – Mass	Test Due Test Due Is the total sound FAR min the read PAR mon double the read FAR read FAR mon double the read FAR read FAR	With this type of comparison remaining in place, may be able to adopt as part of the review, additional mitigati options such as "step backs for upper floors" and "landscape mitigation" and "following architectural pattern book." If the review remains in place, then we can continue to make the procedure more predictable

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RE: Update on SB 180 - Did it go to the Governor for signature on June 19th?

From Matt Singer <msinger@flcities.com>

Date Mon 6/23/2025 3:01 PM

To Diana Davis <dianadavisjunobeach@gmail.com>

Hi Vice-Mayor,

SB 180 was just formally presented to the Governor on June 18, around 3:30 p.m. This means the Governor has 15 consecutive days to act. That means that the deadline for gubernatorial action is Thursday, July 3. If no action is taken by then, the bill will become law without his signature.

Please let me know if you have any further questions.

Thank you,

Matt Singer

Legislative Advocate Florida League of Cities, Inc. (850) 701-3652



From: Diana Davis <dianadavisjunobeach@gmail.com> Sent: Monday, June 23, 2025 2:55 PM To: Matt Singer <msinger@flcities.com> Subject: Update on SB 180 - Did it go to the Governor for signature on June 19th?

You don't often get email from <u>dianadavisjunobeach@gmail.com</u>. <u>Learn why this is important</u> **Hi Matt**,

Please confirm that SB 180 was sent to the Governor for signature. If this email date is the date it went to the governor we have until July 4th for his signature. Thank you, Diana Davis Vice Mayor Pro Tem Town of Juno Beach

From: 1000 Friends of Florida <<u>friends@1000fof.org</u>> Sent: Thursday, June 19, 2025 2:03 PM To: <u>dianadavisjunobeach@gmail.com</u> <<u>dianadavisjunobeach@gmail.com</u>> Subject: Join us in urging Governor DeSantis to veto SB 180 Senate Bill 180 Emergency Preparedness and Response

Section 28 requires no more restrictive or burdensome land development ordinance from what existed August 2024, until October 2027.

1.42.V	<u>vehresencartaes</u>
1321	Section 28. (1) Each county listed in the Federal Disaster
1322	Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-
1323	4828), or Hurricane Milton (DR-4834), and each municipality
1324	within one of those counties, may not propose or adopt any
1325	moratorium on construction, reconstruction, or redevelopment of
1326	any property damaged by such hurricanes; propose or adopt more
1327	restrictive or burdensome amendments to its comprehensive plan
1328	or land development regulations; or propose or adopt more
1329	restrictive or burdensome procedures concerning review,
1330	approval, or issuance of a site plan, development permit, or
1331	development order, to the extent that those terms are defined by
1332	s. 163.3164, Florida Statutes, before October 1, 2027, and any
1333	such moratorium or restrictive or burdensome comprehensive plan
1334	amendment, land development regulation, or procedure shall be

Page 46 of 48

CODING: Words stricken are deletions; words underlined are additions.

ENROLLED 2025 Legislature

CS for CS for SB 180, 2nd Engrossed

2025180er 1335 <u>null and void ab initio. This subsection applies retroactively</u>

1336 to August 1, 2024.

SECTION 18 relief is injunctive only and local government is given time to settle a claim if someone challenges a government action under these provisions.





Clarification regarding "appearance review" (single family RS1 - RS5) and applicability of SB 180

From Diana Davis <ddavis@juno-beach.fl.us>

Date Sun 6/8/2025 8:58 AM

To Robert Cole <rcole@juno-beach.fl.us>; Len Rubin <len@torcivialaw.com>; Frank Davila <fdavila@junobeach.fl.us>; Stephen Mayer <smayer@juno-beach.fl.us> <smayer@juno-beach.fl.us>

Dear Rob Cole, Len Rubin, and Team,

I had hoped we would have a definitive timeline for SB 180's disposition, but as Matt Singer's note below clarified, the 7-day clock for the Governor's signature does not begin until the bill is formally presented during session or 14-days after session.

In light of this, I believe it is our duty—as prudent stewards of the public trust—to prepare for the likelihood that SB 180 will be signed. Our planning and recommendations to Council should, in my view, proceed with that assumption in mind.

Specifically, I am concerned that if appearance review criteria in Juno Beach Municipal Code Section 34-116(3)(b)2., (referred to as "the harmony review") are not maintained for single-family homes in RS-1 through RS-5 districts, to compare mass, bulk, scale and proportion, then **Town will lose the ability to evaluate and mitigate the size and impact of new construction using the proposed mitigation tools of step-backs for second stories, and smaller second stories that were in the staff memo presented at the May 28th meeting.** SB 180 will prohibit any more stringent or burdensome regulations than were in effect August 2024, similar to the previous SB 250. **The "harmony review" of 34-116(3)(b) 2, was in effect as of August 2024.** It provides a complying ordinance that could be "further clarified" to include the suggested mitigation tools of stepping back the second story and a 75% second story size. SB 180 would not prohibit clarifying or further defining ordinances that existed at the time of August 2024, however a new requirement that is considered more stringent or burdensome would be prohibited, such as a new ordinance to only use 34-268 plus step backs for a 2nd floor plus 2nd floor at 75% which is what I understand the May 28th memo to propose.

Without section 34-116(3)(b)2 in effect, the effect of the staff memo that was approved by Council in a split vote will be only the base zoning provisions of Section 34-268 (i.e., setbacks and 35% lot coverage). That would significantly narrow our ability to achieve compatibility and protect neighborhood character. If that will be the effect, then it should be clearly communicated to Town Council so that they know that the mitigation measures suggested by the staff memo at the May 28th meeting (step backs and smaller 2nd stories) are not possible under SB 180, unless it is to further clarify the existing harmony review of section 34-116(3)(b)2, to compare mass, bulk, scale and proportion in context (for RS1 – RS5). Also the relevant time frame to go back to these mitigation factors, should be explained that we could not have any of the additional mitigation if 34-116(3)(b)2, is removed for single family RS1 – RS 5, until possibly October 2027, if Council were to bring it back at that time.

Because at least some on Council who voted to approve the staff memo concepts at the May 28th Town Council meeting, believe that the harmony review of 34-116(3)(b)2, was part of the solution presented for the single family home reviews for RS1 through RS 5; then bringing this concept back would is both consistent with the majority Appearance Review Workshop vote, and consistent with the testimony at

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the May 28th meeting that referred to "harmony" remaining, which was interpreted by some on Country who voted yes, to mean that the 34-116(3)(b)2, concept remained for single family homes RS1 through RS2. (Eyes on Juno Blog)

[in my opinion, the conversions regarding "harmony remaining" in our code and "architectural Old florida style" remaining in our code, was not clearly communicated that it is no longer applicable to the single family home reviews of RS1-RS5, if the Council vote on May 28th is implemented through resolution language for the zoning in progress or implemented through ordinance and two readings]

As to architectural review, it is also important to communicate that this is a forever decision, that there will be no going back, even if the three members of Town Council are not re-elected, this would have been decided forever, unless Florida Statute Section 163.3202 is amended. I am still working to obtain information as to the costs of a Writ of Cert action, which is the only downside of continuing with architectural review and then being challenged if we turn down a project based on architectural review. I would like to further define the litigation risk that Bert Harris Act may present to the evaluation of Mass, Bulk, Scale and proportion; in contrast to factors such as height.

There should also be communication to Town Council that removal of 34-116(3)(b)1 and 2, for review of single family homes in zoning codes RS1-RS5, will limit the Town's opportunities with our consultants TCRPC contracted and budgeted for our Master Plan and for our code improvements with Chen Moore and Associates approved by Town Council to look at "sound and slow growth" (highest priority of Town Council) and FAR, due to SB 180.

I'm aware that our Town staff and Town attorney understands these implications. However, they were not clearly articulated in the memorandum or during the discussion at the last Council meeting. I felt it was important to formally note that omission. If we are to function effectively as a team and offer the best guidance to our community, we must over-communicate—especially on matters of such lasting consequence. Clear and complete information builds trust and strengthens collaboration.

As communicated to Frank Davila and Steven Mayer, I am working on finding examples in our community of the resulting FAR represented by the proposal in the May 28th Town Council meeting to understand the mass, bulk, scale and proportion it represents. I am also working on understanding potential litigation risks with the Bert Harris Act for mass, bulk, scale and proportion types of land development regulations, including damages awarded, and mitigation such as insurance. I am gathering information on Writ of Cert cases that are brought if someone opposes a land development decision and what costs it represents.

I look forward to speaking with each of you regarding these issues in the coming weeks prior to our next Town Council meeting. Thank you for taking the time to consider these concepts.

Best regards,

Diana Davis

Vice Mayor Pro Tem

561-267-7772

From: Matt Singer <MSinger@flcities.com> Sent: Saturday, June 7, 2025 10:38 AM To: Diana Davis <ddavis@juno-beach.fl.us> Subject: Re: Is there any news on the signing of SB 180?





Town Council Meeting	
2025	
n, Town Attorney	
on 2025-01 (Amending the Town's Quasi-Judicial Procedures)	

DISCUSSION:

At its June 2, 2025, workshop meeting, the Town Council discussed the proposed revisions to the Town's Quasi-Judicial Procedures. The prior memorandum dated February 18, 2025, outlining the prior revisions to the Town's Procedures, is included as additional back up.

Based on direction given by Council at the workshop, the following additional revisions have been made (and are highlighted in yellow in the revised Procedures attached to the Resolution):

- Section 1.D has been added to define the term "Interested Person," and Section 1.E has been revised to exclude Interested Persons from the definition of Participant.
- Section 2.B has been revised to require that the staff report and all supporting materials be produced five (5) business days prior to the quasi-judicial hearing.
- Section 4.B has been revised to change the term "prohibited" to "limited" when referencing Section 2(A).
- Section 4.C has been revised to change the term "view" to "inspection" and remove the reference to merely driving by the property that is the subject of the application.
- Section 8 has been revised to change the term "workshop" to "presentation."
- A new Section 9 has been added to provide a mechanism for persons wishing to request Interested Person status. This section further states that in the event multiple Interested Persons share the same protected interest and are members of the same community or association, the community or association shall be recognized as the Interested Person "absent a compelling reason."
- Section 10 (formerly Section 9) and Section 11 (formerly Section 10) have been revised to recognize the ability of Interested Persons to present their case and to require that they testify under oath.
- Section 12 (formerly Section 11) and Section 13 (formerly Section 12) have been revised to include a reference to the "presiding officer."
- Section 13 (formerly Section 12) has been revised to allow Interested Persons up to thirty (30) minutes to present their case. Additionally, subsection C (formerly B) has been revised to include the term "speaker" at the end of each subsection.

RECOMMENDATION:

Town Staff requests Town Council consideration of Resolution 2025-01 amending the Town's Quasi-Judicial Procedures.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING THE TOWN'S QUASI-JUDICIAL PROCEDURES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

7 **WHEREAS**, through the adoption of Resolution No. 95-96, the Town Council 8 established procedures for quasi-judicial proceedings before the Town Council and the 9 Planning and Zoning Board; and

11 **WHEREAS**, the Town Council wishes to modify the Town's quasi-judicial procedures to 12 limit communications between members of the Town Council and Planning and Zoning Board 13 and the Applicant or the Applicant's agents prior to the completion of the quasi-judicial hearing, 14 require public workshops, allow a limited time for rehearing or reconsideration, and make other 15 substantive revisions; and

17 **WHEREAS**, the Town Council determines that the adoption of this Resolution is in the 18 best interests of the Town and its residents.

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

Section 1. The foregoing recitals are hereby ratified as true and correct and are incorporated herein.

Section 2. The Town Council hereby amends the Town's quasi-judicial procedures as set forth in Exhibit "A" attached hereto and incorporated herein (additional language is <u>underlined</u> and deleted language is stricken through).

30 Section 3. All resolutions or parts of resolutions in conflict with this Resolution are
 31 hereby repealed to the extent of such conflict.
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Section 4. This Resolution shall become effective immediately upon adoption.

RESOLVED AND ADOPTED this ____ day of _____, 2025.

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40	ATTEST:

Peggy Wheeler, Mayor

- 41 42
- 43 Caitlin Copeland-Rodriguez, MMC
- 44 Town Clerk
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- 46 APPROVED AS TO FORM AND
- 47 LEGAL SUFFICIENCY:
- 48
- 49
- 50 Leonard G. Rubin, Town Attorney

TOWN OF JUNO BEACH PROCEDURES FOR CONDUCT OF QUASI-JUDICIAL HEARINGS

1. <u>Definitions</u>:

- A. *Applicant* the owner of record, or owner's agent, or any person with a legal or equitable interest in the property that is the subject of the proceeding.
- B. *Council* The Town Council, Planning and Zoning Board, or any other Board to which this policy is made applicable.
- C. *Ex parte Communications* any written or oral communication with the Council members other than those made on the record at the time of the hearing and site visits to the property as set forth in Section 4(C) below.
- D. Interested Person any person, natural or corporate, who owns property within three hundred (300) feet of the property that is the subjection of the application or any person, natural or corporate, who will suffer a negative effect to a protected interest as a result of the quasi-judicial application where such interest exceeds in degree the general interest of the community or public at large.
- $\underline{D} \underline{E}$. *Participants* those members of the general public other than <u>the</u> Applicant <u>or an</u> <u>Interested Person</u> who attends a public hearing for the purpose of being heard on a particular application.
- $\underline{E} \underline{F}$. *Relevancy* In order to be relevant, the evidence submitted must strengthen or weaken the application by supporting or disproving factual assertions contained in the application or be directly related to the application. The Council shall determine the relevancy of the evidence.
- 2. <u>General Standards</u>:
 - A. <u>Ex Parte Communications Between Council Members and Public</u>. Applicants, participants, and other members of the general public may communicate freely with the Council members regarding any issue which may be heard by the Council. Members of the Town Council and the Planning and Zoning Board shall not engage in private oral or written communications with the Applicant or the Applicant's agents prior to the completion of the quasi-judicial hearing. Notwithstanding the foregoing, members of the Town Council and the Planning and Zoning Board may privately meet with the Applicant of the Applicant's agents prior to the completion of the quasi-judicial hearing when accompanied by a member of Town Staff.
 - B. <u>Town Staff Report</u>. The staff report on the case <u>and all supporting materials</u> shall be sent to the Council members and be available to the general public at least three (3) <u>five (5) business</u> days prior to the hearing on the case.

- C. <u>Appearances and Evidence</u>.
 - (1) Persons claiming to represent a group or organization must demonstrate proof of membership of that group and proof that the person representing the group has actual authority to do so.
 - (2) All participants must state their name, address, and the party they represent at the time they wish to speak.

3. Communications Between Council and Town Staff

- A. Councilpersons may communicate with Town staff including discussions relative to the staff report and recommendations. Staff may answer questions and render opinions.
- B. The Town Attorney may render legal opinions when requested by the Council members, but shall not advocate one party's position over another, except to the extent necessary to respond fully to a legal question.
- 4. <u>Ex-Parte Communications</u>.
 - A. <u>Written Communications</u>. All written communications received by the Council members concerning an application or pending case shall be deemed public information if made a part of the record prior to final action on the matter.
 - B. <u>Oral Communications</u>. <u>Except as limited by Section 2(A) above, oral</u> Oral communication may be permitted and shall be deemed public information provided the substance of the communication and with whom the communication took place is divulged and made part of the record prior to final action in the matter.
 - C. <u>View Inspection of Property</u>. Members of the Council may drive by and physically inspect the property. Such investigation or site visits shall be disclosed and made a part of the record prior to final action on the matter.
- 5. <u>Town Staff File</u>. All written communications shall be included in the file maintained by staff and available for public inspection. Any written communication received by staff shall be reported as part of the oral staff report. The staff report, any petitions or other submissions from the public, and all other documents pertaining to the case shall also be kept in the file and available for public inspection. During its presentation, staff shall offer all such written communications into evidence, subject to any objections imposed by participants.
- 6. <u>Disclosure</u>. At the public hearing at which a vote is to be taken on the matter, a Council person who has received an ex parte communication, conducted an investigation, received expert opinions, or has physically inspected the property, shall summarize for the record the substance of the communication, the person making the same, the nature of the investigation, substance of the expert opinion or the date of the inspection.

- 7. <u>Basis of Decision</u>. All decisions by the Council shall be based on the record of the evidence presented to the Council at the hearing on the case, which shall include staff testimony of all witnesses, and other evidence presented. Strict rules of evidence shall not apply, but evidence must be relevant to the issues before the Council.
- 8. <u>Public Presentations</u>. <u>Prior to any quasi-judicial proceeding before the Planning and Zoning</u> <u>Board or Town Council, the Applicant shall conduct two public presentations for all major</u> <u>projects</u>. For the purposes of this section, a major project includes all new commercial <u>developments</u>, multi-family residential developments, mixed-use developments, and <u>planned unit developments</u>.
- Interested Persons. Any Interested Person desiring to become a party to quasi-judicial 9. proceeding shall provide written notice to the Planning and Zoning Department which notice shall, at a minimum, set forth the Interested Person's name, address, e-mail address and telephone number and indicate how the person qualifies as an Interested Person for the proceeding at issue. The filing of notice with the Planning and Zoning Department shall serve as notice of the Interested Person's request to appear at the applicable quasi-judicial proceeding to testify, present evidence, bring forth witnesses, and cross-examine witnesses. The required notice must be received by the Planning and Zoning Department no later than the close of business (5:00 p.m.) five (5) business days prior to the hearing. The Department, in consultation with the Town Attorney, shall verify that the person seeking designation as an Interested Person satisfies the requirements for such status and shall provide written confirmation. In the event that multiple Interested Persons seeking to become a party in a quasi-judicial proceeding share the same protected interest and are members of the same community or association, the Town shall recognize the community or association as the Interested Party absent a compelling reason for each Interested Person to be recognized as a separate party.
- 9 <u>10</u>. <u>Conduct of Hearing</u>. The order of appearance at the hearing shall be as follows:
 - A. The Town Staff shall present its reports and offer its file into evidence;
 - **B**<u>A</u>. Council members shall summarize the substance of any ex parte communication; including the identity of the person, group, or entity with whom the communication took place;
 - B. The Town Staff shall present its reports and offer its file into evidence.
 - C. The Applicant shall present its case and/or respond to or refute any ex parte communication;
 - <u>D.</u> <u>Interested Persons shall present their case and/or respond to or refute any ex parte</u> <u>communication.</u>

- $\underline{D} \underline{E}$. Participants shall present their case and/or respond to or refute any ex parte communications.
- \mathbf{E} F. Cross-examination of the witnesses;
- $F \underline{G}$. Council discussion and decision.

Testimony may be subject to cross-examination, upon request, by the Applicant, <u>Interested</u> <u>Persons</u>, the designated representative of the Participants and the Town staff. The Applicant or its representative, <u>Interested Persons or their representative</u>, and the designated representative of the Participants wishing to cross-examine witnesses must reserve that right at the beginning of their presentation. Council members may interpose questions at any time during the conduct of the hearing.

10 11. Testimony Under Oath or Affirmation.

The Applicant, <u>Interested Persons</u>, witnesses and all Participants asking to speak shall be sworn collectively at the beginning of the hearing.

- 11 12. Cross Examination
 - A. The Applicant, <u>Interested Persons</u>, Participants, and all witnesses are subject to cross-examination during the hearing.
 - B. The cross-examination of the Applicant, <u>Interested Persons</u>, witnesses and Participants shall be limited to five (5) minutes by the individual conducting the cross-examination for the adverse party.
 - C. The scope of the cross-examination shall be limited to the facts alleged by the participant, witness, or applicant in relation to the application.
 - D. The cross-examination cannot be designed to merely harass, intimidate, or embarrass the participants, applicant, or witnesses.
 - E. The Mayor <u>or presiding officer</u> will determine the scope of the cross-examination on his or her own initiative, or when the individual being questioned objects to the cross- examination for going beyond the scope of the facts alleged by the individual.
 - F. The Mayor <u>or presiding officer</u> may defer to the Town Attorney to determine the scope of the cross-examination.
 - G. The Mayor <u>or presiding officer</u> may direct the party conducting the crossexamination to stop a particular line of questioning that is not relevant and beyond the scope of the facts alleged by the individual being cross-examined.

- H. If the party conducting the cross-examination continuously violates directions from the Mayor or presiding officer to end a line of questioning deemed irrelevant and merely designed to harass, intimidate, or embarrass the individual, the Mayor or presiding officer may terminate the cross-examination.
- I. The purpose of cross-examination is not to debate a particular matter or issue but is permitted for the sole purpose of testing the credibility of a witness or the particular weight a particular piece of evidence should be given.

<u>12</u> <u>13</u>. <u>Time Limits</u>.

- A. Applicant Up to thirty (30) minutes.
- B. Interested Person Up to thirty (30) minutes.
- **B**C. Participants
 - i. members of the public three (3) minutes each <u>speaker</u>.
 - ii. speakers representing a group of six (6) or more in attendance at the meeting
 five (5) minutes each <u>speaker</u>.
 - iii. speakers representing an organization five (5) minutes each speaker.
- $\underline{C} \underline{D}$. Participants shall be given one opportunity to present their evidence and/or comments and must present their testimony at that time. Multiple opportunities for the same participant to speak and a debate style format are not permitted.
- $\underline{D} \underline{E}$. Expert Witnesses ten (10) minutes.
- $\underline{E} \underline{F}$. At the discretion of the Mayor <u>or presiding officer</u>, the time allowed for any testimony may be extended.
- 13 14. <u>Record of the Case</u>. All evidence admitted at the hearing, Town staff reports, and the adopted resolution, ordinance or minutes setting forth the decision of the Council shall be maintained in a file constituting the record of the case. The record shall be kept in custody of the appropriate staff at all times during the pendency of the case, except that any member of the public may examine the file in the appropriate Town Staff Office.
- 14 <u>15</u>. <u>Applicability</u>. These rules shall apply to all site specific rezonings, special exception and variance proceedings and at any time the Town Council <u>or Planning and Zoning Board</u> sits in a quasi-judicial or an appellate capacity, including administrative appeals.
- 16. <u>Rehearing/Reconsideration and Appeal</u>. <u>A final determination of the Town Council or the</u> <u>Planning and Zoning Board acting in its quasi-judicial capacity is subject to judicial review</u> in a court of competent jurisdiction within thirty (30) days of the Council or Commission's

rendition of its written determination. The Council or Board may only entertain a request for rehearing or reconsideration of a previously entered quasi-judicial order prior to the filing of a petition for writ of certiorari challenging the order or prior to the expiration of the thirty (30) day appeal period, whichever first occurs.


Town Council Meeting
February 18, 2025
Leonard G. Rubin, Town Attorney
Resolution No. 2025-01 (Amending the Town's Quasi-Judicial Procedures)

DISCUSSION:

At the Town Council's October 23, 2024 meeting, I presented four revisions to the Town's quasi-judicial procedures for the Council's consideration: (1) prohibiting members of the Town Council and the Planning and Zoning Board from engaging in private oral or written communications with the Applicant or the Applicant's agent prior to the completion of the quasi-judicial hearing; (2) adding site visits to the definition of ex parte communications; (3) changing the order of the hearing to comply with current practice by requiring the disclosure of ex parte communications prior to Town Staff's presentation; and (4) adding a provision stating the Council and the Board shall not entertain any requests for rehearing or reconsideration of a quasi-judicial order.

The Town Council expressed no issues with revisions number 2 and 3; however, at the conclusion of the discussion, the Town Council, by consensus directed the following revisions:

- A. Allow members of the Town Council and Planning and Zoning Board to privately meet with the Applicant or the Applicant's agents when accompanied by a member of Town Staff (incorporated into Section 2.A);
- B. Require two public workshops for all major projects (new commercial, multi-family residential, mixed use, and planned unit developments) prior to any quasi-judicial proceeding (incorporated into Section 8); and
- C. Allow the Town Council and Planning and Zoning Board to rehear or reconsider a quasi-judicial order prior to the expiration of the 30-day appeal period or the filing of a petition for writ of certiorari, whichever is earlier (incorporated into Section 15).

In addition to the foregoing, Councilmember Davis proposed numerous additional revisions to the quasijudicial procedures (a copy of Councilmember Davis's October 17, 2024 e-mail is included as additional back up). Because there was no Council consensus on these recommendations, they have not been included in the revised procedures. These additional revisions are summarized as follows, along with my comments on each):

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- Add a provision allowing public participation so long as comments are on topic and not repetitive. *Comment*: Under the current provisions, members of the public are considered "participants" and have the full right to participate in the hearing.
- Add a provision that members of the Town Council and the Planning and Zoning Board may not testify for or against a project unless they have recused themselves from the vote.
 Comment: I agree that members of the Town Council should not testify at the Planning and Zoning Board meeting on quasi-judicial matters that will come before the Council for a final determination. However, there is nothing to prevent a member of the Planning and Zoning Board from testifying at the Council level in his or her capacity as a Town resident because the Board has already provided its recommendation to the Council.
- Require the Town Clerk to provide an ex parte communication list to be included within the record of the proceeding, with all or part of these comments being read into the record or summarized. Additionally, have the Town adopt an ex parte communication form that must be completed by each member of the Town Council and Planning and Zoning Board, which will be made part of the record.

Comment: No issue with either recommendation – Council decision.

• If a mailing was received by the Town Council or received by one member of the Town Council and forward to the remaining members, the Town Clerk will include this information as part of the record.

Comment: No issue with the recommendation – Council decision.

• Require Town Staff to act as a neutral fact-finder in its presentation and "the cadence of speech, tone, and vocabulary must be objective as to discerning competent substantial evidence that the projects either meets the Town Code requirements or does not," and allow the Mayor or Councilmembers to move to cancel or reschedule the hearing if the Staff presentation is perceived as advocating on behalf of the project.

Comment: The role of Town planning staff is to give its professional opinion as to whether the proposed project either meets or does not meet the applicable Code requirements. Determining that a project meets the Code requirements is not advocating on behalf of a project. Courts have determined that testimony given by professional planning staff constitutes competent, substantial evidence to support the legislative body's decision on a quasi-judicial application. Mere opinion expressed by residents, on the other hand, is not competent, substantial evidence. Therefore, the findings of the Town's planning staff play an important role in the quasi-judicial process and staff's ability to provide their professional opinions and recommendations should not be hampered or restricted. Additionally, staff's role goes beyond "fact finding" in determining whether more subjective criteria, such as determining whether a proposed project is in harmony with the surrounding area. Finally, neither the Town Council nor the Planning and Zoning Board is required to accept Staff's recommendation and the Council or Board may base its decision on other competent, substantial evidence presented at the hearing and made part of the record.

• Allow the Applicant sufficient time to present based on the complexity of the project (with special permission for more than one hour), and give the participants (or members of the public) the same amount of time as given to the Applicant.

Comment: The thirty minutes currently granted to the Applicant is likely too restrictive. Realistically, the Town has given the Applicant whatever amount of time required to make a full presentation. Members of the public should be limited to the standard three minutes (or whatever

amount of time the Council deems sufficient). As referenced above, comments from members of the public are generally more opinion-based than fact-based. Nevertheless, the Council may wish to consider granting persons with a special interest (such as those residing in close proximity to the project) elevated status as a party to the proceeding, which would allow them to actually present their case and even provide expert testimony. Many municipalities do have such a provision, and I have included North Palm Beach's procedures as additional back up (referenced language is highlighted).

RECOMMENDATION:

Town Staff requests Town Council consideration of Resolution 2025-01 amending the Town's quasijudicial procedures.



Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	Steven J. Hallock, Director of Public Works
Item Title:	Resolution No. 2025-09 - Agreement with Seacoast Utility Authority

DISCUSSION: The Seacoast Utility Authority (SUA) has requested the Town Council approve an Agreement with SUA and its Contractor (AMICI Engineering Contractors) relating to use of the Public Works Complex located at 685 Rolling Green Road for the storage of materials relating to Phase 2 of the replacement of the water mains within the Juno Isles subdivision project. In exchange for the use of the Town Public Works Complex, SUA will pave the street in front of the Public Works Complex upon project completion at no cost to the Town of Juno Beach.

RECOMMENDATION: Authorize the Mayor and Town Clerk to execute the Agreement on behalf of the Town of Juno Beach.

1		RESOLUTION	2025-09	Item #3.
2 3 4 5 6 7 8	A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING AN AGREEMENT WITH SEACOAST UTILITY AUTHORITY RELATING TO FACILITY USE AND HOLD HARMLESS AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE SAME; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.			
9 10 11	WHEREAS, Green Road within		ks Facility ("Facility") located at 685 Rol	ling
11 12 13 14 15	and storage of mat	· · · · · · · · · · · · · · · · · · ·	n of the Facility's storage yard for the stagetc.) required for Phase 2 of the replacem Project"); and	
16 17 18		the Town has agreed to allow naterials subject to the terms c	SUA to utilize the Facility for the staging a f the Agreement.	and
19 20 21		REFORE, BE IT RESOLVED FLORIDA as follows:	BY THE TOWN COUNCIL OF THE TO	WN
21 22 23	Section 1.	The foregoing recitals are he	reby ratified and incorporated herein.	
24 25 26 27 28	Authority and its Co located at the Faci	ntractor (AMICI Engineering C lity for the storage of material d incorporated herein, and auth	approves Agreement with Seacoast Uf ontractors) relating to use of the storage y s relating to the Project, a copy of which norizes the Mayor and Town Clerk to exect	ard h is
29 30	Section 3.	This Resolution shall become	e effective immediately upon adoption.	
31 32 33 34 35	RESOLVE	O AND ADOPTED this <u>23rd</u> day	y of <u>July</u> , 2025.	
36 37 38	ATTEST:	Pe	eggy Wheeler, Mayor	
39 40 41	Caitlin E. Copeland	-Rodriguez, MMC, Town Clerk	ζ	
42 43 44	APPROVED AS TO LEGAL SUFFICIEN			
45 46	Leonard G. Rubin,	Town Attorney		

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FACILITY USE AND HOLD HARMLESS AGREEMENT

THIS FACILITY USE AND HOLD HARMLESS AGREEMENT ("Agreement") is made and entered into as of this _____ day of _____, 2025, by and between the Seacoast Utility Authority, a not-for-profit, governmental regional utility, 4200 Hood Road, Palm Beach Gardens, Florida 33410 ("SUA"), and the Town of Juno Beach, a Florida municipal corporation, 340 Ocean Drive, Juno Beach, Florida 33408 ("Town").

RECITALS

WHEREAS, the Town owns a Public Works Facility ("Facility") located at 685 Rolling Green Road within the Town; and

WHEREAS, SUA desires to utilize a portion of the Facility's storage yard for the staging and storage of materials (millings, pipes, fittings, etc.) required for Phase 2 of the replacement of water mains within the Juno Isles subdivision ("Project"); and

WHEREAS, the Town has agreed to allow SUA to utilize the Facility for the staging and storage of Project materials subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, parties hereby agree as follows:

1. <u>Recitals</u>

The foregoing recitals are hereby ratified and incorporated herein by reference.

2. <u>Use of Facility</u>

A. The Town hereby grants SUA and its Contractor (AMICI Engineering Contractors) use of the storage yard located at the Facility for the storage of materials relating to the Project. The materials shall consist of bundles of pipe approximately twenty (20) feet long by eight (8) feet wide by eight (8) feet tall, in addition to several pallets of fittings, hydrants, valves, and other accessories. The Town shall also allow the placement of one shipping container for locked storage.

B. SUA shall occupy the portions of the Facility for the specific purposes identified in Attachment B attached hereto and incorporated herein by reference. SUA and its Contractor shall utilize the entrance identified in Attachment B. SUA shall be solely responsible for ensuring the security of the stored materials and the locking of gates with no recourse to the Town. The Fenced Area identified in Attachment B shall be surrounded by a temporary chain line fence and gate installed by SUA.

C. SUA's use of the Facility shall not interfere with, obstruct, or endanger the Town's operations or use of the Facility for governmental operations.

D. SUA and its Contractor shall provide for its own waste and litter containment and removal.

3. <u>Term and Termination</u>

A. The term of this Agreement shall commence on the date set forth above and shall continue for a period of one (1) year. By mutual written agreement, the parties may agree to extend the term for additional thirty (30) day periods.

B. Either party may terminate this Agreement with or without cause upon sixty (60) days' written notice to the other party.

4. Indemnification and Hold Harmless

In consideration for its use of the Facility, SUA agrees to indemnify, defend, and hold harmless the Town, its officers, agents, employees, servants, designees, and appointees from and against any and all claims, suits, and demands of liability, loss, or damage whatsoever, including attorneys' fees and costs and attorneys' fees and costs on appeal, from all claims, demands, debts, damages, liabilities, obligations, actions, or causes of action, whether known or unknown, foreseen or unforeseen, fixed, accrued or contingent, liquidated or unliquidated, matured or unmatured, direct or derivative, or consequential based in contract, tort, statute, regulation, or otherwise arising from or in any way connected with SUA's or its Contractor's access to, use of, and/or presence at the Facility. Notwithstanding the foregoing, nothing contained herein shall operate as a waiver of sovereign immunity beyond the limits set forth in Section 768.28(5), Florida Statutes, or require SUA to indemnify the Town for its own negligence as prohibited by Section 768.28(19), Florida Statutes.

5. Due Care and Restoration

A. SUA and its Contractor shall take due care to avoid damage to the Facility. SUA shall notify the Town immediately of any damage and shall be liable for all costs associated with the repair, replacement, or restoration of the Facility for any and all damage that may occur as a result of the staging and storage of materials or use of the Facility, normal wear and tear excepted.

B. Upon termination of this Agreement, SUA shall restore the portion of the Facility utilized by SUA to the condition that existed prior to such use, including restoration of sod and grading. Additionally, SUA shall mill and provide an overlay of asphalt for that portion of Rolling Green Road adjacent to the Facility, as identified in Attachment A attached hereto and incorporated herein by reference.

6. Non-Assignment

SUA shall not assign or transfer its rights, privileges, and obligations under this Agreement to any other party, other than use of the Facility by SUA's Contractor, as identified in Section 2(A) above.

7. Notices

All notices, request, demands or other communications under this Agreement shall be in writing and shall be deemed to have been given if hand delivered, mailed via certified mail (return receipt requested), sent by e-mail, or sent by overnight courier if sent to the parties as follows:

Seacoast Utility Authority Attn: Rim Bishop, Executive Director 4200 Hood Road Palm Beach Gardens, FL 33410 rbiship@sua.com Town of Juno Beach Attn: Robert A. Cole, Town Manager 340 Ocean Drive Juno Beach, FL 33408 rcole@juno-beach.fl.us

DIFICTLE.

8. <u>Applicable Law</u>

This Agreement shall be governed and construed in accordance with the laws of the State of Florida and venue for any court proceeding or dispute resolution shall lie in Palm Beach County. The parties expressly waive all rights to trial by jury with respect to any dispute arising out of this Agreement.

9. <u>Attorney's Fees</u>

If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses (including taxes) even if not taxable as court awarded costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.

10. Entire Agreement

This Agreement sets forth the entire agreement between the parties, and there are no other agreements or understandings, oral or written, between the parties concerning the subject thereof.

11. Survival of Provisions

All obligations of a continuing nature, including, but not limited to, Section 4 (Indemnification and Hold Harmless) and Section 5 (Due Care and Restoration), shall survive termination of this Agreement.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the day and year first written above.

SEACOAST UTILITY AUTHORITY

By: Rim Bishop, Executive Director

ATTEST: Name: Dwn Phillips, Deoret Concerning Title: OFFICIAL SEAL

TOWN OF JUNO BEACH

By:

Robert A. Cole, Town Manager

Town Clerk

ATTEST:

Attachment "A"



ATTACHMENT "B"

Item #3.

Juno Isles Phase 2 Water Main Replacement Agreed Yard Layout & Usage





Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	C. Copeland-Rodriguez, MMC, Town Clerk
Item Title:	Resolution No. 2025-10 – Rules of Procedure & Town Council Protocols

DISCUSSION:

At the June 25, 2025, Town Council Meeting, the Council reviewed, discussed, and amended the proposed Rules of Procedure & Town Council Protocols document.

The attached revised document reflects the Council's collaborative efforts to clarify procedural guidelines and strengthen the standards by which Councilmembers, Boardmembers, and Committee Members conduct business and engage with the community.

The revised document is now ready for formal review and adoption.

RECOMMENDATION:

Staff recommend Town Council consideration of Resolution No. 2025-10 adopting the Rules of Procedure and Town Council Protocols.

ATTACHMENT(S):

Attachment #1 - Resolution No. 2025-10

Attachment #2 – Rules of Procedure & Town Council Protocols

RESOLUTION 2025-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ADOPTING RULES OF PROCEDURE AND TOWN COUNCIL PROTOCOLS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, through the adoption of Resolutions 2022-12 and 2024-21, the Town Council adopted Public Participation Rules and Policies and General Meeting Procedures applicable to meetings of the Town Council, the Planning and Zoning Board, and other Town boards and committees; and

WHEREAS, while Section 286.0114, Florida Statutes, requires that any municipal board or commission give members of the public a reasonable opportunity to be heard on a proposition before the board or commission, with certain exceptions, Section 286.0114(2), Florida Statutes, specifically provides that the right of public participation does not prohibit a municipal board or commission "from maintaining orderly conduct or proper decorum in a public meeting; and

WHEREAS, numerous court decisions have upheld the right of legislative bodies to regulate decorum at public meetings, holding that meetings of legislative bodies are limited public forums, thereby allowing the legislative body to enact content-based restrictions on free speech so long as they are reasonable, viewpoint-neutral, and consistently enforced; and

WHEREAS, the Town Council wishes to adopt revised and updated Rules of Procedures including Town Council Protocols; and

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

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

Section 1. The foregoing recitals are ratified and incorporated herein.

Section 2. The Town Council hereby adopts Rules of Procedures and Town Council Protocols, a copy of which is attached hereto and incorporated herein.

Section 3. Resolutions 2022-12 and 2024-21 are hereby repealed in their entirety, and all other resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Resolution 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 Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

RESOLVED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, MMC Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Leonard G. Rubin, Town Attorney

TOWN OF JUNO BEACH

Rules of Procedure and Town Council Protocols

A. Policy Statement

It is Juno Beach Town Council (Council) policy that these Rules of Procedure and Protocols shall govern all official Council meetings and generally promote excellence in local government, characterized by effective and efficient meetings, respectful interactions between and among Town Councilmembers, staff, and the public, and thoughtful consideration of the role of public leadership in maintaining the reputation of Juno Beach as a professional council-manager form of local government.

Councilmembers shall conduct official Town business in a manner consistent with their status in the community as leaders, convenors, and collaborators. Committed to modeling civility, honesty, and integrity in their public and private lives, the Town Council embraces ethical, transparent, and accountable governance.

These Rules of Procedure and Town Council Protocols are intended to provide general rules of engagement for the Council while conducting the business of the Town of Juno Beach, FL. It is understood that there will be extenuating circumstances at times that will mean certain protocols will be waived or adjusted. However, it is also understood that such circumstances should be the exception and not the rule.

Any rule or procedure not covered by these Rules or under applicable law shall be decided upon by the Presiding Officer in accordance with Robert's Rules of Order Revised for Deliberative Assemblies (Current Edition, Henry Robert et al). The Town Attorney shall serve as the Parliamentarian and shall advise and assist the Presiding Officer on matters of parliamentary law and on enforcement of procedural rules.

B. Applicability

These rules shall apply to all public meetings of the Town Council, the Planning and Zoning Board and any other Town board or committee. Additionally, in accordance with Section 286.0114(3) (a-d), Florida Statutes, the <u>right of public participation</u> shall not apply to the following:

- 1. An official act that must be taken to deal with an emergency situation affecting the public health, safety and welfare if compliance with these rules and policies would cause an unreasonable delay in the ability of the Council, Board, or Committee to act;
- 2. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
- 3. A meeting that is exempt from Section 286.011, Florida Statutes ("Government in the Sunshine Law"); and

4. An item during which the Council, Board, or Committee is acting in a quasi-judicial capacity, during which different rules and timeframes may be applicable.

C. Public Participation Rules

The Town of Juno Beach welcomes comments from the public, and all members of the public shall be given a reasonable opportunity to make general comments and be heard on items placed on the agenda at any public meeting. Public Comment is intended to foster dialogue in a respectful and civil manner. Any person who makes disrespectful and uncivil remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of a meeting shall, at the discretion of the Presiding Officer, be ordered to yield the floor and may be barred from further participation during that meeting. Public comments are requested to be made with these guidelines in mind.

- 1. Each speaker shall be given an opportunity to speak for three (3) minutes during the public comment portion of the meeting or to address a particular agenda item. This time may be extended by the Presiding Officer; however, speakers may not yield their allotted time to another speaker.
- 2. All speakers are recommended to complete a comment card, indicating whether they wish to speak during the public comment portion or address a specific agenda item, and hand the comment card to the Town Clerk. Any person wishing to participate electronically shall contact the Town Clerk no later than noon on the day of the meeting to receive the log in instructions.
- 3. When called to speak by the Presiding Officer or Town Clerk, the speaker shall step up to one of the podiums. Speakers participating electronically will be notified by the Town Clerk when to begin speaking. Each speaker shall identify him or herself by name and address. The speaker shall state if he or she is speaking on behalf of a group or organization and identify the group or organization.
- 4. Any person wishing to address an item not on the agenda or on the consent agenda shall speak under the public comment portion of the meeting.
- 5. Members of the Council, Board, or Committee should either withhold comments or address comments during the Council, Board, or Committee comment portion of the agenda. The Council may request that the Town Manager take action on requests or comments made by members of the public.
- 6. There is no right to public participation at a Workshop or Work Session. Public participation during such meetings may be permitted at the discretion of a majority vote of the Town Council, Board, or Committee.

D. Decorum Rules

- 1. All Town meetings shall be conducted in an orderly and businesslike manner. All participants and attendees shall be treated with respect.
- 2. The Town shall adhere to the following norms of civility:
 - a. A person who has the floor shall be permitted to speak without interruption, whether by other participants or attendees, unless addressed by the Presiding Officer pursuant to subsection F below.
 - b. Speakers shall refrain from impertinent or slanderous comments, defined as comments that are immaterial to official Town business, and which tend to impugn the reputation of the person about whom the comment is made.
 - c. A speaker's tone of voice and word choice shall be appropriate for a formal, civic meeting. The use of gratuitous profanity or the making of abusive or threatening comments shall not be tolerated.
 - d. No person shall engage in disruptive behavior, such as calling out from the audience, clapping, booing, or whistling.

E. Enforcement of Procedural Rules

- 1. Should the Presiding Officer determine that the rules of procedure have been violated, the Presiding Officer may interrupt the meeting and give the violator a verbal warning to cease such conduct. The Presiding Officer may inform the violator that any subsequent violations may result in his or her removal from the meeting.
- 2. Following the issue of a verbal warning, should the Presiding Officer determine that the rules of procedure have again been violated by the same person at the same meeting, the Presiding Officer may direct the violator to leave the meeting. In the event the violator is requested to leave and refuses, the Presiding Officer may recess the meeting and direct Town law enforcement personnel to assist.
- 3. Any determination by the Presiding Officer regarding enforcement of the rules of procedure may be overruled by a majority of the Councilmembers, Boardmembers, or Committee Members present at the meeting.

F. Duties and Responsibilities of the Presiding Officer

1. The Mayor shall be the Presiding Officer of the Town Council. In case of the absence or inability of the Mayor, the Vice Mayor shall assume the responsibilities of the Presiding Officer, and if both are absent or unable, the Vice Mayor Pro Tem shall preside.

- 2. The Presiding Officer shall preserve order. The Presiding Officer may call to order any member of the Town Council or any member of the public who may violate any of these rules or otherwise disrupt the orderly proceeding of the meeting. The Presiding Officer shall decide all questions of order subject to a majority vote on an appeal of the decision.
- 3. The Presiding Officer shall recognize all Councilmembers who seek the floor when entitled to do so.
- 4. The Presiding Officer will represent the Council and its consensus policies at meetings, conferences, or other occasions involving other governmental entities, agencies, officials or groups, or nongovernmental organizations, departments, agencies or officials, and report back to the Council anything of significance.
- 5. The Presiding Officer has the power to call for a recess not to exceed ten (10) minutes. Recesses requested by any other Councilmembers require a majority vote of Council.

G. General Meeting Procedures (Order of Business)

- 1. The order of business for a regular meeting shall ordinarily be:
 - 1. Call to Order
 - 2. Pledge Allegiance to the Flag
 - 3. Additions, Deletions, Substitutions to the Agenda
 - 4. Presentations
 - 5. Comments from the Town Manager, the Town Attorney, and Staff
 - 6. Comments from the Public
 - 7. Consent Agenda
 - 8. Council Action/Discussion Items
 - 9. Comments from the Council
 - 10. Adjournment
- 2. The order of business may be revised by a majority vote.
- 3. Except for matters advertised for public hearing, any matter may be removed from an agenda by the person who placed it on the agenda or by a majority vote.

H. Agenda Procedures

1. Agenda distribution deadline: The deadline for distributing a final agenda with supporting documents shall be no later than 4PM Wednesday, one (1) week prior to the regularly scheduled Town Council meeting.

For all Special Meetings, Workshops, or Work Sessions of the Town Council, the agendas with supporting documents will be distributed one (1) week prior.

- 2. If a Councilmember wishes to add an item to a future agenda, a majority agreement of the Council is required. If approved, the requesting Councilmember must submit a memorandum and any supporting documentation to staff by the established agenda submittal deadline.
- 3. Agenda submittal deadline: The deadline for submitting items for inclusion on the agenda shall be no later than 12PM on Monday prior to the agenda distribution deadline.
- 4. All Agenda items with supporting documentation shall be reviewed and approved as deemed appropriate by the Town Manager or his/her designee.

I. Scheduling of Meetings, Workshops, and/or Work Sessions

- 1. Regular meetings of the Town Council shall be held on the fourth Wednesday of each month at 5:00 PM in the Council Chambers, Town Center, 340 Ocean Drive, Juno Beach, Florida, unless otherwise specified, and must conclude by 10:00 PM in accordance with Ordinance No. 759.
- 2. If a regular meeting date falls on a holiday, the meeting shall be held in the same location on either the second Wednesday of the month, or on a date specified and agreed upon by the Town Council.
- 3. Special Meetings may be held on the call of the Mayor or of a majority of the members and in the absence of a state of emergency. Notice of Special Meetings shall be given to each Council member and to the public at least twenty-four (24) hours in advance except for emergency meetings. If the Mayor or a member of the Town Council is absent from the Town or otherwise beyond reach of actual notice, failure to give such notice shall not prevent the convening of the Special Meeting. The Town Council may act on any matter presented at the Special Meeting unless prohibited by the Town Charter or by rules established by the Town Council. Public participation shall occur consistent with these Rules and applicable law. Special meetings shall be held in the Council Chambers at Town Center, 340 Ocean Drive, Juno Beach, Florida, or at such other location within the Town as may be designated in the notice of the meeting, beginning at a time to be specified in the notice of the Special Meeting.
- 4. Workshops must be approved by a majority vote of the Town Council in order to be scheduled. They are intended to address a single topic, typically one that is time-sensitive or requires in-depth review. Council deliberation should remain confined to the matter at hand. No official action may be taken by the Town Council during a Workshop. All Workshops shall be limited to a maximum duration of four (4) hours.
- 5. Work Sessions require approval by a majority vote of the Town Council and any topic may be discussed during a Work Session. Because Work Sessions are for Councilmembers to discuss particular matters prior to initiating formal action or public engagement, no official action of the Town Council shall be taken at Work Sessions, and no public participation

shall occur unless authorized by majority of the Town Council. All Work Sessions shall be limited to a maximum duration of four (4) hours.

6. Emergency Meetings can be called by the Town Manager or Mayor in his/her opinion if an emergency exists requiring immediate action by the Council. Whenever an emergency meeting is called, the Mayor and/or Town Manager shall notify the Clerk, who will inform each Councilmember in writing or verbally of the date, time, and place, as well as the emergency purpose for which it is called; no other business shall be transacted in that meeting. At least twenty-four (24) hours shall elapse between the time the Clerk receives notice of the meeting and the time the meeting is to be held. If because of the nature of the emergency it is not possible to give notice to each Councilmember, or it is impossible to allow twenty-four (24) hours to elapse between the time the Clerk receives notice of the meeting and the time the meeting is held, such failure shall not affect the legality of the meeting if a quorum is in attendance. Reasonable public notice of any emergency meeting sufficient to comply with Section 286.011, Florida Statutes, shall be given. In those instances where there is a Town meeting subject to Section 286.011, Florida Statutes, scheduled due to an emergency, and it is not possible to post the notice within the time frames set forth in the Town Code and/or herein, the Town shall be required to post the notice on the Town's website at the earliest practicable time. In the written notice calling the emergency meeting, the Town Manager shall include a detailed statement explaining the emergency nature of the meeting.

J. Motions and Debate

- 1. With the exception of quasi-judicial matters, items before the Council, Board, or Committee shall be commenced by the presentation by a member of Staff (unless the item is initiated by a Councilmember, Boardmember, or Committee Member), followed by public comment. Once the Presiding Officer closes public comment, public comment shall not be reopened unless the Presiding Officer or a majority of the Council, Board, or Committee votes to do so. After the discussion of the item by the Council, Board, or Committee, the Presiding Officer shall call for a motion. In order for a motion to proceed to discussion, it must receive a second which shall be requested by the Town Clerk. If no second is provided, or if discussion begins prior to a second, the motion is deemed to have failed. Once any discussion on the motion has concluded, the Presiding Officer shall call for a vote on the motion. The Town Clerk will conduct a roll call.
- 2. The Presiding Officer may make or second a motion only after temporarily passing the gavel to the next highest-ranking officer of the Council, Board, or Committee. If that individual is absent, the gavel shall be passed to the highest-ranking officer. Once the motion has been seconded, the Presiding Officer shall resume his or her role by reclaiming the gavel.
- 3. When engaging in discussion, each Councilmember, Boardmember, or Committee Member shall be allotted three (3) minutes to address the item under consideration. Following this, a motion must be made and seconded before further discussion may

proceed. A Councilmember, Boardmember, or Committee Member shall address the Presiding Officer and await recognition before speaking again on an item.

- 4. Motions may be withdrawn and modified by the maker (with the consent of the member who seconded the motion) at any time prior to a vote. During the discussion of a motion, a Councilmember, Boardmember, or Committee Member may make a motion to amend. If the motion to amend is seconded, the Council, Board, or Committee shall first vote on the motion to amend and then vote on the original motion (as may be amended).
- 5. No member of the Council, Board, or Committee who is present at any meeting at which an official action is taken may abstain from voting except when there is a possible conflict of interest pursuant to Chapter 112, Florida Statutes, or the Palm Beach County Code of Ethics. In such cases, the Councilmember, Boardmember, or Committee Member shall comply with all applicable disclosure requirements.
- 6. A motion that receives a tie vote fails. The failure of a motion in the negative (such as a motion to deny) shall not constitute an approval.
- 7. If a Councilmember wishes to share information through a presentation, all related materials must be submitted by Friday at 12:00 PM following the agenda distribution date.
- 8. Any member of the Town Council on the prevailing side may move to reconsider any action of the Town Council provided that new relevant information is presented to the Town Council and the motion is made at the following town Council meeting. No motion to reconsider shall be made more than once on any subject or matter.

K. Town Council Code of Conduct

Goal Statement: The Code of Conduct describes the way members of the Town Council should treat each other, members of Town staff, constituents, and others when representing the Town of Juno Beach. *The Code of Conduct represents aspirational goals that guide Councilmembers toward the highest principles of governance. Although this Code does not represent a body of enforceable rules*, the Code should be considered by Councilmembers when arriving at an ethical course of action and course of behavior – each of which should be worthy of the public's trust in government and the high office to which each Councilmember has been entrusted.

The consistent theme through this Code of Conduct is respect. Elected officials are called upon to exhibit appropriate behavior at all times. Demonstrating respect for each Councilmember and others through words and actions is the "North Star" that guides Councilmembers to do the right thing, even in difficult situations.

A. Guiding Principles and Commitments

To promote public trust and faith in local government, Councilmembers agree to abide by the guiding principles and commitments contained herein.

B. Public Meeting Decorum

Councilmembers will:

- 1. Prepare in advance of all Council meetings by reviewing agenda materials in advance, including speaking with community members, and becoming familiar with issues. Preparation includes taking advantage of opportunities to meet with the Town Manager and staff to ask questions and/or request additional information to support informed decision making and efficient public meetings.
- 2. Embrace a philosophy of "no surprises," including alerting the Town Manager in advance of important questions planned to be asked during a meeting so that staff can be prepared to provide the Council and public the desired information at the Council meeting.
- 3. Request the floor from the Presiding Officer before speaking, excepting Points of Order, and refrain from interrupting or otherwise disturbing another Councilmember who has the floor.
- 4. Honor and respect the role of the Presiding Officer in maintaining order.
- 5. Refrain from personal attacks, comments, or innuendo directed toward other Councilmembers, Town staff, or members of the public.
- 6. Respect the Autonomy of Appointed Boards and Committees: Councilmembers should refrain from speaking in meetings of other Town boards or committees. These appointed bodies are entrusted with the responsibility of providing independent recommendations for Council consideration.
- 7. Fully participate in all Council meetings, either in person or via zoom, and practice civility, professionalism, and respect in all discussions and debates.
- 8. Councilmembers shall ensure that all comments pertain to the topic under discussion and focus on the facts of a decision, including any applicable legal parameters.
- 9. Make the public feel welcome, avoiding any form of disrespect toward an individual participating in a public meeting. To that end, members of the Town Council will:
 - a) Actively listen to speakers;
 - b) Ask for clarification with the consent of the Presiding Officer, but avoid debate and argument with members of the public; and
 - c) Be mindful of one's tone and body language.

- 10. Refrain from using cellular phones or any other type of audible device in a manner that would be disruptive to other members of the Council or members of the public.
- C. Conduct Outside of Public Meetings

To support trust and confidence in local government, adhere to the professionalism standards mandated by the council-manager form of government, and promote the dissemination of official public information that is clear, consistent, and accurate, Councilmembers recognize and value the importance of maintaining the following standards of conduct and communication protocols.

Councilmembers will:

- 1. Not make derogatory personal comments about other Councilmembers, Town Staff, members of the public, or members of any Town board, through the dissemination of written materials, including newsletters, blogs, or similar.
- 2. Curate any personal newsletter, blog, or similar, such that content only incorporates the official decisions and positions of the Town Council and excludes individual opinions, personal commentary, or statements that may be perceived as insulting or demeaning, sarcastic, defamatory, or disparaging to others. Any personal newsletter, blog, or similar must contain a statement that these are the opinions of the writer only and not intended to be the official opinion of the Town or Council.
- 3. Avoid contemporaneous communications to avoid violating the Sunshine Law. If an individual Councilmember nonetheless sends an email to the Council as a whole, no Councilmember will use "reply all," but may direct a private response to the Town Manager and/or Town Attorney.
- 4. Recognize that their official Town e-mail is the appropriate mechanism for communicating by email with members of the public and further understand that they are personally responsible for maintaining records of all communications that are conducted on a platform other than their Town e-mail, including all text messages.
- 5. Shall not make any official statements, representations, or inquiries to any public or private agency on behalf of the Town Council without specific authorization from the Council.
- 6. Members of the Town Council are free to take public positions on local, county, state, and federal political issues. Similarly, members of the Town Council are free to endorse candidates for local, county, state, and federal office.
- 7. Comply with the following prohibitions set forth in Article IV, Section 6 of the Town Charter:

- a. Appointment and removals. Neither the council nor any of its members shall in any manner dictate the appointment or removal of any town administrative officers or employees whom the manager or any subordinates are empowered to appoint, but the council may express its views and fully and freely discuss with the manager anything pertaining to the appointment and removal of such officers and employees.
- b. Interference with administration. Except for the purpose of inquiries and investigations, the council or its members shall deal with town officers and employees who are subject to the direction and supervision of the manager solely through the manager, and neither the council nor its members shall give orders to any such officer or employee either publicly or privately. Nothing in the foregoing is to be construed to prohibit individual members of the council from closely scrutinizing all aspects of town government operations so as to obtain independent information. It is the express intent of this charter, however, that recommendations for improvement in town government operations by individual Councilmembers be made to and through the town manager, so that the manager may coordinate efforts of all town departments to achieve the greatest possible savings through the most efficient and sound means available.
- 8. Direct non-routine questions or requests of Town staff to the Town Manager and he/she will direct staff, as may be appropriate. Any commentary on staff performance or personnel issues shall only be directed to the Town Manager without a copy to staff. In communicating directly with Town staff, Councilmembers should:
 - a. Avoid directing new staff work or assignments requests to create or modify work products should first be directed though the Town Manager, without a copy to staff.
 - b. Avoid the impression of supervisory tone, e.g., critiquing professional skills or abilities would not be appropriate.
 - c. Avoid using one's position to influence staff actions, decisions, work products, work prioritization, etc.
- 9. The Town Manager may seek a Council consensus at a regular meeting prior to initiating staff response to any Councilmember's request involving substantial staff time to complete, or if the request deviates from prior Council direction. Routine operational questions may be presented directly to staff.

L. Amendment or Waiver of Rules

These rules of procedure may be amended or waived by a majority vote, provided that no such amendment shall conflict with any applicable provision of Florida Law, the Town Charter, or an ordinance of the Town.



Meeting Name:	Town Council Regular Meeting
Meeting Date:	July 23, 2025
Prepared By:	Chief Brian J. Smith
Item Title:	MPSCC Fourth Amendment to Interlocal Agreement

DISCUSSION:

The MPSCC is circulating an amendment to the interlocal agreement, extending the existing agreement until September 30th, 2026. Juno Beach has been a signatory on this agreement for many years, the purpose of which is to improve radio communication among public safety agencies within Palm Beach County.

RECOMMENDATION:

Staff recommend the approval and signing of this agreement.

RESOLUTION 2025-11

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A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING A FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT TO ESTABLISH THE MUNICIPAL PUBLIC SAFETY COMMUNICATIONS CONSORTIUM OF PALM BEACH COUNTY AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE SAME; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

10 **WHEREAS**, in November 1999, the Town Council approved an Interlocal Agreement, a 11 copy of which is recorded in the Official Records Book 11528, Page 1283, with Palm Beach 12 County that was subsequently amended on a few occasions since its original execution, as a 13 cooperative arrangement to improve radio communications in Palm Beach County for its initial 14 members and county, state and federal agencies (the "Interlocal Agreement"); and

WHEREAS, the MPSCC Governing Agreement (i.e., the Interlocal Agreement as
 previously amended) will expire on September 30, 2025, and the parties wish to extend such
 Agreement through September 30, 2026; and

20 **WHEREAS**, the Town Council determines that the execution of the Fourth Amendment 21 to the Interlocal Agreement is in the best interests of the Town and its residents.

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

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Section 1. The foregoing recitals are hereby ratified and incorporated herein.

Section 2. The Town Council hereby approves the Fourth Amendment to the Interlocal Agreement to Establish the Municipal Public Safety Communications Consortium of Palm Beach County, a copy of which is attached hereto and incorporated herein, and authorizes the Mayor and Town Clerk to execute the Agreement on behalf of the Town.

33 **Section 3.** All resolutions or parts of resolution in conflict with this Resolution are 34 hereby repealed to the extent of such conflict.

35 36 Section 4. This Resolution shall become effective immediately upon adoption. 37 38 RESOLVED AND ADOPTED this 23rd day of July, 2025. 39 40 41 42 Peggy Wheeler, Mayor 43 ATTEST: 44 45 Caitlin E. Copeland-Rodriguez, MMC, Town Clerk 46 47 48 APPROVED AS TO FORM AND 49 LEGAL SUFFICIENCY: 50 51 52 Leonard G. Rubin, Town Attorney

TORCIVIA, DONLON, GODDEAU & RUBIN, P.A.

701 Northpoint Parkway, Suite 209 West Palm Beach, Florida 33407-1950 561-686-8700 Telephone / 561-686-8764 Facsimile www.torcivialaw.com

Glen J. Torcivia Lara Donlon Christy L. Goddeau* Leonard G. Rubin*

FLORIDA BAR BOARD CERTIFIED CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY Jennifer H.R. Hunecke Elizabeth V. Lenihan Ruth A. Holmes Ben Saver Tanya M. Earley Amelia Jadoo Daniel Harrell, Of Counsel

June 25, 2025

(Via Email: <u>rmangold@atlantisfl.gov</u>) Chief Robert G. Mangold Atlantis Police Department 260 Orange Tree Drive Atlantis, Florida 33462

Re: MPSCC – Fourth Amendment to Interlocal Agreement

Chief Mangold:

In accordance with the direction given, attached please find the proposed Fourth Amendment to the Interlocal Agreement to Establish Municipal Public Safety Communications Consortium of Palm Beach County ("Amendment"). Please distribute the Amendment to MPSCC members for placement on the next available meeting agenda for each of their respective governing bodies. The Interlocal Agreement is set to expire on September 30, 2025, which means that the Amendment must be approved and executed by each municipality's governing body before that date. The Amendment extends the Interlocal Agreement for one (1) year through September 30, 2026.

A brief history of the Interlocal Agreement explains the need for the Amendment. As you will recall, on December 13, 1999, by Interlocal Agreement, a copy of which is recorded in the Official Records Book 11528, Page 1283, the MPSCC was created as a cooperative arrangement to improve radio communications in Palm Beach County for its initial members and county, state and federal agencies (the "Interlocal Agreement"). The First Amendment to the Interlocal Agreement, dated December 8, 2003, provided for the initial members of the MPSCC authorizing the MPSCC to enter into an agreement with M/A-Com to provide the interoperable 800 MHZ radio system (the "Interoperable Radio System") for the MPSCC. This First Amendment also authorized the MPSCC to secure financing for the Interoperable Radio System. By the Second Amendment to the Interlocal Agreement, a copy of which is recorded in the Official Records Book 20480, Page 1893, the members of the MPSCC rescinded the First Amendment to the Interlocal Agreement and re-authorized the purchase and implementation of the Interoperable Radio System by its Members

in two (2) phases (hereinafter the Interlocal Agreement and the Second Amendment thereto were jointly referred to as the "MPSCC Governing Agreement"). In the Third Amendment to the Interlocal Agreement, a copy of which is recorded in the Official Records Book 25388, Page 1904, the MPSCC Members provided a method for cost sharing and an identification of each entity's obligations and responsibilities related to Phase Two of the Interoperable Radio System, its future expansion and membership in the MPSCC. The MPSCC Governing Agreement, as previously amended by the Third Amendment, is scheduled to expire on September 30, 2025. The MPSCC and its Members recognize the mutual benefit of the Interoperable Radio System and the forthcoming update of such system, and the Fourth Amendment will extend the Governing Agreement through September 30, 2026, to provide more time for the members to discuss, collaborate on, and further plan such update.

Please review the attached Amendment and, if acceptable, please distribute to all members for further handling. Let me know if you have any questions.

Sincerely,

Glen J. Torcivia MPSCC Attorney

Enclosed: Fourth Amendment to the Interlocal Agreement

FOURTH AMENDMENT TO THE INTERLOCAL AGREEMENT TO ESTABLISH MUNICIPAL PUBLIC SAFETY COMMUNICATIONS CONSORTIUM OF PALM BEACH COUNTY

THIS FOURTH AMENDMENT ("Fourth Amendment") to the Interlocal Agreement To Establish Municipal Public Safety Communications Consortium of Palm Beach County is made and entered into by and between the municipalities of ATLANTIS, JUNO BEACH, JUPITER, JUPITER INLET COLONY, NORTH PALM BEACH, PALM BEACH GARDENS, TEQUESTA, and WEST PALM BEACH, each of which is a Florida municipal corporation located in Palm Beach County, Florida, and the MUNICIPAL PUBLIC SAFETY COMMUNICATIONS CONSORTIUM OF PALM BEACH COUNTY, an entity created by the Florida Interlocal Cooperation Act of 1969 (hereinafter the "MPSCC").

WHEREAS, on December 13, 1999, by Interlocal Agreement, a copy of which is recorded in the Official Records Book 11528, Page 1283, the MPSCC was created as a cooperative arrangement to improve radio communications in Palm Beach County for its initial members and county, state and federal agencies (the "Interlocal Agreement"); and

WHEREAS, the MPSCC Governing Agreement (i.e, Interlocal Agreement and Second Amendment), as previously amended by the Third Amendment, is scheduled to expire on September 30, 2025, and the parties wish to extend such Agreement through September 30, 2026; and,

WHEREAS, the Entities hereto independently and collectively have determined that entering into this Fourth Amendment serves the public interest and safety of all of the Entities hereto.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the MPSCC and the municipalities of ATLANTIS, JUNO BEACH, JUPITER, JUPITER INLET COLONY, NORTH PALM BEACH, PALM BEACH GARDENS, TEQUESTA, and WEST PALM BEACH agree as follows:

1. <u>Recitals</u>. The foregoing recitals are true and correct and incorporated herein.

2. <u>Term</u>. Section 3 of the Interlocal Agreement, as previously amended, is hereby amended to extend the term of the Agreement through September 30, 2026. All other terms and conditions, as previously amended, remain in full force and effect. This Fourth Amendment shall be filed with the Clerk of the Circuit Court of the County and recorded in the Official Records.

3. <u>Execution in Counterparts</u>. This Fourth Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Entities hereto have caused this Fourth Amendment to the Interlocal Agreement to Establish Municipal Public Safety Communications Consortium of Palm Beach County on the dates set forth below:

ATTEST:

MPSCC

By: _______Secretary

Ву:_____

Approved as to form and legal sufficiency

Date: _____, 2025

By: Mar

MPSCC Attorney

ATTEST:

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CITY OF ATLANTIS

By:	By:
Approved as to form and legal sufficiency	Date:, 2025
City Attorney	
ATTEST:	TOWN OF JUNO BEACH
Ву:	By:
Approved as to form and legal sufficiency	Date:, 2025
Town Attorney	
ATTEST:	TOWN OF JUPITER
Ву:	By:
Approved as to form and legal sufficiency	Date:, 2025
Town Attorney	

ATTEST:

,

TOWN OF JUPITER INLET COLONY

By:	By:
Approved as to form and legal sufficiency	Date:, 2025
Town Attorney	
ATTEST:	VILLAGE OF NORTH PALM BEACH
By:	Ву:
Approved as to form and legal sufficiency	Date:, 2025
Village Attorney	
ATTEST:	CITY OF PALM BEACH GARDENS
By:	Ву:
Approved as to form and legal sufficiency	Date:, 2025
City Attorney	

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ATTEST:

VILLAGE OF TEQUESTA

Date: _____, 2025

By:_____

By: _____

Approved as to form and legal sufficiency

Village Attorney

ATTEST:

CITY OF WEST PALM BEACH

By: _____City Clerk

By: _____

Date: _____, 2025

CITY ATTORNEY'S OFFICE
Approved as to form
and legal sufficiency
By:
Date:





Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	C. Copeland-Rodriguez, MMC, Town Clerk
Item Title:	Proclamation – Florida Water Professionals Month 2025

DISCUSSION:

Seacoast Utility Authority has invited the Town of Juno Beach to join them in supporting the efforts of the Florida Water & Pollution Control Operators Association (FWPCOA) to increase community awareness by designating the month of August as "Florida Water Professionals Month."

The Florida Water & Pollution Control Operators Association (FWPCOA) was organized in 1940 as a non-profit trade organization to promote the sustainability of Florida's water utility industry, which works to protect our citizens' health and preserve our state's water resources. The FWPCOA offers treatment plant and distribution system operator training courses to meet state licensing requirements, eight voluntary certification programs, and continuing education programs for license renewal.

Like other states, Florida depends on a network of aging underground pipes. The Florida Section of the American Society of Civil Engineers' most recent report card reflected a "C" grade for the state's drinking water and wastewater infrastructure. This assessment highlights the importance of recognizing and supporting Florida's water professionals as they strive to maintain and upgrade these critical systems.

RECOMMENDATION:

Town staff recommends Town Council approve the Proclamation for Florida Water Professionals Month.



WHEREAS, the Florida Water & Pollution Control Operators Association, organized in 1940, is a non-profit trade organization that promotes the sustainability of Florida's water utility industry through workforce development to protect the health of Florida's citizens and to preserve the state's water resources; and

WHEREAS, this organization offers water and wastewater treatment plant operator and water distribution operator training courses required for the state of Florida's operator licenses, eight voluntary certification programs, and continuing education programs for operator license renewal; and

WHEREAS, this organization, in recognizing the importance of the Florida Statutes and Administrative Code that regulate the water industry, acts as liaison between the Florida Department of Environmental Protection and industry personnel and

WHEREAS, the Florida Water & Pollution Control Operators Association recognizes all who have played a significant part in operating and maintaining drinking water, wastewater, and stormwater systems in Florida by celebrating *Florida Water Professionals Month*, which applauds their constant efforts to protect our health and environment.

WHEREAS water professionals are essential first responders, as defined by Florida Statute 403.865 (b), during storms and other catastrophic events, working to ensure safe drinking water and safe disposal of wastewater for our communities.

NOW, THEREFORE, I, Peggy Wheeler by the authority vested in me as Mayor of Juno Beach, Florida, hereby proclaim

August 2025 as "Florida Water Professionals Month"

In Juno Beach and extend greetings and best wishes to all observing *Florida Water Professionals Month*.

IN WITNESS WHEREOF, I have hereunder set my hand this <u>23rd</u> day of <u>July</u>, 2025.

Peggy Wheeler, Mayor

ATTEST:

Caitlin E. Copeland-Rodriguez, MMC, Town Clerk





Meeting Name:Town Council MeetingMeeting Date:July 23, 2025Prepared By:E. Alves, CPA, Finance/HR DirectorItem 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 9

ASSETS 1 10101 GENERAL FUND CHECKING -263,328.47 -314,756.39 1 10102 PAYROLL CHECKING -196,806.05 -1885,448.99 0 1 10006 CREDT CAED ACCOUNT -00 600.00 0 1 10201 PETTY CASH -00 600.00 0 1 10201 PETTY CASH -00 600.00 0 1 10412 WEILS FARDO-MM SKEEP -00 2,761,583.49 0 1 10420 FOOLED CASH-STATE BD OF A -00 2,761,583.49 0 1 10421 FL PALM INVESTMENT -00 3,262,670.52 0 1 10424 FMIT-0-2 VQ BOND FUND -00 2,476,128.60 0 1 10425 FMIT-SHORT TERM BOND -00 476,844.81 0 1 10425 FMIT-SHORT TERM BOND -00 476,844.81 0 1 10425 FMIT-SHORT TERM BOND -00 476,844.81 0 1 10426 FMIT-SHORT TERM BOND -00 580,340.17 0 1 10426 FMIT-SHORT TERM BOND -00 580,340.17 0 1 10426 FMIT-SHORT TERM BOND -00 1,997,426.71 0 1 10426 FMIT-SHORT TERM BOND -00 25,075.49 0 1 13500 ACCOUNTS PAYABLE -130,079 -1-1,167.79 0 1 20210 FREAD THRESOT RECEIVABLE -00 135,826.96 0 1 35500 PREPAID EXPENSES -440,503.43 14,469,098.51 10 20205 FREAD THEREST RECEIVABLE -143,57.47 -61,894.20 0 22,094.59 10 20210 PENSION PAYABLE -143,57.47 -61,894.20 0 22,004 FSD THRESTS FUEL -30,00 -135,826.96 0 1 20241 125-CAFE HEALTH INSURANCE -5,071.57 -7,37.73 0 1 20211 RETIRE-GEN .EMP. PAYABLE -143,57.47 -61,894.20 0 1 20241 125-CAFE HEALTH INSURANCE -50,071.57 -7,37.73 0 1 20241 125-CAFE HEALTH INSURANCE -20,00 -11.66 0 1 20255 FD-TAKE HOME CAR -20,27.66 229,646.29 0 1 20255 FD-TAKE HOME CAR -750,00 -11.66 0 1 20250 DEFERRED COMPENSATION -65,534.84 -43,591.06 0 1 20250 FD-TAKE HOME CAR -750,00 -11.66 0 1 20250 DEFERRED COMPENSATION -65,536.48 -43,591.06 0 1 20250 FD-TAKE HOME CAR -20,292.24 -62,188.54 0 1 21700 WITHHOLDING TAXES -29,00.48 -75,517.70 0 1 20200 EXPENDING CARES -29,00.48 -75,517.70 0 1 20200 RESERVENDES -100 -10,785,377.00 0 1 24000 RESERVENDES -100 -10,785,377.00 0 1 24000 RESERVENDES -100,00 -11,850,452.55 0 0 -10,785,377.00 0 1 24000 RESERVENDES -00 -10,785,377.00 0 -1,785,477.00 0 -1,785,477.00 0 -1,785,477.00 0 -1,785,477.00 0 -1,785,477.00 0 -1,785,477.00 0 -1,780,472.55 0 0 -1,785,477.00 0 -1,785,477.00 0 -1,785,477.	FUND: 01	GENERA	L FUND		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
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01 28102 RESTRICTED-CAPITAL PROJECTS .00 -23,562.39						

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TOWN OF JUNO BEACH

BALANCE SHEET FOR 2025 9

FUND: 01	GENERAL	. FUND		CHANGE PERIOD	ACCOUNT BALANCE
FUND BALAN	CE 01 01	28115 28120	BUILDING CODE ENFORCEMENT RESTRICTED-LAW ENFORCEMENT	.00 .00	-2,290,118.45 -13,581.25
	01 01 01 01 01	28120 28121 28300 28400 28410	RESTRICTED-STATE/LOCAL FORFEIT ASSIGNED-SUBSEQUENT YEAR UNASSIGNED-FUND BALANCE UNASSIGNED-CONTRIBUTIONS	.00 .00 .00 .00	-109,314.40 -2,942,500.00 -5,277,076.70 -40,571.32
т		TOTAL FUND B BILITIES + FU	ALANCE	,393.94	-14,195,594.46 -14,472,227.07

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

TOWN OF JUNO BEACH MONTH ENDING JUNE 30, 2025

GENERAL FUND	Original	Amended	Actual		
	FISCAL YEAR	FISCAL YEAR	YTD 6/30/25	Difference	% To Amended Budget
REVENUES	<u>2024-2025</u>	<u>2024-2025</u>			
Ad Valorem Taxes	\$4,231,420	\$4,231,420	\$4,189,828	\$41,592	99%
Local Option, Use & Fuel Taxes	57,283	57,283	34,192	23,091	60%
One-Cent Discretionary Surtax	305,851	305,851	234,019	71,832	77%
Utility Services Taxes	953,364	953,364	606,236	347,128	64%
Local Business Tax	70,000	70,000	18,470	51,530	26%
Building Permits	1,100,000	1,100,000	1,504,935	(404,935)	137%
Franchise Fees	100,000	100,000	54,537	45,463	55%
Permits, Fees & Special Assessments	159,950	159,950	157,799	2,151	99%
Grants	577,500	577,500	3,824	573,676	1%
Intergovernmental Revenue	536,079	536,079	322,714	213,365	60%
Charges for Services	40,000	40,000	14,430	25,570	36%
Fines and Forfeitures	25,500	25,500	8,101	17,399	32%
Investment Earnings	250,000	250,000	477,028	(227,028)	191%
Miscellaneous	86,000	86,000	611,190	(525,190)	711%
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%
From Unassigned Fund Balance	<u>1,565,360</u>	<u>1,565,360</u>	<u>0</u>	<u>1,565,360</u>	0%
TOTAL REVENUES	<u>\$10.785.377</u>	<u>\$10.785.377</u>	<u>\$8.237.304</u>	<u>\$2.548.073</u>	76%
EXPENDITURES BY DEPARTMENT					
LEGISLATIVE					
Salaries	\$42,000	\$42,000	\$30,310	\$11,690	72%
Employee Benefits	3,213	3,213	2,319	894	72%
Operating Expenses	<u>12,500</u>	<u>12,500</u>	<u>1,422</u>	<u>11,078</u>	11%
TOTAL LEGISLATIVE	57,713	57,713	34,051	23,662	59%
FINANCE & ADMINISTRATION					
Salaries	\$727,000	\$727,000	\$416,468	\$310,532	57%
Employee Benefits	234,753	234,753	116,925	117,828	50%
Professional Fees	130,000	130,000	119,098	10,902	92%
Operating Expenses	190,900	190,900	107,193	83,707	56%
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	814,588	613,065	57%

TOWN OF JUNO BEACH MONTH ENDING JUNE 30, 2025

	FISCAL YEAR	FISCAL YEAR	Actual YTD 6/30/25	Difference	% To Amended Budget
COMPREHENSIVE PLANNING Salaries	<u>2024-2025</u> \$568,300	<u>2024-2025</u> \$568,300	\$387,453	\$180,847	68%
Employee Benefits	190,294	190,294	108,796	81,498	57%
Professional Fees	1,054,000	1,054,000	962,067	91,933	91%
Operating Expenses	71,700	, ,	47,406	24,294	66%
Capital Outlay	7,500	7,500	47,400 <u>0</u>	7,500	0%
Suprai Sullay	<u>1,000</u>	<u>1,000</u>	<u>u</u>	7,000	0,0
TOTAL COMPREHENSIVE PLANNING	1,891,794	1,891,794	1,505,722	386,072	80%
LAW ENFORCEMENT					
Salaries	\$1,989,200	\$1,989,200	\$1,290,732	\$698,469	65%
Employee Benefits	1,035,402	1,035,402	658,311	377,091	64%
Professional Fees	53,700		15,267	38,433	28%
Operating Expenses	418,700	418,700	302,862	115,838	72%
Capital Outlay	<u>268,000</u>	<u>268,000</u>	<u>243,146</u>	24,854	91%
TOTAL LAW ENFORCEMENT	3,765,002	3,765,002	2,510,317	1,254,685	67%
PUBLIC WORKS					
Salaries	\$368,250	\$368,250	\$242,042	\$126,208	66%
Employee Benefits	146,155	146,155	141,836	4,319	97%
Professional Fees	20,000	20,000	1,335	18,665	7%
Operating Expenses	604,810	604,810	412,531	192,279	68%
Capital Outlay	1,414,000	1,414,000	197,185	<u>1,216,815</u>	14%
TOTAL PUBLIC WORKS	2,553,215	2,553,215	994,929	1,558,286	39%
GENERAL GOVERNMENT					
Insurance	440,000	440,000	222,170	\$217,830	50%
Town Debt Service	0	0	0	0	0%
Contingency	<u>650,000</u>	<u>650,000</u>	<u>115,362</u>	<u>534,638</u>	18%
TOTAL GENERAL GOVERNMENT	1,090,000	1,090,000	337,532	752,468	31%
TOTAL EXPENDITURES	<u>\$10,785,377</u>	<u>\$10,785,377</u>	<u>\$6,197,140</u>	<u>\$4,588,237</u>	<u>57%</u>
Net Income YTD	<u>\$0</u>	<u>\$0</u>	<u>\$2,040,165</u>		



Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	Leonard G. Rubin, Esq., Town Attorney
Item Title:	Impact of Senate Bill 180 on Appearance Review (Harmony) for Single-Family Dwellings

Please note that Town Attorney Rubin is still in the process of preparing the explanatory memorandum and supporting materials, which will be provided prior to the meeting.



Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	C. Copeland-Rodriguez, Town Clerk
Item Title:	Resolution No. 2025-08: Annual Garbage Assessment Collection (Non-Ad Valorem) FY 2025-2026

DISCUSSION:

On September 14, 2022, the Town Council adopted Ordinance No. 755, approving a new agreement with Waste Management Inc. of Florida (WM) for the collection of refuse, recyclables, and vegetative waste through September 30, 2027.

Since October 1999, owners of single-family dwellings within the Town have paid for garbage collection through a non-ad valorem assessment on their annual tax bills. Under the terms of the new contract, the rates increased 3.75%, which represents a yearly rate increase from last year's \$251.16 to this year's \$260.52.

As required by Florida Statute, notice must be given to the owners of single-family dwellings 20 days prior to the public hearing when there is a change in the non-ad valorem assessment. On July 1, 2025, notices were sent out to all residents informing them of the increase in the annual garbage collection assessment. The notice was also published on the Palm Beach County Legal Notices Website that same date (<u>PBC Legal Notices – Juno Beach</u>).

With this increase, residents will continue to receive the same level of service they have come to depend on from Waste Management (WM). This includes two (2) times per week garbage and trash pickups and a recycling pickup one (1) time per week.

RECOMMENDATION:

Staff recommends approval of Resolution No. 2025-08, adopting the non-ad valorem assessment for garbage collection for single-family properties in the amount of \$260.52 per unit for Fiscal Year 2025-2026.

ATTACHMENT(S):

Attachment #1 - Legal Notice Submission

Attachment #2 - Resolution No. 2025-08

Attachment #3 - DR-408A





Juno Beach Legal Notice

Please choose a category	Notice of Hearing - Juno Beach			
Title	Notice of Public Hearing for Adoption of Res Assessment for the Town of Juno Beach	sidential Garbage Collection		
Publish Date	07/02/2025			
Publish Time8:00 AM (EDT)				
Description	***NOTICE TO PROPERTY OWNER***			
	NOTICE OF PUBLIC HEARING FOR ADOPTION OF RESIDENTIAL GARBAGE COLLECTION A FOR THE TOWN OF JUNO BEACH	ASSESSMENT		
	Number of Residential Units: Collection Assessment: 1 2 3 4 5 6	Annual Residential Garbage \$260.52 \$521.04 \$781.56 \$1,042.08 \$1,302.60 \$1,563.12		
	Dear Town of Juno Beach Property Owner(s):		
	The Town has a contract with Waste Manage waste hauling through September 30, 2027 this notice is being provided to notify you of Residential Garbage Collection Assessmen amount of the assessment is to have the Ta for Solid Waste Collection in lieu of the haul Therefore, in 1998, the Town Council adopt collection of the cost of providing solid wast assessment on the annual Tax Bill. Based of revenue collected by the Town will be \$151, The Town Council will hold a public hearing Town Council Chambers located at 340 Oce	 In accordance with Florida state law, a 3.75% increase in the annual t. One of the means to reduce the ax Collector's Office collect the charges ler providing the billing services. red a resolution authorizing the services by non-ad valorem on an estimated 581 units, the total ,362.12. at 5:00 p.m. on July 23, 2025, in the 		
	The Town Council will hold a public hearing Town Council Chambers located at 340 Oce receive comments on the proposed Garbag inclusion on the Tax Bill. You are invited to	ean Drive, Juno Beach, Florida, to ge Collection Assessment, including its		

	You may also file written objections with the Town Council within twenty (20) days of the date of this notice. Your written objection should include your nam number, and the reason for your objection and be mailed or hand-deliver.
	Town Clerk-Objections to Non-Ad Valorem Assessments Juno Beach Town Center 340 Ocean Drive Juno Beach, FL 33408
	If you decide to appeal any decision made by the Town Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Town Clerk at (561) 626-1122 at least 48 hours prior to the date of the hearing.
	Because the Garbage Collection Assessment will be collected by the Tax Collector of Palm Beach County, pursuant to Chapter 197, Florida Statutes, failure to pay the Garbage Collection Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title to your property.
	If you have any questions regarding the number of units assigned to your property or the amount of the Garbage Collection Assessment, please contact the Town Clerk at (561) 626-1122 or by mail at the above address.
	Palm Beach County Legal Notices – Juno Beach Published: July 2, 2025
Attach Files (Optional)	2025-2026 Non Ad Valorem (Advertisement).pdf
Submitted by (Email Address)	ccopeland@juno-beach.fl.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes
Signature	at gle

	RESOLUTION 2025-08
BEACH VALOR ASSES	OLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO , FLORIDA, ADOPTING AND CERTIFYING THE NON-AD EM ASSESSMENT ROLL FOR THE ANNUAL GARBAGE SMENT COLLECTION FOR FY 2025-2026; PROVIDING FOR CTS; AND PROVIDING FOR AN EFFECTIVE DATE.
	AS , the Town Council of Juno Beach, Florida imposes an annual Non-Ad sment Rate for garbage collection services for single-family dwellings; and
certify a non-ad	AS, Section 197.3632, Florida Statutes, requires the Town Council to d valorem assessment roll on garbage collection services by Palm Beach annual tax roll hearing date each year; and
Roll for Fiscal number of units	AS , the Town has prepared a Certificate of Non-Ad Valorem Assessment Year 2025-2026 for the Palm Beach County Tax Collector to reflect the s and rate for the assessment imposed against all single-family residences n's corporate limits; and
	AS, the Town Council determines that the adoption of this Resolution blic health, safety, and welfare.
NOW, T TOWN OF JUN	HEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE NO BEACH, FLORIDA as follows:
Section herein.	1. The foregoing whereas clauses are ratified as true and incorporated
Palm Beach Co herein by refer Section 197.36	2. The Town Council hereby approves the non-ad valorem assessment collection and the Certificate to Non-Ad Valorem Assessment Roll for the bunty Tax Collector, a copy of which is attached hereto and incorporated ence, and authorizes the Mayor to execute the Certificate. Pursuant to 32, Florida Statutes, the assessment roll shall be certified to the Palm Tax Collector prior to the final annual tax roll hearing date of each year.
Section are hereby repo	3. All resolutions or parts of resolutions in conflict with this Resolution ealed to the extent of such conflict.
Section	4. This Resolution shall become effective immediately upon adoption.
RESOL	VED AND ADOPTED this <u>23rd</u> day of <u>July</u> , 2025.
	Peggy Wheeler, Mayor

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1 APPROVED AS TO FORM AND

2 LEGAL SUFFICIENCY:

3 4

5 Leonard G. Rubin, Town Attorney



CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of <u>Town of Juno Beach</u>, located in <u>Palm Beach</u> County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the <u>23</u> day of <u>July</u>, <u>2025</u>, <u>year</u>.

	Chairman of the Board of	or authorized agent
	– / .	D
of	Town of Ju	ino Beach
_	Name of loca	l government
Palm	n Beach	
i airr		County Florida



Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	E. Alves, CPA, Finance/HR Director
Item Title:	FY 2025-2026 Proposed Ad Valorem Millage Tax Rate and Public Hearing Date

DISCUSSION:

The Town is required to follow the State of Florida Truth in Millage (TRIM) process. TRIM sets guidelines on how taxpayers and the public are informed about the legislative process by which local taxing authorities determine ad valorem (property) taxes. Pursuant to TRIM, the main purpose of the Wednesday, July 23, 2025 Town Council meeting budget agenda item, is to set a proposed ad valorem millage rate and to set the date for the first public hearing for the 2025-2026 Annual Budget. The proposed millage rate must reflect the maximum rate that can be levied during the next fiscal year. The proposed millage rate and public hearing date will be advertised on the Preliminary Tax Notice that is mailed to all Juno Beach property owners.

Attached is the 2025-2026 Proposed Annual Budget. This proposed budget is the first draft for the fiscal year and includes items that staff has compiled to date. Staff is recommending a proposed (maximum) millage rate to be set at 1.8195 mills. This is the same millage rate that is currently imposed and represents an 5.67% tax increase. The rolled back rate is 1.7219.

Included in the budget is a proposed list of Capital Items and projects funded from general fund revenues, grants, reserves and restricted funds, and the One-Cent Surtax. Any additional requests from the Council or staff should be submitted to the Town Manager.

- 1. Staff is proposing to review and discuss the 2025-2026 Proposed Annual Budget and outstanding items in detail at the Tuesday, August 26, 2025 Town Council meeting. Staff will anticipate obtaining consensus from the Town Council concerning all outstanding items to assist with the preparation of the Tentative Millage Rate and Budget.
- 2. Staff is recommending our first public hearing to be held on Monday, September 8 at 5:30pm. At this meeting staff will present the 2025-2026 Tentative Millage Rate and Annual Budget and incorporate the Town Council's recommendations from the previous meetings as well as any additional outstanding revenue and expenditure items.
- 3. The final public hearing meeting is currently scheduled for Wednesday, September 24 at 5:30pm. Staff will be prepared to review and discuss the Final Annual Budget and Millage Rate at this meeting.

RECOMMENDATION:

Staff is recommending setting the General Fund Budget proposed ad valorem millage tax rate for fiscal year 2025-2026 at 1.8195 mills and the date for the first budget public hearing is recommended for Monday, September 8, 2025 at 5:30pm.

Request a Motion to approve the proposed Millage Rate of 1.8195 and set the 1st Public Hearing Date for September 8, 2025 at 5:30pm.

Staff is recommending approval of the fiscal year 2025-2026 contributions list.

Request a Motion to approve the proposed contributions list for fiscal year 2025-2026.

Staff is recommending approval of the fiscal year 2025-2026 salary ranges

Request a Motion to approve the proposed salary ranges for fiscal year 2025-2026.

FY 2025-2026 Draft Budget



Item #10.

Goals for Tonight's Meeting

- Set millage rate for FY 2025-2026 budget. The millage rate could be lowered at a future meeting, but it can not go above the rate we set tonight.
- Set the official date and time of the first budget hearing. Monday September 8th, 2025 at 5:30pm is staff's suggestion. We are unable to have it on Tuesday September 9th or Wednesday September 10th due to conflicts with Palm Beach County and the School Board. Thursday September 11th at 5:30pm is the backup option.

ltem #10.

Millage Rate, Property Tax Revenue & the Budget

- Staff is recommending a millage rate of 1.8195, which is the same as the prior year.
- This millage rate will generate \$4,594,375 in property taxes, which is an increase of \$367,955. This is based on an assessed value of \$2,630,287,314, which is an 8.85% increase above the prior year. The assessed value includes the newly annexed area of Captain's Key.
- The overall FY 2025-2026 budget is \$11,001,802, which is 2% or \$216,425 higher than the prior year budget of \$10,785,377.
- Staff is <u>not</u> proposing a millage rate increase for FY 2025-2026 budget however it may be necessary in future years if we aren't able to increase revenue in other ways.

10 YEAR MILLAGE RATE HISTORY



Millage Rates across Palm Beach County

12.0000





Juno Beach Property Taxes Examples

- Single Family Home Based on property appraiser data, the current average taxable value is approximately \$963,000.
 - Last Year's Juno Beach Property Taxes \$1,609
 - This Year's Juno Beach Property Taxes \$1,752
 - Increase of \$143 or about \$12 a month
- Condo Based on property appraiser data, the current average taxable value is approximately \$734,000.
 - Last Year's Juno Beach Property Taxes \$1,227
 - This Year's Juno Beach Property Taxes \$1,336
 - Increase of \$109 or about \$9 a month

Juno Beach Assessed Value History



Palm Beach County Property Appraiser Dorothy Jacks, CFA, AAS 2025 Preliminary Taxable Value 07/01/25



Code	Taxing Authorities	2024 Final Taxable Value	2025 Preliminary Taxable Value Before Net New Value*	Percent Change	Net New Value*	2025 Preliminary Taxable Value (Includes Net New Value)	Percent Change
06	Boca Raton	37,397,073,913	39,475,354,644	5.56	729,292,807	40,204,647,451	7.51
50	Palm Beach	32,040,541,295	34,413,226,933	7.41	158,727,596	34,571,954,529	7.90
74	West Palm Beach Debt	23,314,864,168	24,899,689,224	6.80	613,524,163	25,513,213,387	9.43
74	West Palm Beach	23,297,033,050	24,878,348,936	6.79	613,524,163	25,491,873,099	9.42
52	Palm Beach Gardens	19,842,700,822	21,159,829,353	6.64	595,979,579	21,755,808,932	9.64
12	Delray Beach Debt	18,076,770,816	19,261,325,190	6.55	395,230,602	19,858,555,792	8.74
12	Delray Beach	18,064,780,439	19,249,219,129	6.56	395,230,602	19,644,449,731	8.74
30	Jupiter	17,242,524,127	18,370,625,504	6.54	105,476,071	18,476,101,575	7.15
73	Wellington	12,400,398,198	13,188,429,992	6.35	101,680,336	13,290,110,328	7.17
08	Boynton Beach	9,850,791,543	10,460,920,640	6.19	48,749,564	10,509,670,204	6.69
56	Riviera Beach	8,797,252,457	9,390,165,481	6.74	122,933,225	9,513,098,706	8.14
72	Royal Palm Beach	4,593,862,544	4,876,427,032	6.15	59,076,369	4,935,503,401	7.44
24	Highland Beach	3,849,167,355	4,108,753,758	6.74	6,059,001	4,114,812,759	6.90
68	North Palm Beach	3,638,364,199	3,832,771,962	5.34	32,571,674	3,865,343,636	6.24
38	Lake Worth Beach Debt	3,392,936,367	3,674,236,689	8.29	22,330,449	3,696,567,138	8.95
38	Lake Worth Beach	3,392,066,505	3,673,366,827	8.29	22,330,449	3,695,697,276	8.95
18	Greenacres	3,141,281,603	3,374,764,865	7.43	7,364,161	3,382,129,026	7 . ₉₂
28	Juno Beach	2,416,381,356	2,553,308,479	5.67	76,978,835	2,630,287,314	8

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ltem #10.

42	Manalapan	2,250,046,174	2,394,713,326	6.43	25,935,175	2,420,648,501	1
70	Palm Springs	2,071,054,652	2,215,687,263	6.98	70,454,117	2,286,141,380	10.3
60	Tequesta	2,048,061,779	2,191,295,058	6.99	29,211,783	2,220,506,841	8.42
40	Lantana	1,937,577,334	2,057,053,830	6.17	12,670,423	2,069,724,253	6.82
20	Gulf Stream	1,750,969,897	1,900,289,980	8.53	4,910,052	1,905,200,032	8.81
46	Ocean Ridge	1,675,393,663	1,810,844,433	8.08	34,373,036	1,845,217,469	10.1
77	Westlake	1,285,851,772	1,396,719,069	8.62	239,309,097	1,636,028,166	27.2
36	Lake Park	1,188,003,572	1,273,485,776	7.38	20,555,366	1,294,041,142	9.11
54	Palm Beach Shores	841,527,946	906,970,463	7.78	37,217,144	944,187,607	12.2
54	Palm Beach Shores Debt	841,527,946	906,970,463	7.78	37,217,144	944,187,607	12.2
02	Atlantis	758,571,587	786,361,948	3.66	209,373	786,571,321	3.69
32	Jupiter Inlet Colony	639,183,045	685,865,556	7.30	10,524,211	696,389,767	8.9
04	Belle Glade	617,073,486	659,622,228	6.90	10,457,498	670,079,726	8.5
41	Loxahatchee Groves	610,678,898	646,766,478	5.91	12,893,177	659,659,655	8.03
62	South Palm Beach	640,871,808	639,507,714	-0.21	0	639,507,714	-0.2
26	Hypoluxo	559,304,214	593,482,615	6.11	1,396,383	594,878,998	6.30
34	Lake Clark Shores	409,672,683	436,794,102	6.62	1,283,058	438,077,160	6.9
44	Mangonia Park	385,878,945	416,391,630	7.91	-85,363	416,306,267	7.89
66	Village of Golf	369,513,710	392,783,151	6.30	6,638,302	399,421,453	8.0
22	Haverhill	167,848,854	180,453,730	7.51	9,544,017	189,997,747	13.2
48	Pahokee	126,986,338	139,420,065	9.79	-240,534	139,179,531	9.6
58	South Bay	111,910,382	119,205,380	6.52	12,335	119,217,715	6.5
09	Briny Breezes	95,325,226	104,828,734	9.97	67,825	104,896,559	10.0
14	Glen Ridge	35,286,197	37,877,696	7.34	113,096	37,990,792	7.6
10	Cloud Lake	13,796,009	15,053,648	9.12	817,474	15,871,122	15.0
	All Cities	246 235 761 265	263,134,357,068	6.86	4,527,285,387	267,017,073,875	8.4

TOWN OF JUNO BEACH ANNUAL BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2026

GENERAL FUND

	FISCAL YEAR	FISCAL YEAR	PERCENT	AMOUNT
REVENUES	2024-2025	2025-2026	CHANGED	CHANGED
Ad Valorem Taxes	\$4,231,420	\$4,596,375	8.62%	\$364,955
Local Option, Use & Fuel Taxes	57,283	58,000	1.25%	717
One-Cent Discretionary Surtax	305,851	125,000	-59.13%	(180,851)
Utility Services Taxes	953,364	1,019,000	6.88%	65,636
Local Business Tax	70,000	50,000	-28.57%	(20,000)
Building Permits	1,100,000	1,000,000	-9.09%	(100,000)
Franchise Fees	100,000	100,000	0.00%	0
Permits, Fees & Special Assessments	159,950	194,000	21.29%	34,050
Grants	577,500	337,499	-41.56%	(240,001)
Intergovernmental Revenue	536,079	491,500	-8.32%	(44,579)
Charges for Services	40,000	17,500	-56.25%	(22,500)
Fines and Forfeitures	25,500	16,000	-37.25%	(9,500)
Investment Earnings	250,000	500,000	100.00%	250,000
Miscellaneous	86,000	120,500	40.12%	34,500
From Impact Fees-Restricted	38,840	0	-100.00%	(38,840)
From Forfeiture Fund-Restricted	10,000	0	-100.00%	(10,000)
From Contributions-Restricted	111,581	100,000	-10.38%	(11,581)
From One-Cent Surtax-Restricted	566,649	1,252,834	121.10%	686,185
From Assigned/Unassigned Fund Balance	<u>1,565,360</u>	1,023,594	<u>-34.61%</u>	<u>(541,766)</u>
TOTAL REVENUES	<u>\$10,785,377</u>	<u>\$11,001,802</u>	<u>2.01%</u>	<u>\$216,425</u>

ltem #10.

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Highlights of the Revenue Budget

- Plan to go out for RFQ for an Investment Advisor to increase investment income
- Sales Tax Surtax ends at 12/31/2025
- Grant revenue reflects the two grant projects we expect to complete in FY 26, JB0 renovation and the Vulnerability Assessment
- Includes using the remaining \$1,252,834 from the Surtax Reserve to fund capital projects
- Includes using \$207,000 from restricted funds towards capital projects
- Includes using \$916,594 from reserves to fund the FY 26 budget
- Other revenues are consistent with prior years

EXPENDITURES BY DEPARTMENT

	FISCAL YEAR	FISCAL YEAR	PERCENT	AMOUNT
LEGISLATIVE	2024-2025	2025-2026	CHANGED	CHANGED
Salaries	\$42,000	\$43,269	3.02%	\$1,269
Employee Benefits	3,213	3,310	3.02%	97
Operating Expenses	<u>12,500</u>	<u>138,450</u>	<u>1007.60%</u>	<u>125,950</u>
TOTAL LEGISLATIVE	57,7 <mark>1</mark> 3	185,029	220.60%	127,316
FINANCE & ADMINISTRATION				
Salaries	727,000	891,660	22.65%	164,660
Employee Benefits	234,753	273,756	16.61%	39,003
Professional Fees	130,000	334,750	157.50%	204,750
Operating Expenses	190,900	250,400	31.17%	59,500
Capital Outlay	<u>145,000</u>	570,000	<u>293.10%</u>	<u>425,000</u>
TOTAL FINANCE & ADMINISTRATION	1,427,653	2,320,566	62.54%	892,913

ltem #10.

Highlights of the Legislative Budget

- We have moved the Town Attorney fees into the Legislative budget
- Contributions budget has also been moved into this budget
- Small increases in operating expenses

Highlights of the Finance & Administration Budget

- Adding a new position to the Town Clerk team, a Front Desk Associate
- Adding a new position to the Finance/HR team, an Accounting Specialist
- All IT services have been combined into the Admin budget, it was previously split with PD
- Includes \$150,000 for the Vulnerability Assessment which is in progress. Also includes \$100,000 for the Safe Streets project which has not started.
- Projects overseen by Project Coordinator/Risk Manager have been moved into this budget.
- Capital Projects Kagan Park Playground, South Littoral Shelf, JB0

	FISCAL YEAR	FISCAL YEAR	PERCENT	AMOUNT
COMPREHENSIVE PLANNING	2023-2024	2025-2026	CHANGED	CHANGED
Salaries	\$568,300	\$535,374	-5.79%	(\$32,926)
Employee Benefits	190,294	193,721	1.80%	3,427
Professional Fees	1,054,000	881,000	-16.41%	(173,000)
Operating Expenses	71,700	76,200	6.28%	4,500
Capital Outlay	<u>7,500</u>	<u>114,500</u>	<u>1426.67%</u>	<u>107,000</u>
TOTAL COMPREHENSIVE PLANNING	1,891,794	1,800,795	-4.81%	(90,999)
LAW ENFORCEMENT				
Salaries	1,989,200	2,148,158	7.99%	158,958
Employee Benefits	1,035,402	1,171,652	13.16%	136,250
Professional Fees	53,700	7,150	- 8 6.69%	(46,550)
Operating Expenses	418,700	425,170	1.55%	6,470
Capital Outlay	<u>268,000</u>	<u>180,634</u>	<u>-32.60%</u>	<u>(87,366)</u>
TOTAL LAW ENFORCEMENT	3,765,002	3,932,764	4.46%	167,7 <u>62</u>
				99

ltem #10.

Highlights of the Comprehensive Planning Budget

- No longer filling or funding the Senior Planner position
- Includes \$150,000 for Master Plan implementation
- Includes \$45k for a Hybrid Comp Plan EAR (required every five years)
- Includes \$50,000 for CSR consulting
- Capital Projects \$100,000 for EOC Architectural Work (from building reserve), Electric Car Charging Station at Town Center

Item #10.

Highlights of the Law Enforcement Budget

- Negotiations with the Police Union are still to be completed
- No longer need any consulting fees for Accreditation services, all work is now being done by staff.
- Includes expected increase in dispatch services from Northcom
- Capital Projects two hybrid marked police vehicles, scheduling software, fleet maintenance software

PUBLIC WORKS Salaries Employee Benefits Professional Fees Operating Expenses	FISCAL YEAR <u>2023-2024</u> \$368,250 146,155 20,000 604,810 1 414 000	FISCAL YEAR <u>2025-2026</u> \$389,036 166,246 10,000 695,854 024,514	PERCENT <u>CHANGED</u> 5.64% 13.75% -50.00% 15.05% 22.01%	Item #10. AMOUNT <u>CHANGED</u> \$20,786 20,091 (10,000) 91,044 (470,486)
Capital Outlay TOTAL PUBLIC WORKS GENERAL GOVERNMENT Insurance	<u>1,414,000</u> 2,553,215 440,000	<u>934,514</u> 2,195,650 567,000	<u>-33.91%</u> -14.00% 28.86%	<u>(479,486)</u> (357,565) 127,000
Town Debt Service Contingency TOTAL GENERAL GOVERNMENT	0 <u>650,000</u> <u>1,090,000</u>	0 <u>0</u> <u>567,000</u>	0.00% <u>-100.00%</u> <u>-47.98%</u>	0 <u>(650,000)</u> (523,000)
TOTAL EXPENDITURES	<u>\$10,785,377</u>	<u>\$11,001,802</u>	<u>2.01%</u>	<u>\$216,425</u>

Highlights of the Public Works Budget

- Increased focus on preventative maintenance
- Increased level of service for landscaping services
- \$25,000 in tree trimming
- \$20,000 for televising the stormwater system
- FPL expected 3% increase
- Capital Projects repaving Universe Blvd, replacement truck, sidewalk sweeper, light replacements, town center AC replacements, town center painting, public works AC replacement, \$20,000 for sidewalk paver repair, \$21,594 to return the US1 median to 2005 plans

Highlights of the General Government Budget

 No longer budgeting for "Contingency." Last year this was \$650,000. Our plan is our budget, and we will work our plan. If an emergency happens, we will pay for it from reserves. Item #10.

Overall Expense Budget Highlights

- The Town Staff would be increasing by one position. There would be one less employee in Comprehensive Planning and two additional staff in Finance & Administration.
- We are planning to use the remaining Surtax funds in FY26.
- Staff will continue to review the budget over the next month and look for additional opportunities to cut costs.

CAPITAL IMPROVEMENT PLAN						
Fiscal Year 2026 - Fiscal Year 2030						
Updated: 7/14/2025	Projected	Projected	Projected	Projected	Projected	5-YEAR
(Categorized by Funding Source)	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
FUNDED BY: ONE-CENT SURTAX REVENUE						
FY25 Project - Kagan Park Playground Renovation (also restricted funds)	125,000					125,000
FY25 Project - Dune Walkover JB0 Renovation - drainage (grant)	137,500					137,500
FY25 Project - South Littoral Shelf Construction (PBC)	50,000					50,000
Police - Hybrid Vehicle Marked (2) - w/ Equipment	160,634					160,634
Public Works - Road Repaving - Universe Blvd.	683,700					683,700
Public Works - Vehicle	50,000					50,000
Public Works - Sidewalk Sweeper	6,000					6,000
Re-Thatch Chickee Huts	15,000					15,000
Town Center - Silent Alarm System Replacement	25,000					25,000
ONE-CENT SURTAX PROJECTS & EQUIPMENT TOTAL	1,252,834	0	0	0	0	1,252,834
FUNDED BY: RESTRICTED RESERVES						
Town Center - EOC Architectural Work (from Building Reserve)	100,000					100,000
Town Center - EOC (from Building Reserve, Police Reserve)		1,758,500	646,500			2,405,000
Town Center - Charging Station (from Building Reserve)	7,000					7,000
Kagan Park - Playground Renovation (From Restricted Funds)	100,000					100,000
RESTRICTED RESERVES TOTAL	207,000	1,758,500	646,500	0	0	2,612,000
FUNDED BY: GENERAL FUND, IMPACT FEES, GRANTS AND OTHER SOUR	CES					
Buildings and Improvements						
Town Center - Restoration & Maintenance		30,000	10,000	10,000		50,000
Town Center - Outside and Pelican Lake Light Replacements	25,000					25,000
Town Center - Building Department Remodel		30,000	10,000	10,000		50,000
Town Center - AC Replacement	60,000					60,000
Town Center - Painting	30,000					30,000
Town Center - Fire Alarm Refurbished Panel	5,000					5,000
Town Center - Police Dept Locker Room Renovation					150,000	150,000
Town Center - Renovating Break Room/Kitchen					75,000	75,000
Town Center - Roof Replacement					280,000	280,000
Town Center - Generator Replacement		250,000				250,000
Public Works Complex - Air Louver Replacement	25,000					25,000
Public Works Complex - Fuel Tank Awning	8,220					8,220
Public Works Complex - Renovate Building					432,000	432,000
Total Buildings and Improvements	153,220	310,000	20,000	20,000	937,000	1,440,220
Streets and Lighting						
Road Improvement - Floral Avenue		81,400				81,400
Road Improvement - Coconut Avenue		100,100				100,100
Road Improvement - Cocondi Avende Road Improvement - Park Street		100,100	69,825			69,825
Road improvement - Faix Sueet			09,020			09,020

ltem #10.

	Projected	Projected	Projected	Projected	Projected	5-YEAR
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
Road Improvement - Lyra Circle				168,580		168,58
Road Improvement - Sidewalk Paver Repair	20,000	20,000	20,000	20,000	20,000	100,00
Total Streets and Lighting	20,000	201,500	182,225	188,580	20,000	612,30
Stormwater System						
Total Stormwater System	0	0	0	0	0	
Parks & Amenities						
FY25 Project - JB0 (see rest of project above in Surtax section)	72,500					72,50
Dune Walkover Repairs/Improvements and Shelter Maint.		5,000	5,000	5,000		15,00
Hardscape, Landscape, Sidewalks, Lights, Etc.		60,000	60,000	60,000		180,00
Return of US 1 median to 2005 plans	21,594					21,59
Pelican Lake Landscape Plan		39,360				39,36
Total Parks & Landscaping	94,094	104,360	65,000	65,000	0	328,45
					I	
Vehicles, Heavy Equipment, Off-Road						
P&Z - Vehicles				37,000		37,00
Police - Vehicles, including emergency light setup (if marked vehicle)		130,039	217,729			347,76
Public Works - Vehicles			40,000			40,00
Public Works - Dump Truck Replacement					200,000	200,00
Total Vehicles, Heavy Equipment, Off-Road	0	130,039	257,729	37,000	200,000	624,76
						,
Computers, Electronics and Misc. Equipment						
Admin - Desktops, Laptops, Printers, Audio, Video, etc.	5,000	5,000	5,000	5,000	5,000	25,00
Admin - 18' Artificial Christmas Tree and decorations	10,000					10,00
Admin - Dais replacement	30,000					30,00
Admin - Timekeeping Software		20,000				20,00
Admin - Network-Servers, Storage, Switches, etc.		10,000	10,000	50,000		70,00
P&Z - Desktops, Laptops, Printers, Audio, Video, etc.	7,500	7,500	7,500	7,500	7,500	37,50
Police - Replacement department computers as needed	6,000	6,000	6,000	6,000	6,000	30,00
Police - Scheduling software	4,000	-,	-,	-,	-,	4,00
Police - Fleet Maintenance Software	10,000					10,00
Police - Tasers	,			50,000	50,000	100,00
Police - Radio Infrastructure			200,000	200,000		400,00
Police - Radios			154,000	154,000		308,00
Total Equipment	72,500	48,500	382,500	472,500	68,500	1,044,50
	. 2,000	10,000	002,000		00,000	1,011,00
GENERAL FUND, IMPACT FEES, GRANTS, OTHER SOURCES	339,814	794,399	907,454	783,080	1,225,500	4,050,24
Total Proposed/Projected Annual Expenditures	1,799,648	2,552,899	1,553,954	783,080	1,225,500	7,915,08

FY 26 Capital Projects Highlights

- Kagan Park Playground Replacement
- JB0 Dune Walkover
- Repaving of Universe Blvd
- Architectural Work for possible Emergency Operations Center
- Air Conditioning replacements at Town Center and Public Works
- Returning US1 Median to 2005 plans
- Replacing two police marked vehicles and one Public Works truck
Large Future Year Capital Projects That We Are Planning For

- Emergency Operation Center Construction at the Town Center
- Replacement of Town Center Generator
- Replacement of Town Center Roof
- Repaving Projects Floral Avenue, Coconut Avenue, Park Street, Oleander, Lyra Circle
- Renovation of the Public Works Complex
- Police Radio Infrastructure and Radio Replacement MPSCC

Item #10.

Unassigned Fund Balance Policy

- The Town's unassigned fund balance policy is to maintain a minimum balance of 50% or six months of the operating budget. These funds are needed in case of an emergency.
- As of the end of FY 2023-2024, the Town's unassigned fund balance was \$6,010,183, after using \$1,565,360 towards the FY 2024-2025 budget.
- We are predicting there will be savings in the current FY 2024-2025 Budget due to projects being postponed/cancelled as well as other cost saving measures. These savings will flow into unassigned fund balance. We will have a projection of these savings at the August Town Council meeting.
- We are proposing using \$916,594 to fund the FY 2025-2026 budget.

Unassigned Fund Balance Policy

- Unassigned Fund Balances can be affected by timing or large projects that overlap years, especially if grant revenue is received at the end of the project.
- At end of FY 2023-2024:
 - Unassigned Fund Balance was 66% of operating expenses, or approximately 8
 months
- Projected at end of this year, 2024-2025:
 - Unassigned Fund Balance will be 67% or 8 months*
- Projected at end of next year based on 2025-2026 Budget:
 - Unassigned Fund Balance will be 57% or 7 months*

*The unassigned fund balances for the current year and next year will be updated at the August Town Council meeting. Additional time is needed to prepare a projection of current year cost savings.

TOWN OF JUNO BEACH CONTRIBUTION BUDGET & HISTORY

	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017
TOWN OF JUPITER - 4th OF JULY CELEBRATION	¢1 000	¢1 000	¢1 000	¢1 000	\$750	\$750	\$750	\$750	\$750	\$750
HOLIDAY BOAT PARADE	\$1,000 \$250	\$1,000 250	\$1,000 250	\$1,000 250	250	250	250	250	250	\$750 0
FRIENDS OF THE ARTS	\$2,500	2,500	500	500	500	1,000	1,000	1,000	1,000	1,000
JUNO BEACH HISTORICAL SOCIETY	\$1,000	1,000	1,000	1,000	1,000	500	500	500	3,000	0
MARINELIFE CENTER	\$5,000	5,000	5,000	5,000	5,000	5,000	10,000	6,000	6,000	5,000
HISTORICAL SOCIETY OF PALM BEACH COUNTY	\$500	500	500	500	500	250	0	0	0	0
LOXAHATCHEE RIVER HISTORICAL SOCIETY	\$250	250	250	250	250	250	250	250	0	0
PROJECT GRADUATION W.T. DWYER	\$0	0	400	400	400	400	400	400	400	400
PROJECT GRADUATION JUPITER HIGHER SCHOOL	\$0	0	400	400	400	400	400	400	400	400
BUSCH WILDLIFE SANCTUARY	\$1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	500
ONE-TIME CONTRIBUTIONS	\$0	0	0	0	0	0	690	1,000	0	1,600
TOTAL CONTRIBUTIONS	<u>\$ 11,500</u>	<u>\$ 11,500</u>	<u>\$ 10,300</u>	<u>\$ 10,300</u>	<u>\$ 10,050</u>	<u>\$ 9,800</u>	<u>\$ 15,240</u>	<u>\$ 11,550</u>	<u>\$ 12,800</u>	<u>\$ 9,650</u>

COLA – 2.3% for Town Staff



CONSUMER PRICE INDEX

June 2025



SOUTHEAST INFORMATION OFFICE | Atlanta, GA | 404-893-4222 | <u>bls.gov/regions/southeast</u> For release: Tuesday, July 15, 2025

X * X *	All urban consumers			Wage earners & clerical workers			
Croup		Percent	change		Percent change		
Group	Index	Jun 24 to	May 25 to	Index	Jun 24 to	May 25 to	
		Jun 25	Jun 25		Jun 25	Jun 25	
U.S. City Average ¹							
All items (1982-84=100)	322.561	2.7	0.3	315.945	2.6	0.4	
All items (1967=100)	966.248	-	-	941.104	-	-	
Food and beverages	336.555	2.9	0.3	335.994	2.8	0.3	
Housing	347.593	4.0	0.5	343.506	4.1	0.5	
Apparel	130.844	-0.5	-0.3	131.052	-0.1	-0.3	
Transportation	273.391	-0.1	0.2	278.090	-0.1	0.2	
Medical care	580.978	2.8	0.5	589.526	2.9	0.5	
Recreation ²	140.961	2.1	0.2	132.403	1.5	0.3	
Education & communication ²	146.952	0.5	0.1	130.538	-0.1	0.0	
Other goods and services	580.544	3.7	0.4	641.420	3.8	0.5	
South ¹							
All items (1982-84=100)	312.330	2.3	0.3	306.415	2.0	0.2	
All items (1977=100)	506.642	-	-	496.273	-	-	
Food and beverages	330.654	2.7	0.2	329.574	2.6	0.2	
Housing	324.219	3.8	0.3	325.105	3.7	0.3	
Apparel	140.726	-0.9	-0.3	139.552	-1.4	-0.5	
Transportation	272.061	-0.8	0.1	271.072	-0.8	0.1	
Medical care	546.841	2.5	0.5	562.205	2.2	0.4	
Recreation ²	141.542	2.1	0.2	131.513	1.1	0.2	
Education & communication ²	140.925	-0.6	0.4	122.279	-0.8	0.3	
Other goods and services	549.868	3.4	0.1	599.170	3.4	0.0	

TOWN OF JUNO BEACH PAY RANGES FOR FISCAL YEAR 2025-2026

PAY RANGE -ANNUAL

PAY RANGE -HOURLY

CLASS TITLE	Minimum	Maximum	l	Minimum	Maximum
Front Desk Receptionist	\$ 34,326	\$ 52,001	\$	16.50	\$ 25.00
Maintenance Worker	\$ 42,673	\$ 66,151	\$	20.52	\$ 31.80
Permit/License Coordinator	\$ 47,414	\$ 69,412	\$	22.80	\$ 33.37
Administrative Assistant to Town Clerk	\$ 47,415	\$ 69,412	\$	22.80	\$ 33.37
Maintenance Worker II	\$ 48,101	\$ 72,152	\$	23.13	\$ 34.69
Grounds Technician	\$ 48,101	\$ 72,152	\$	23.13	\$ 34.69
Administrative Coordinator	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Accounting Specialist	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Planning Technician	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Police Services Coordinator	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Working Foreman - vacant, not funded	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Code Compliance Officer	\$ 54,176	\$ 79,640	\$	26.05	\$ 38.29
Code Compliance Officer II - vacant, not funded	\$ 56,248	\$ 84,453	\$	27.04	\$ 40.60
Senior Planner - vacant, not funded	\$ 58,315	\$ 89,099	\$	28.04	\$ 42.84
Principal Planner	\$ 65,240	\$ 101,122	\$	31.37	\$ 48.62
Police Officer	\$ 75,490	\$ 111,289	\$	34.57	\$ 50.96
Deputy Public Works Director	\$ 76,875	\$ 107,625	\$	36.96	\$ 51.74
Project Coordinator/Risk Manager	\$ 82,707	\$ 129,446	\$	39.76	\$ 62.23
Police Sergeant	\$ 89,162	\$ 131,931	\$	40.82	\$ 60.41
Town Clerk	\$ 91,225	\$ 133,250	\$	43.86	\$ 64.06
Public Works Director	\$ 97,375	\$ 148,625	\$	46.81	\$ 71.45
Police Lieutenant - vacant, not funded	\$ 102,500	\$ 143,500	\$	49.28	\$ 68.99
Director of Planning & Zoning	\$ 102,859	\$ 145,909	\$	49.45	\$ 70.15
Assistant Chief of Police	\$ 112,750	\$ 158,875	\$	54.21	\$ 76.38
Finance/HR Director	\$ 118,900	\$ 179,375	\$	57.16	\$ 86.24
Police Chief	\$ 123,000	\$ 193,166	\$	59.13	\$ 92.87
Town Manager	\$ 126,931	\$ 223,873	\$	61.02	\$ 107.63

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Ad Valorem Budget Calendar – Future Steps



 <u>August 27, 2025 5:00pm</u> - Town Council Meeting, review and modify Proposed Budget

- <u>September 8, 2025 5:30pm</u> 1st Budget Hearing -First reading of proposed millage rate and Tentative Budget
- <u>September 24, 2025 5:30pm</u> 2nd Budget Hearing Second reading of proposed millage rate and Tentative Budget

In Conclusion

- Staff will continue to refine this budget over the next month based on feedback from the Town Council and residents. Staff will also continue to look for ways to cut costs. Another draft will be presented at the August Town Council meeting for your review.
- Staff Requests:
 - Motion to set the General Fund Budget Tentative ad valorem millage rate for Fiscal Year 2025-2026 at 1.8195 mills for the 1st Public Hearing for Monday, September 8, 2025 at 5:30pm.
 - Motion to Approve Contribution List for FY 2025-2026.
 - Motion to Approve Pay Ranges for FY 2025-2026.
- Thank you for your time. Any questions?

TOWN OF JUNO BEACH ANNUAL BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2026

GENERAL FUND

	FISCAL YEAR	FISCAL YEAR	PERCENT	AMOUNT
REVENUES	<u>2024-2025</u>	2025-2026	CHANGED	CHANGED
Ad Valorem Taxes	\$4,231,420	\$4,596,375	8.62%	\$364,955
Local Option, Use & Fuel Taxes	57,283	58,000	1.25%	717
One-Cent Discretionary Surtax	305,851	125,000	-59.13%	(180,851)
Utility Services Taxes	953,364	1,019,000	6.88%	65,636
Local Business Tax	70,000	50,000	-28.57%	(20,000)
Building Permits	1,100,000	1,000,000	-9.09%	(100,000)
Franchise Fees	100,000	100,000	0.00%	0
Permits, Fees & Special Assessments	159,950	194,000	21.29%	34,050
Grants	577,500	337,499	-41.56%	(240,001)
Intergovernmental Revenue	536,079	491,500	-8.32%	(44,579)
Charges for Services	40,000	17,500	-56.25%	(22,500)
Fines and Forfeitures	25,500	16,000	-37.25%	(9,500)
Investment Earnings	250,000	500,000	100.00%	250,000
Miscellaneous	86,000	120,500	40.12%	34,500
From Impact Fees-Restricted	38,840	0	-100.00%	(38,840)
From Forfeiture Fund-Restricted	10,000	0	-100.00%	(10,000)
From Contributions-Restricted	111,581	100,000	-10.38%	(11,581)
From One-Cent Surtax-Restricted	566,649	1,252,834	121.10%	686,185
From Assigned/Unassigned Fund Balance	<u>1,565,360</u>	<u>807,679</u>	<u>(0)</u>	<u>(757,681)</u>
TOTAL REVENUES	<u>\$10,785,377</u>	<u>\$10,785,887</u>	<u>0.00%</u>	<u>\$510</u>
TOTAL REVENUES	<u>\$10,785,377</u>	<u>\$10,785,887</u>	<u>0.00%</u>	<u>\$510</u>
EXPENDITURES BY DEPARTMENT	<u>\$10,785,377</u>	<u>\$10,785,887</u>	<u>0.00%</u>	<u>\$510</u>
EXPENDITURES BY DEPARTMENT				
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries	\$42,000	\$43,269	3.02%	\$1,269
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits	\$42,000 3,213	\$43,269 3,310	3.02% 3.02%	\$1,269 97
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries	\$42,000	\$43,269	3.02%	\$1,269
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits	\$42,000 3,213	\$43,269 3,310	3.02% 3.02%	\$1,269 97
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses TOTAL LEGISLATIVE	\$42,000 3,213 <u>12,500</u>	\$43,269 3,310 <u>138,450</u>	3.02% 3.02% <u>1007.60%</u>	\$1,269 97 <u>125,950</u>
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses	\$42,000 3,213 <u>12,500</u> 57,713	\$43,269 3,310 <u>138,450</u>	3.02% 3.02% <u>1007.60%</u>	\$1,269 97 <u>125,950</u> 127,316
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses TOTAL LEGISLATIVE FINANCE & ADMINISTRATION Salaries	\$42,000 3,213 <u>12,500</u> 57,713 727,000	\$43,269 3,310 <u>138,450</u> 185,029 890,009	3.02% 3.02% <u>1007.60%</u> 220.60%	\$1,269 97 <u>125,950</u> 127,316 163,009
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses TOTAL LEGISLATIVE FINANCE & ADMINISTRATION	\$42,000 3,213 <u>12,500</u> 57,713 727,000 234,753	\$43,269 3,310 <u>138,450</u> 185,029 890,009 273,464	3.02% 3.02% <u>1007.60%</u> 220.60% 22.42% 16.49%	\$1,269 97 <u>125,950</u> 127,316 163,009 38,711
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses TOTAL LEGISLATIVE FINANCE & ADMINISTRATION Salaries Employee Benefits Professional Fees	\$42,000 3,213 <u>12,500</u> 57,713 727,000 234,753 130,000	\$43,269 3,310 <u>138,450</u> 185,029 890,009 273,464 234,750	3.02% 3.02% <u>1007.60%</u> 220.60% 22.42% 16.49% 80.58%	\$1,269 97 <u>125,950</u> 127,316 163,009 38,711 104,750
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses TOTAL LEGISLATIVE FINANCE & ADMINISTRATION Salaries Employee Benefits Professional Fees Operating Expenses	\$42,000 3,213 <u>12,500</u> 57,713 727,000 234,753 130,000 190,900	\$43,269 3,310 <u>138,450</u> 185,029 890,009 273,464 234,750 250,400	3.02% 3.02% <u>1007.60%</u> 220.60% 22.42% 16.49% 80.58% 31.17%	\$1,269 97 <u>125,950</u> 127,316 163,009 38,711 104,750 59,500
EXPENDITURES BY DEPARTMENT LEGISLATIVE Salaries Employee Benefits Operating Expenses TOTAL LEGISLATIVE FINANCE & ADMINISTRATION Salaries Employee Benefits Professional Fees	\$42,000 3,213 <u>12,500</u> 57,713 727,000 234,753 130,000	\$43,269 3,310 <u>138,450</u> 185,029 890,009 273,464 234,750	3.02% 3.02% <u>1007.60%</u> 220.60% 22.42% 16.49% 80.58%	\$1,269 97 <u>125,950</u> 127,316 163,009 38,711 104,750

TOWN OF JUNO BEACH ANNUAL BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2026

COMPREHENSIVE PLANNING Salaries Employee Benefits Professional Fees Operating Expenses Capital Outlay TOTAL COMPREHENSIVE PLANNING	FISCAL YEAR <u>2023-2024</u> 568,300 190,294 1,054,000 71,700 <u>7,500</u> 1,891,794	FISCAL YEAR <u>2025-2026</u> 534,352 193,540 881,000 76,200 <u>114,500</u> 1,799,592	PERCENT <u>CHANGED</u> -5.97% 1.71% -16.41% 6.28% <u>1426.67%</u> -4.87%	AMOUNT <u>CHANGED</u> (33,948) 3,246 (173,000) 4,500 <u>107,000</u> (92,202)
LAW ENFORCEMENT Salaries Employee Benefits Professional Fees Operating Expenses Capital Outlay TOTAL LAW ENFORCEMENT	1,989,200 1,035,402 53,700 418,700 <u>268,000</u> 3,765,002	2,083,434 1,143,924 7,150 406,170 <u>180,634</u> 3,821,312	4.74% 10.48% -86.69% -2.99% <u>-32.60%</u> 1.50%	94,234 108,522 (46,550) (12,530) (87,366) 56,310
PUBLIC WORKS Salaries Employee Benefits Professional Fees Operating Expenses Capital Outlay	368,250 146,155 20,000 604,810 <u>1,414,000</u>	387,915 166,048 10,000 695,854 <u>934,514</u>	5.34% 13.61% -50.00% 15.05% <u>-33.91%</u>	19,665 19,893 (10,000) 91,044 <u>(479,486)</u>
TOTAL PUBLIC WORKS <u>GENERAL GOVERNMENT</u> Insurance Town Debt Service Contingency	2,553,215 440,000 0 <u>650,000</u>	2,194,331 567,000 0 <u>0</u>	-14.06% 28.86% 0.00% <u>-100.00%</u>	(358,884) 127,000 0 (650,000)
TOTAL GENERAL GOVERNMENT TOTAL EXPENDITURES	<u>1,090,000</u> <u>\$10,785,377</u>	<u>567,000</u> <u>\$10,785,887</u>	<u>-47.98%</u> <u>0.00%</u>	<u>(523,000)</u> <u>\$509</u>

CAPITAL IMPROVEMENT PLAN

Fiscal Year 2026 - Fiscal Year 2030						
Updated: 7/14/2025	Projected	Projected	Projected	Projected	Projected	5-YEAR
(Categorized by Funding Source)	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
FUNDED BY: ONE-CENT SURTAX REVENUE						
FY25 Project - Kagan Park Playground Renovation (also restricted funds)	125,000					125,000
FY25 Project - Dune Walkover JB0 Renovation - drainage (grant)	137,500					137,500
FY25 Project - South Littoral Shelf Construction (PBC)	50,000					50,00
Police - Hybrid Vehicle Marked (2) - w/ Equipment	160,634					160,634
Public Works - Road Repaving - Universe Blvd.	683,700					683,70
Public Works - Vehicle	50,000					50,00
Public Works - Sidewalk Sweeper	6,000					6,00
Re-Thatch Chickee Huts	15,000					15,00
Town Center - Silent Alarm System Replacement	25,000					25,00
ONE-CENT SURTAX PROJECTS & EQUIPMENT TOTAL	1,252,834	0	0	0	0	1,252,83
FUNDED BY: RESTRICTED RESERVES						
Town Center - EOC Architectural Work (from Building Reserve)	100,000					100,00
Town Center - EOC (from Building Reserve, Police Reserve)		1,758,500	646,500			2,405,00
Town Center - Charging Station (from Building Reserve)	7,000					7,00
Kagan Park - Playground Renovation (From Restricted Funds)	100,000					100,00
RESTRICTED RESERVES TOTAL	207,000	1,758,500	646,500	0	0	2,612,00
FUNDED BY: GENERAL FUND, IMPACT FEES, GRANTS AND OTHER SOUR	CES					
Buildings and Improvements						
Town Center - Restoration & Maintenance		30,000	10,000	10,000		50,00
Town Center - Outside and Pelican Lake Light Replacements	25,000					25,00
Town Center - Building Department Remodel		30,000	10,000	10,000		50,00
Town Center - AC Replacement	60,000					60,00
Town Center - Painting	30,000					30,00
Town Center - Fire Alarm Refurbished Panel	5,000					5,00
Town Center - Police Dept Locker Room Renovation					150,000	150,00
Town Center - Renovating Break Room/Kitchen					75,000	75,00
Town Center - Roof Replacement					280,000	280,00
Town Center - Generator Replacement		250,000				250,00
Public Works Complex - Air Louver Replacement	25,000					25,00
Public Works Complex - Fuel Tank Awning	8,220					8,22
Public Works Complex - Renovate Building					432,000	432,00
Total Buildings and Improvements	153,220	310,000	20,000	20,000	937,000	1,440,22
	· · · ·	· · ·				
Streets and Lighting						
Road Improvement - Floral Avenue		81,400				81,40
Road Improvement - Floral Avenue Road Improvement - Coconut Avenue		81,400 100,100				
			69,825			81,400 100,100 69,823

	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	5-YEAR TOTAL
Road Improvement - Lyra Circle	112020	112027	112020	168,580	112030	168,580
Road Improvement - Sidewalk Paver Repair	20,000	20,000	20,000	20,000	20,000	100,000
Total Streets and Lighting	20,000	201,500	182,225	188,580	20,000	612,305
Stormwater System						
Total Stormwater System	0	0	0	0	0	C
Parks & Amenities						
FY25 Project - JB0 (see rest of project above in Surtax section)	72,500					72,500
Dune Walkover Repairs/Improvements and Shelter Maint.	,	5,000	5,000	5,000		15,000
Hardscape, Landscape, Sidewalks, Lights, Etc.		60,000	60,000	60,000		180,000
Return of US 1 median to 2005 plans	21,594	,		,		21,594
Pelican Lake Landscape Plan	,	39,360				39,360
Total Parks & Landscaping	94,094	104,360	65,000	65,000	0	328,454
			· · ·			
Vehicles, Heavy Equipment, Off-Road						
P&Z - Vehicles				37,000		37,000
Police - Vehicles, including emergency light setup (if marked vehicle)		130,039	217,729			347,768
Public Works - Vehicles			40,000			40,000
Public Works - Dump Truck Replacement					200,000	200,000
Total Vehicles, Heavy Equipment, Off-Road	0	130,039	257,729	37,000	200,000	624,768
Computers, Electronics and Misc. Equipment						
Admin - Desktops, Laptops, Printers, Audio, Video, etc.	5,000	5,000	5,000	5,000	5,000	25,000
Admin - 18' Artificial Christmas Tree and decorations	10,000					10,000
Admin - Dais replacement	30,000					30,000
Admin - Timekeeping Software		20,000				20,000
Admin - Network-Servers, Storage, Switches, etc.		10,000	10,000	50,000		70,000
P&Z - Desktops, Laptops, Printers, Audio, Video, etc.	7,500	7,500	7,500	7,500	7,500	37,500
Police - Replacement department computers as needed	6,000	6,000	6,000	6,000	6,000	30,000
Police - Scheduling software	4,000					4,000
Police - Fleet Maintenance Software	10,000					10,000
Police - Tasers				50,000	50,000	100,000
Police - Radio Infrastructure			200,000	200,000		400,000
Police - Radios			154,000	154,000		308,000
Total Equipment	72,500	48,500	382,500	472,500	68,500	1,044,500
GENERAL FUND, IMPACT FEES, GRANTS, OTHER SOURCES	339,814	794,399	907,454	783,080	1,225,500	4,050,247
Total Proposed/Projected Annual Expenditures	1,799,648	2,552,899	1,553,954	783,080	1,225,500	7,915,081

TOWN OF JUNO BEACH ANNUAL BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2026

GENERAL FUND			DEDOENT	
GENERALIOND	FISCAL YEAR 2024-2025	FISCAL YEAR 2025-2026	PERCENT CHANGED	AMOUNT CHANGED
REVENUES	2024-2025	2023-2020	CHANGED	
Ad Valorem Taxes	4,231,420	4,596,375	9% \$	364,955
Other Taxes	1,386,498	1,252,000	-10% \$	(134,498)
Permits and Fees	1,359,950	1,294,000	-5% \$	(65,950)
Grants	577,500	337,499	-42% \$	
Intergovernmental Revenue	536,079	491,500	-8% \$	· · /
Miscellaneous	151,500	154,000	2% \$ 100% \$,
Investment Earnings From Restricted	250,000 727,070	500,000 1,352,834	100% \$ 86% \$,
From Assigned/Unassigned Fund Balan	-	807,679	-48% \$	
TOTAL REVENUES	10,785,377	10,785,887	0.0% \$	
EXPENDITURES BY TYPE	FISCAL YEAR	FISCAL YEAR	PERCENT	AMOUNT
EXPENDITORES BITTPE	2024-2025	2025-2026	CHANGED	CHANGED
SALARIES	2024-2025	2023-2020		
LEGISLATIVE	42,000	43,269	3% \$	1,269
FINANCE & ADMINISTRATION	727,000	890,009	22% \$	
COMPREHENSIVE PLANNING	568,300	534,352	-6% \$	(33,948)
LAW ENFORCEMENT	1,989,200	2,083,434	5% \$,
PUBLIC WORKS	368,250	387,915	5% \$,
TOTAL SALARIES	3,694,750	3,938,979	7% \$	244,229
EMPLOYEE BENEFITS				
LEGISLATIVE	3,213	3,310	3% \$	97
FINANCE & ADMINISTRATION	234,753	273,464	16% \$,
COMPREHENSIVE PLANNING	190,294	193,540	2% \$	
	1,035,402	1,143,924	10% \$,
PUBLIC WORKS TOTAL EMPLOYEE BENEFITS	<u>146,155</u> 1,609,817	166,048 1,780,287	<u> </u>	,
PROFESSIONAL FEES				
FINANCE & ADMINISTRATION	130,000	234,750	81% \$	104,750
COMPREHENSIVE PLANNING	1,054,000	881,000	-16% \$,
LAW ENFORCEMENT	53,700	7,150	-87% \$	
PUBLIC WORKS	20,000	10,000	-50% \$	(, ,
TOTAL PROFESSIONAL FEES	1,257,700	1,132,900	-10% \$	(124,800)
OPERATING EXPENSES				
LEGISLATIVE	12,500	138,450	1008% \$	125,950
FINANCE & ADMINISTRATION	190,900	250,400	31% \$,
COMPREHENSIVE PLANNING	71,700	76,200	6% \$	
LAW ENFORCEMENT	418,700	406,170	-3% \$	(12,530)
PUBLIC WORKS	604,810	695,854	15% \$	
GENERAL GOVERNMENT	440,000	567,000	29% \$	
TOTAL OPERATING EXPENSES	1,738,610	2,134,074	23% \$	395,464
CAPITAL OUTLAY				
FINANCE & ADMINISTRATION	145,000	570,000	293% \$	425,000
COMPREHENSIVE PLANNING	7,500	114,500	1427% \$	
	268,000	180,634	-33% \$	
PUBLIC WORKS TOTAL CAPITAL OUTLAY	<u>1,414,000</u> 1,834,500	<u>934,514</u> 1,799,648	<u>-34%</u> -2% \$	
ICIAL CAPITAL OUTLAT	1,034,000	1,199,040	- 2 70 Φ	(34,032)
CONTINGENCY	650,000	0	-100% \$	(650,000)
TOTAL EXPENDITURES	10,785,377	10,785,887	0.0%	511

Item	#10.
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GENERAL FUND REVENUES	FY 24-25	FY 24-25	FY 24-25	FY 25-26	PERCENT
		TRANSFERS		DRAFT BUDGET	CHANGED
31110 PROPERTY TAX	4,226,420	0	4,226,420	4,594,375	8.71%
(REVENUE BASED ON A 1.8195 MILLAGE RATE per \$1	,000 APPLIED	TO \$2,630,28	7,314 OF TA		VALUE LESS 4.0% DI
(THIS MILLAGE RATE REPRESENTS A % TAX INCREA					
31116 PROPERTY TAX - INTEREST	2,500	0	2,500	1,000	-60.00%
31120 DELINQUENT PROPERTY TAX	2,500	0	2,500	1,000	-60.00%
31241 LOCAL OPTION GAS TAX	57,283	0	57,283	58,000	1.25%
31260 ONE-CENT SURTAX	305,851	0	305,851	125,000	-59.13%
31410 UTILITY TAX	515,000	0	515,000	575,000	11.65%
31430 WATER - UTILITY TAX	195,000	0	195,000	200,000	2.56%
31510 COMMUNICATION SERV TAX	243,364	0	243,364	244,000	0.26%
31600 LOCAL BUSINESS TAX RECEIPTS	70,000	0	70,000	50,000	-28.57%
32200 BUILDING PERMITS	1,100,000	0	1,100,000	1,000,000	-9.09%
32370 SOLID WASTE - FRANCHISE FEE	100,000	0	100,000	100,000	0.00%
32520 SOLID WASTE ASSESSMENT	118,500	0	118,500	151,000	27.43%
32920 ZONING PERMITS & FEES	36,950	0	36,950	40,000	8.25%
32925 SITE PLAN PROCESS	1,000	0	1,000	0	-100.00%
32950 POLICE PERMITS & FEES	3,500	0	3,500	3,000	-14.29%
33000 GRANTS	577,500	0	577,500	337,499	-41.56%
33512 STATE REVENUE SHARING	133,079	0	133.079	125,000	-6.07%
33514 MOBILE HOME LICENSES	1,000	0	1,000	1,000	0.00%
33515 ALCOHOLIC BEVERAGE LIC.	7,000	0	7,000	8,000	14.29%
33518 1/2 CENT SALES TAX	379,000	0	379,000	350,000	-7.65%
33540 MOTOR FUEL TAX REBATE	3,500	0	3,500	2,500	-28.57%
33820 COUNTY BUSINESS TAX RECEIPTS	10,500	0	10,500	5,000	-52.38%
33830 SOLID WASTE AUTHORITY	2,000	0	2,000	0	-100.00%
34000 CHARGES FOR SERVICES (ADMIN)	2,500	0	2,500	500	-80.00%
34000 CHARGES FOR SERVICES (P&Z)	2,500	0	2,500	2,500	0.00%
34000 CHARGES FOR SERVICES	30,000	0	30,000	15,000	-50.00%
34700 COMMUNITY ACTIVITIES	5,000	0	5,000	2,000	-60.00%
35400 VIOLATION OF ORDINANCE	18.000	0	18,000	12,000	-33.33%
35900 COURT FINES	5,000	0	5.000	2,500	-50.00%
35910 LAW ENFORCEMENT EDUCAT.	500	0	500	500	0.00%
35999 FORFEITURES; \$12.50 RADIO INTEROP.	2,000	0	2,000	1,000	-50.00%
36110 INVESTMENT EARNINGS	250,000	0	250,000	500,000	100.00%
36600 CONTRIBUTIONS	15,000	0	15,000	8,000	-46.67%
36900 MISCELLANEOUS REVENUE	55,000	0	55,000	50,000	-9.09%
36950 CREDIT CARD PROCESSING	0	0	0	20,000	#DIV/0!
36980 WATER IMPROVEMENT FEES	16,000	0	16,000	30,000	87.50%
36981 SEWER IMPROVEMENT FEES	0	0	0	10,000	#DIV/0!
38903 RESERVES-IMPACT FEES-ADMIN	30,000	0	30,000	0	-100.00%
38904 RESERVES-IMPACT FEES-POLICE	8,840	0	8,840	0	-100.00%
38905 RESERVES-FORFEITURE FUND	10,000	0	10,000	0	-100.00%
38906 RESERVES-CAPITAL PROJECTS	0	0	0	0	#DIV/0!
38902 RESERVES-CONTRIBUTIONS	111,581	0	111,581	100,000	-10.38%
38900 RESERVES-ONE-CENT SURTAX	566,649	0	566,649	1,252,834	121.10%
389XX RESERVES-BUILDING RESERVE	0	0	0	107,000	#DIV/0!
38910 F/B-ASSIGNED SUBSEQUENT YEAR	1,565,360	0	1,565,360	700,679	-55.24%
TOTAL REVENUES	10,785,377	0	10,785,377	10,785,887	0.00%

LEGISLATIVE	FY 24-25	FY 24-25	FY 24-25	FY 25-26	PERCENT
FUND/DEPARTMENT #01511	RAFT BUDGE	TRANSFERS	REVISED	DRAFT BUDGET	CHANGED
11000 EXECUTIVE PAY	42,000	0	42,000	43,269	3.02%
21000 FICA TAXES	3,213	0	3,213	3,310	3.02%
SUBTOTAL-SALARIES	45,213	0	45,213	46,579	3.02%
31200 TOWN ATTORNEY FEES - ADMIN	0	0	0	70,000	#DIV/0!
31200 TOWN ATTORNEY FEES - P&Z	0	0	0	36,000	#DIV/0!
31200 TOWN ATTORNEY FEES - POLICE	0	0	0	5,700	#DIV/0!
40000 TRAVEL & PER DIEM	9,000	0	9,000	11,500	27.78%
47000 PRINTING & BINDING	0	0	0	750	#DIV/0!
49000 OTHER CURRENT CHARGES	3,500	0	3,500	2,000	-42.86%
52400 UNIFORMS	0	0	0	1,000	#DIV/0!
57000 CONTRIBUTIONS	0	0	0	11,500	#DIV/0!
SUBTOTAL-OPERATING EXPENSES	12,500	0	12,500	138,450	1007.60%
DEPARTMENT TOTALS	57,713	0	57,713	185,029	220.60%

FINANCE & ADMINISTRATION	FY 24-25	FY 24-25	FY 24-25	FY 25-26	PERCENT
FUND/DEPARTMENT #01513	RAFT BUDGE	TRANSFERS	REVISED	DRAFT BUDGET	CHANGED
12000 PAYROLL					
SALARY AND WAGES	723,000	0	723,000	885,009	22.41%
OTHER PAYROLL EXPENSES					
Overtime	4,000	0	4,000	5,000	25.00%
SUBTOTAL-SALARIES	727,000	0	727,000	890,009	22.42%
21000 FICA TAXES	55,616	0	55,616	68,086	22.42%
22000 RETIREMENT CONTRIBUTION	81,600	0	81,600	98,251	20.41%
23000 INSURANCE BENEFITS	96,097	0	96,097	105,600	9.89%
24000 WORKERS' COMPENSATION	1,441	0	1,441	1,528	6.00%
SUBTOTAL-EMPLOYEE BENEFITS	234,754	0	234,754	273,464	16.49%
31200 TOWN ATTORNEY FEES	40,000	0	40,000	0	-100.00%
31300 CONSULTANTS, & I.T. FEES	60,000	0	60,000	204,750	241.25%
32000 ACCOUNTING & AUDITING	30,000	0	30,000	30,000	0.00%
SUBTOTAL-PROFESSIONAL FEES	130,000	0	130,000	234,750	80.58%
40000 TRAVEL & PER DIEM	6,000	0	6,000	10,000	66.67%
40200 CAR ALLOWANCE	6,000	0	6,000	6,000	0.00%
40500 CELL PHONE ALLOWANCE	1,200	0	1,200	1,200	0.00%
41000 COMMUNICATION SERVICES	6,500	0	6,500	7,000	7.69%
42000 POSTAGE & FREIGHT	1,800	0	1,800	5,000	177.78%
46600 SERVICE CONTRACTS	41,000	0	41,000	55,000	34.15%
47000 PRINTING & BINDING	1,250	0	1,250	1,500	20.00%
	5,000	0	5,000	3,000	-40.00%
47200 NEWSLETTER 48000 COMMUNITY ACTIVITIES/PROMOTIONAL	15,000 19,000	0	15,000 19,000	10,000 20,000	-33.33% 5.26%
49000 OTHER CURRENT CHARGES	12,000	0	12,000	20,000	66.67%
49200 ELECTION EXPENSE	30,000	0	30,000	60,000	100.00%
49300 LEGAL NOTICES	8,000	0	8,000	6,000	-25.00%
49750 FURNISHING, CHAIRS, ERGO, ETC	0	0	0	10,000	#DIV/0!
51000 OFFICE SUPPLIES	1,500	0	1,500	3,000	100.00%
52400 UNIFORMS	0	0	0	1,200	#DIV/0!
52500 COMPUTER SUPPLIES	6,000	0	6,000	8,000	33.33%
54000 BOOKS & PUBLICATIONS	1,350	0	1,350	1,500	11.11%
54100 TRAINING	6,000	0	6,000	8,000	33.33%
54300 DUES	13,000	0	13,000	14,000	7.69%
57000 CONTRIBUTIONS	10,300	0	10,300	0	-100.00%
SUBTOTAL-OPERATING EXPENSES	190,900	0	190,900	250,400	31.17%
64200 COMPUTER AND EQUIPMENT	75,000	0	75,000	5,000	-93.33%
64600 FURNITURE & FIXTURES	70,000	0	70,000	40,000	-42.86%
63800 PROJECTS - KAGAN PARK PLAYGROUND	0			225,000	
63800 PROJECTS - SOUTH LITTORAL SHELF (PBC)	0			50,000	
63800 Projects - Chickee Huts Re-Thatch	0	0	0	15,000	#DIV/0!
63800 Project - JB0 Renovation	0			210,000	
63800 Projects - Silent Alarm for Downstairs	0	0	0	25,000	#DIV/0!
SUBTOTAL-CAPITAL OUTLAY	145,000	0	145,000	570,000	293.10%
DEPARTMENT TOTALS	1,427,654	0	1,427,654	2,218,623	55.40%

COMPREHENSIVE PLANNING	FY 24-25	FY 24-25	FY 24-25	FY 25-26	PERCENT
FUND/DEPARTMENT #01515	RAFT BUDGE			DRAFT BUDGET	CHANGED
12000 PAYROLL					
SALARY AND WAGES	565.300	0	565,300	530,652	-6.13%
OTHER PAYROLL EXPENSES			,	· · · ·	
Overtime	3,000	0	3,000	3,700	23.33%
SUBTOTAL-SALARIES	568,300	0	568,300	534,352	-5.97%
21000 FICA TAXES	43,475	0	43,475	40,878	-5.97%
22000 RETIREMENT CONTRIBUTION	55,530	0	55,530	53,065	-4.44%
23000 INSURANCE BENEFITS	85,536	0	85,536	93,500	9.31%
24000 WORKERS' COMPENSATION	5,752	0	5,752	6,097	6.00%
SUBTOTAL-EMPLOYEE BENEFITS	190,293	0	190,293	193,540	1.71%
31100 ENGINEERING FEES	30,000	0	30,000	30,000	0.00%
31200 TOWN ATTORNEY FEES	36,000	0	36,000	0	-100.00%
	407.000	0	427.000	250.000	40.700/
31300 CONSULTANTS & I.T. FEES	437,000	0	437,000	250,000	-42.79%
	1,000	0	1,000	1,000	0.00%
31600 BUILDING OFFICIAL SERVICES	550,000	0	550,000	600,000	9.09%
SUBTOTAL-PROFESSIONAL FEES	1,054,000	0	1,054,000	881,000	-16.41%
40000 TRAVEL & PER DIEM	4,000	0	4,000	4,000	0.00%
	6,500	0	6,500	6,500	0.00%
42000 POSTAGE & FREIGHT	1,500	0	1,500	1,500	0.00%
46000 REPAIR & MAINTENANCE	3,000	0	3,000	3,000	0.00%
46600 SERVICE CONTRACTS	20,000	0	20,000	22,000	10.00%
47000 PRINTING & BINDING	2,000	0	2,000	2,000	0.00%
49000 OTHER CURRENT CHARGES	3,500	0	3,500	0	-100.00%
49050 CREDIT CARD PROCESSING FEES	15,000	0	15,000	20,000	33.33%
49750 FURNISHING, CHAIRS, ERGO, ETC	0	0	0	1,000	#DIV/0!
51000 OFFICE SUPPLIES	1,500	0	1,500	1,500	0.00%
52200 FUEL	3,200	0	3,200	3,200	0.00%
52500 COMPUTER SUPPORT	3,500	0	3,500	3,500	0.00%
54100 TRAINING	6,000	0	6,000	6,000	0.00%
54300 DUES	2,000	0	2,000	2,000	0.00%
SUBTOTAL-OPERATING EXPENSES	71,700	0	71,700	76,200	6.28%
62700 BUILDING IMPROVEMENT	0	0	0	100,000	#DIV/0!
62700 BUILDING IMPROVEMENT	0	0	0	7,000	#DIV/0!
64200 COMPUTER AND EQUIPMENT	7,500	0	7,500	7,500	0.00%
SUBTOTAL-CAPITAL OUTLAY	7,500	0	7,500	114,500	1426.67%
DEPARTMENT TOTALS	1,891,793	0	1,891,793	1,799,592	-4.87%

LAW ENFORCEMENT	FY 24-25	FY 24-25	FY 24-25	FY 25-26	PERCENT
FUND/DEPARTMENT #01521	RAFT BUDGE		REVISED	DRAFT BUDGET	CHANGED
12000 PAYROLL					
SALARY AND WAGES	1,781,440	0	1,781,440	1,874,994	5.25%
OTHER PAYROLL EXPENSES	1,101,110		1,101,110		0.2070
Xtra Duty	32,000	0	32,000	0	-100.00%
Overtime	60,000	0	60,000	75,000	25.00%
Holiday Pay and Holiday Worked Pay	101,200	0	101,200	120,000	18.58%
Cleaning Allowances	14,560	0	14,560	13,440	-7.69%
SUBTOTAL-SALARIES	1,989,200	0	1,989,200	2,083,434	4.74%
21000 FICA TAXES	152,174	0	152,174	159,383	4.74%
22000 RETIREMENT CONTRIBUTION	620,136	0	620,136	696,691	12.34%
23000 INSURANCE BENEFITS	224,300	0	224,300	246,730	10.00%
24000 WORKERS' COMPENSATION	38,792	0	38,792	41,119	6.00%
SUBTOTAL-EMPLOYEE BENEFITS	1,035,402	0	1,035,402	1,143,924	10.48%
31200 TOWN ATTORNEY FEES	5,700	0	5,700	0	-100.00%
31300 CONSULTANTS, ACCREDITATION, I.T.	43,000	0	43,000	0	-100.00%
31550 ACCREDIDATION-RECERTIFICATION	0	0	0	650	#DIV/0!
31700 MEDICAL/EMPLOYEES	2,000	0	2,000	2,000	0.00%
35000 INVESTIGATIONS	3,000	0	3,000	4,500	50.00%
SUBTOTAL-PROFESSIONAL FEES	53,700	0	53,700	7,150	-86.69%
40000 TRAVEL & PER DIEM	5,500	0	5,500	8,000	45.45%
41000 COMMUNICATION SERVICES	17,000	0	17,000	17,000	0.00%
41500 DISPATCH SERVICES	159,000	0	159,000	166,950	5.00%
42000 POSTAGE & FREIGHT	1,000	0	1,000	1,000	0.00%
46000 REPAIR & MAINTENANCE	30,000	0	30,000	37,500	25.00%
46300 MAINT-SPEEDOMETER CALIB.	1,000	0	1,000	0	-100.00%
46400 MAINT-SUPPLIES/TIRES	6,500	0	6,500	0	-100.00%
46600 SERVICE CONTRACTS	35,000	0	35,000	36,720	4.91%
47000 PRINTING & BINDING	1,000	0	1,000	1,000	0.00%
48000 COMMUNITY ACTIVITIES/PROMOTIONAL	0	0	 0	7,000	#DIV/0!
49000 OTHER CURRENT CHARGES	15,000	0	15,000	000	-100.00%
51000 OFFICE SUPPLIES	2,700	0	2,700	5,700	111.11%
52100 CRIME PREVENTION	5,000	0	5,000	0,700	-100.00%
52200 FUEL	64,500	0	64,500	55,000	-14.73%
52300 MATERIALS & SUPPLIES	4,000	0	4,000	14,000	250.00%
52400 UNIFORMS	17,500	0	17,500	20,000	14.29%
52500 COMPUTER SUPPLIES/SERVICE	10,000	0	10,000	5,000	-50.00%
52600 K9	0	0		5,000	#DIV/0!
54000 BOOKS & PUBLICATIONS	1,500	0	1,500	1,000	-33.33%
54100 TRAINING	16,500	0	16,500	16,500	0.00%
54200 HIGH LIABILITY TRAINING	7,000	0	7,000	7,000	0.00%
54300 DUES	19,000	0	19,000	1,800	-90.53%
SUBTOTAL-OPERATING EXPENSES	418,700	0	418,700	406,170	-2.99%
64200 COMPUTER AND EQUIPMENT	25,000	0	25,000	20,000	-2.99%
64300 VEHICLES	140,000	0	140,000	160,634	-20.00%
64900 EQUIPMENT	140,000	0	103,000	100,034	-100.00%
SUBTOTAL-CAPITAL OUTLAY	268,000	0	268,000	180,634	-100.00%
DEPARTMENT TOTALS	3,765,002	0	3,765,002	3,821,312	-32.60% 1.50%

PUBLIC WORKS FUND/DEPARTMENT #01539	FY 24-25 RAFT BUDGE	FY 24-25	FY 24-25 REVISED	FY 25-26 DRAFT BUDGET	PERCENT CHANGED
	KAFI BODGE	TRANSFERG	REVISED	DRAFTBODGET	CHANGED
	259.250	0	259 250	201 015	6.610/
	358,250	0	358,250	381,915	6.61%
OTHER PAYROLL EXPENSES	10.000	0	10.000	6 000	40.00%
Overtime SUBTOTAL-SALARIES	10,000 368,250	0	10,000 368,250	6,000 387,915	-40.00% 5.34%
21000 FICA TAXES	28,171	0	28.171		5.34%
22000 RETIREMENT CONTRIBUTION	40,125	0	40,125	29,675 51,202	27.61%
23000 INSURANCE BENEFITS	65,975	0	65,975	72,572	10.00%
24000 WORKERS' COMPENSATION	11,885	0	11,885	12,598	6.00%
SUBTOTAL-EMPLOYEE BENEFITS	146,155	0	146,155	166,048	13.61%
31300 CONSULTANT FEES	20,000	0	20,000	10,000	-50.00%
SUBTOTAL-PROFESSIONAL FEES	20,000	0	20,000	10,000	-50.00%
34100 CONTRACT SERVICES-LAKE	24,250	0	24,250	10,000	-58.76%
34200 CONTRACT SERVICES-BLDG.	24,250	0	24,250	39,300	62.06%
34300 LANDSCAPING MAINTENANCE	32,500		32,500	50,000	53.85%
34400 CONTRACT - LANDSCAPING	127,660	0	127,660	157,600	23.45%
34600 STREET SWEEPING	0	0	0	2,304	#DIV/0!
34800 SOLID WASTE ASSESSMENTS	128,500	0	128,500	151,000	17.51%
40000 TRAVEL & PER DIEM	2,000	0	2,000	4,000	100.00%
41000 COMMUNICATION SERVICES	6,000	0	6,000	6,000	0.00%
43000 UTILITY SRV-ELECTRICITY	26,500	0	26,500	25,000	-5.66%
43100 UTILITY SRV-ELECTRICITY	68,000	0	68,000	68,200	0.29%
43300 UTILITY SRV-WATER/SEWER	3,150	0	3,150	3,200	1.59%
43400 UTILITY SRV-WATER	13,750	0	13,750	13,750	0.00%
43800 STORM WATER-NPDES	9,500	0	9,500	32,000	236.84%
43900 WASTE DISPOSAL	4,000	0	4,000	6,000	50.00%
44100 RENTALS & LEASES	1,000	0	1,000	1,000	0.00%
46000 REPAIR / MAINTENANCE	15,000	0	15,000	15,000	0.00%
46100 BUILDING MAINTENANCE	50,000	0	50,000	30,000	-40.00%
46310 PLAYGROUND EQUIP. REPAIR/MAINT	0	0	0	5,000	#DIV/0!
46350 LIGHTS, ELECTRIC, SIGNS	0	0	0	4,000	#DIV/0!
48000 PROMOTIONAL ACTIVITIES	1,000	0	1,000	1,500	50.00%
49000 OTHER CURRENT CHARGES	10,000	0	10,000	8,500	-15.00%
49340 DONATION EXPENSES	2,500	0	2,500	1,500	-40.00%
49360 AMENITY IMPROVEMENTS	12,500	0	12,500	2,000	-84.00%
49370 SIDEWALKS	0	0	0	5,000	#DIV/0!
49375 FENCES	0	0	0	5,000	#DIV/0!
49500 INCIDENT MANAGEMENT	2,500	0	2,500	4,500	80.00%
49700 SMALL EQUIPMENT	2,500	0	2,500	3,000	20.00%
49750 FURNISHING, CHAIRS, ERGO, ETC	0	0	0	1,500	#DIV/0!
52200 FUEL	11,000	0	11,000	12,500	13.64%
52300 MATERIALS & SUPPLIES	9,000	0	9,000	12,000	33.33%
52400 UNIFORMS	1,500	0	1,500	2,000	33.33%
52500 COMPUTER SUPPORT	1,250	0	1,250	1,500	20.00%
53000 ROAD MAINTENANCE & SUPPLIES	14,000	0	14,000	7,500	-46.43%
54000 BOOKS & PUBLICATIONS	0	0	0	500	#DIV/0!
54100 TRAINING	1,000	0	1,000	4,000	300.00%
SUBTOTAL-OPERATING EXPENSES	604,810	0	604,810	695,854	15.05%

PUBLIC WORKS	FY 24-25	FY 24-25	FY 24-25	FY 25-26	PERCENT
FUND/DEPARTMENT #01539	RAFT BUDGE	TRANSFERS	REVISED	DRAFT BUDGET	CHANGED
62700 TOWN CENTER	330,000	0	330,000	120,000	-63.64%
63400 KAGAN PARK	225,000	0	225,000		-100.00%
63600 LANDSCAPE ENHANCEMENTS	265,000	0	265,000	21,594	-91.85%
63800 PROJECT - SIDEWALK PAVERS	0	0	0	20,000	#DIV/0!
63800 PROJECT - PUBLIC WORKS	0	0	0	33,220	#DIV/0!
63800 PROJECT -	24,000	0	24,000		-100.00%
63800 PROJECTS	50,000	0	50,000		-100.00%
63800 PROJECTS	90,000	0	90,000		-100.00%
63900 STORMWATER IMPROVEMENTS	50,000	0	50,000		-100.00%
63900 PROJECTS	350,000	0	350,000	683,700	95.34%
64000 TOOLS AND EQUIPMENT	30,000	0	30,000	6,000	-80.00%
64300 VEHICLES	0	0	0	50,000	#DIV/0!
SUBTOTAL-CAPITAL OUTLAY	1,414,000	0	1,414,000	934,514	-33.91%
DEPARTMENT TOTALS	2,553,215	0	2,553,215	2,194,331	-14.06%

GENERAL GOVERNMENT FUND/DEPARTMENT #01595	FY 24-25 RAFT BUDGE	FY 24-25 TRANSFERS	FY 24-25 REVISED	FY 25-26 DRAFT BUDGET	PERCENT CHANGED
23100 HEALTH INSURANCE	150,000	0	150,000	242,000	61.33%
45000 INSURANCE	290,000	0	290,000	325,000	12.07%
71000 DEBT SERVICE	0	0	0	0	0.00%
99900 CONTINGENCY	<u>650,000</u>	<u>0</u>	<u>650,000</u>	<u>0</u>	<u>-100.00%</u>
DEPARTMENT TOTALS	1,090,000	0	1,090,000	567,000	-47.98%
TOTAL EXPENDITURES	10,785,377	(0)	10,785,377	10,785,887	0.00%

TOWN OF JUNO BEACH CONTRIBUTION BUDGET & HISTORY

	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017
								•	•	•
TOWN OF JUPITER - 4th OF JULY CELEBRATION	\$1,000	\$1,000	\$1,000	\$1,000	\$750	\$750	\$750	\$750	\$750	\$750
HOLIDAY BOAT PARADE	\$250	250	250	250	250	250	250	250	250	0
FRIENDS OF THE ARTS	\$2,500	2,500	500	500	500	1,000	1,000	1,000	1,000	1,000
JUNO BEACH HISTORICAL SOCIETY	\$1,000	1,000	1,000	1,000	1,000	500	500	500	3,000	0
MARINELIFE CENTER	\$5,000	5,000	5,000	5,000	5,000	5,000	10,000	6,000	6,000	5,000
HISTORICAL SOCIETY OF PALM BEACH COUNTY	\$500	500	500	500	500	250	0	0	0	0
LOXAHATCHEE RIVER HISTORICAL SOCIETY	\$250	250	250	250	250	250	250	250	0	0
PROJECT GRADUATION W.T. DWYER	\$0	0	400	400	400	400	400	400	400	400
PROJECT GRADUATION JUPITER HIGHER SCHOOL	\$0	0	400	400	400	400	400	400	400	400
BUSCH WILDLIFE SANCTUARY	\$1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	500
ONE-TIME CONTRIBUTIONS	\$0	0	0	0	0	0	690	1,000	0	1,600
TOTAL CONTRIBUTIONS	\$ 11,500	<u>\$ 11,500</u>	<u>\$ 10,300</u>	<u>\$ 10,300</u>	\$ 10,050	\$ 9,800	\$ 15,240	<u>\$ 11,550</u>	\$ 12,800	\$ 9,650

TOWN OF JUNO BEACH PAY RANGES FOR FISCAL YEAR 2025-2026

PAY RANGE -ANNUAL

PAY RANGE -HOURLY

CLASS TITLE	<u>Minimum</u>	<u>Maximum</u>	ļ	<u>Minimum</u>	<u>Maximum</u>
Office Assistant/Receptionist	\$ 34,326	\$ 52,001	\$	16.50	\$ 25.00
Maintenance Worker	\$ 42,673	\$ 66,151	\$	20.52	\$ 31.80
Permit/License Coordinator	\$ 47,414	\$ 69,412	\$	22.80	\$ 33.37
Administrative Secretary	\$ 47,415	\$ 69,412	\$	22.80	\$ 33.37
Maintenance Worker II	\$ 48,101	\$ 72,152	\$	23.13	\$ 34.69
Grounds Technician	\$ 48,101	\$ 72,152	\$	23.13	\$ 34.69
Administrative Coordinator	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Finance Technician	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Planning Technician	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Police Services Coordinator	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Working Foreman	\$ 51,389	\$ 77,075	\$	24.71	\$ 37.06
Code Compliance Officer	\$ 54,176	\$ 79,640	\$	26.05	\$ 38.29
Code Compliance Officer II	\$ 56,248	\$ 84,453	\$	27.04	\$ 40.60
Senior Planner	\$ 58,315	\$ 89,099	\$	28.04	\$ 42.84
Principal Planner	\$ 65,240	\$ 101,122	\$	31.37	\$ 48.62
Police Officer	\$ 75,490	\$ 111,289	\$	34.57	\$ 50.96
Deputy Public Works Director	\$ 76,875	\$ 107,625	\$	36.96	\$ 51.74
Project Coordinator/Risk Manager	\$ 82,707	\$ 129,446	\$	39.76	\$ 62.23
Police Sergeant	\$ 89,162	\$ 131,931	\$	40.82	\$ 60.41
Town Clerk	\$ 91,225	\$ 133,250	\$	43.86	\$ 64.06
Public Works Director	\$ 97,375	\$ 148,625	\$	46.81	\$ 71.45
Police Lieutenant	\$ 102,500	\$ 143,500	\$	49.28	\$ 68.99
Director of Planning & Zoning	\$ 102,859	\$ 145,909	\$	49.45	\$ 70.15
Assistant Chief of Police	\$ 112,750	\$ 158,875	\$	54.21	\$ 76.38
Finance/HR Director	\$ 118,900	\$ 179,375	\$	57.16	\$ 86.24
Police Chief	\$ 123,000	\$ 193,166	\$	59.13	\$ 92.87
Town Manager	\$ 126,931	\$ 223,873	\$	61.02	\$ 107.63

All wages are based on a 2,080 hour work year.

Exception: Police Officer and Police Sergeant - 2,184 hours per year per contract

Pursuant to the Town's Personnel Manual, Article IV, Section 29, the Town Council shall establish pay ranges for all positions. The Pay Range Schedule will include the position titles and the pay ranges and will take effect every October 1st with the adoption of the annual operating budget.

All pay ranges have been increased by 2.3% based on the June 2025 Consumer Price Index for the South -All Items from the Bureau of Labor Statistics.

Southeast Information Office CPI Card — June 2025



Meeting Name:	Town Council Meeting
Meeting Date:	July 23, 2025
Prepared By:	E. Alves, CPA, Finance/HR Director
Item Title:	One-Cent Surtax – FY2025/2026 Projects List for Oversight Committee

BACKGROUND

In November 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. The total revenue for Juno Beach during the 10-year term, beginning January 1, 2017, is estimated to be approximately \$2.3 million.

Pursuant to the County Ordinance and the ballot language approved by the voters, municipal expenditures of surtax proceeds shall be subject to independent oversight by citizen committees and proceeds expenditures are restricted by Section 212.055(2)(d), Florida Statutes. At the December 14, 2016 Town Council meeting, the Council approved participating with the Palm Beach County League of Cities-Surtax Oversight Committee to facilitate that requirement. The Oversight Committee has 17 participating municipalities.

DISCUSSION

The Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee is requesting the Town's One-Cent Discretionary Surtax Project List for Fiscal Year 2026 to be submitted to the Committee.

Staff proposes the following, <u>new or additionally funded</u>, projects from one-cent discretionary surtax for FY 2025/26 to satisfy the above request from the Oversight Committee:

- 2 Hybrid Marked Police Vehicles with Equipment \$160,634
- Universe Blvd. Repaving Project \$683,700
- Public Works Vehicle \$50,000
- Public Works Sidewalk Sweeper \$6,000
- Re-Thatch Chickee Huts \$15,000
- Town Center Silen Alarm System Replacement \$25,000

Item #11.

As you may recall, the fiscal year proposed project lists are not cast in stone, the Town Councican change, re-prioritize or abandon any project or equipment item at any time. In addition, the Town does not have to expend any of the proceeds in any specific time frame, there is no risk of forfeiture. During the budget process, staff will include and present all of the FY 2026 proposed capital projects and funding sources for the Town Council's review and approval.

RECOMMENDATION

Staff recommends the Town Council consider a motion to approve a FY 2025/26 One-Cent Discretionary Surtax Projects List funded through the one-cent discretionary sales surtax and submit to the Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee as requested.



AGENDA ITEM

Meeting Name:Town Council MeetingMeeting Date:July 23, 2025Prepared By:Diana Davis, Vice Mayor Pro TemItem Title:Discussion on Legal Risks

DISCUSSION: Governance Role in Legal Risk Evaluation

Purpose

Clarify the respective roles of Town Council, Staff, and the Town Attorney in defining, evaluating, and acting on **legal risk**, specifically, whether this is a **policy matter for Council** or an **administrative matter for Staff**.

Part A – Defining Roles and Responsibilities for legal risk evaluation

I. Key Governance Question

Who determines the Town's tolerance for legal risk?

- Is it set by the Town Council as a policy decision?
- Or is it determined by Staff, based on administrative interpretation of legal advice?

II. Guidance from the Town Charter

- Article III, Section 1(c): "The Town Council adopts policies and appropriates town funds... and its members have fiduciary responsibilities as trustees of public funds."
- Article III, Section 7: "The Council shall appoint a Town Attorney and may employ other professional advisors."

III. Responsibility for Policy and Fiduciary Oversight Includes Legal Risk Management

Town Council has budgetary authority. Legal risk often carries financial implications.

What is legal risk? In a general sense, legal risk is a spectrum of opportunity within a business decision. Any decision of the Town involves potential litigation risk, so we are always faced with the "yellow-light" of caution regarding potential lawsuit claims for any action taken. However, the Town Council may decide to move forward despite the quantified legal risks, if the public benefit rewards are sufficient to justify moving forward. Town Council members as elected officials are uniquely accountable to the community on weighing the risk and rewards, and then selecting the options that create the most public policy benefits while mitigating against litigation risks with insurance or other risk mitigation practices.

Therefore:

- Council must determine how much risk is acceptable.
- Council must ensure risks are **quantified**, explained, and considered.
- Staff and legal advisors must **not pre-empt the Council** by presenting legal risk as a reason to alter or override policy decisions.

IV. Principles of Good Governance

Function	Responsible Party	Explanation
Policy Setting	; Town Council	Council, as the legislative body, determines public policy benefits in weighing legal risk tolerance.
Legal Advising	Town Attorney	Provides legal analysis and risk evaluation; does not dictate outcomes.
Policy Execution	Town Staff	Implements Council policy; does not substitute its judgment for that of Council.

V. Proper Process for Legal Risk Evaluation – given that legal risk is not a mandate. It is a policy consideration that needs to be weighed against the public benefits.

Council's role:

- Receive **objective legal analysis** from the Town Attorney for the interpretation of likelihood of a claim being filed, arguments that would be presented by both sides regarding the likelihood of success on the merits if a claim is brought.
- Review relevant factual data, including:
 - Prevalence and outcomes of similar cases

- o Potential costs and insurance coverage
- o Risk exposure and mitigation options
- Weigh litigation risk against public policy objectives.
- Decide whether to proceed—even when legal exposure exists.

VI. Recent Example: Agenda Item #13 – May 28, 2025 Council Meeting

Summary:

A staff memo advised against continuing to apply **Ordinance 780** (harmony standards) to singlefamily homes, citing legal risk under the **Bert Harris Act**.

Concerns:

- The memo presented legal risk as **conclusive**, not advisory.
- **No new case law** or facts were provided to support the change to existing policy and existing Council direction. Bert Harris Act gives a 90-day settlement period.
- Staff's position contradicted prior Council direction from the workshop.
- Council ultimately voted to follow the memo, despite a Town Council vote to retain
 Ordinance 780 at the same meeting—resulting in conflicting actions without clarification.

VIII. Summary Statement

Legal risk evaluation is a governance issue, not just a legal or administrative one.

Council is the policymaking body elected to weigh legal, financial, and public policy considerations.

Staff and the Town Attorney are key advisors—but final decisions, including legal risk tolerance, belong to the Council who are responsible to the public through elections.

Part B – Action Plan to Implement Recommendations regarding legal risk analysis to Strengthen Governance and Clarify Roles

1. Clarify Roles and Responsibilities

- If a proposed action is clearly illegal, staff must not proceed.
- However, when legal risk is **subject to policy judgment**, then staff should not unilaterally determine the acceptable risk level or deviate from Council direction—even workshop consensus—without first **bringing the matter to the full Council** for discussion. **Staff**

memos that make conclusions regarding legal risk of various policies without first getting direction from Town Council, can increase legal risk to the Town and limit the Council's options to achieve particular public policy goals.

2. Direct the Town Attorney to Report Directly to the Town Council

- Legal advice related to **the Council-adopted policy** should be provided **directly to the Town Council**, with staff included as appropriate—not the reverse.
- When staff consults the Town Attorney, **Council should be copied** on both the inquiry and the response, ensuring transparency and shared understanding.
- If the issue is significant, Council may then formally request a comprehensive legal opinion for proper deliberation, including the facts necessary for analysis of the risk identified.

3. Request a Motion to "Affirm Council's Role as Policy-Maker responsible for determining legal risk tolerance."

- Council should **restate in writing** that decisions involving **legal risk tolerance** are **policy decisions** reserved for the Council.
- Administrative staff shall:
 - Develop implementation procedures that align with adopted policy.
 - Not alter or delay implementation based on legal risk without explicit Council direction.

4. Prohibit Use of Staff Memos to Change or Set Policy

- Staff memoranda should **not be used to revise or nullify adopted policy**, particularly where legal risk is cited.
- Any policy change or reconsideration must follow a formal Council discussion and vote.

Conclusion

These actions will:

- Reinforce the governance authority of the Council.
- Ensure legal advice is shared equitably and transparently.
- Prevent inadvertent policy shifts driven by staff interpretation.
- Maintain the integrity of the policymaking process

Part C – Example of what may be included within legal risk analysis, example provided analysis of state statute that pre-empts local governments from regulating building design materials with exceptions (i.e., Architectural Review for Single Family residential). Attachment.

Retaining Architectural Review for Single-Family Homes: Analysis of Legal Risk based on likelihood of lawsuit & costs versus Public Policy Benefits of Moving Forward

Yellow Light potential for Legal Challenge: Such challenges to P&Z decisions are rare, manageable, and comparable to other routine Town matters such as defense of code violation citations and defense of traffic tickets issued 1. Type of Lawsuit: If a homeowner challenges denial of a proposed design based on architectural style, the proper legal avenue is a writ of certiorari—a limited judicial review, with no damages, penalties, or prevailing party attorney's fees.

2. Lawsuit Frequency: Over the last 20 years, only five writ of cert cases involved Planning and Zoning (P&Z) decisions. Four were challenges by neighbors trying to block large new construction buildings. Only one case sought to allow a larger construction project.

3. Cost: (* request for costs submitted range of \$5k-\$15k) Assuming \$10,000 per defense, the average annual cost is approximately \$2,500 per year. This is less than the Town spends on mailings and is equivalent to defending a traffic or code enforcement citation.

<u>Potential Outcome of Legal Challenge</u>: Whether Favorable or Not, it is Easily Resolved at a known reasonable cost

- Precedent: No applicant has been denied based solely on architectural style. Denials are rare and could be avoided with negotiated design changes. Pre-emption language for Building Design Elements has been in place for several years without consequence

- Legal Position: Florida law does not explicitly prohibit architectural review. The Town's detailed code for architectural styles is helpful in a pre-emption type legal challenge

- Attorney Opinion: The Town Attorney confirms a legal argument can be made that architectural review authority is not preempted for single-family homes. (Attached)

- Comparable Cities: St. Petersburg, with similar code language to Juno Beach, retains its architectural review and no challenges to its authority have been filed.

Public Benefit: Preserving Neighborhood Character and Property Values

- Mitigating Mass: Design features like roof slope, porches, and balconies help large homes blend into neighborhoods. These are 'building design elements' that without the authority to regulate may not be tools available to mitigate larger mass projects.

- Sense of Place: Architectural quality distinguishes Juno Beach from other coastal towns. Losing control risks losing our Town's unique character reducing property values for existing residents. - Future Flexibility: Without architectural review, the Town may not be able to implement voluntary historical preservation programs or meet Comprehensive Plan goals for neighborhood consistency. (See Comprehensive Plan Future Land Use 11.1)

- Long-Term Trend: The Fla. Legislature is unlikely to restore local authority. Relinquishing architectural review now forfeits long-term tools that protect our community.

Summary: Low Risk, High Reward

The legal risk of retaining architectural review for single-family homes in Juno Beach is low. The cost of defending a legal challenge—approximately \$10,000 per case—is modest and infrequent, while the policy benefits of architectural review are substantial, including preserving neighborhood character, supporting property values, and enabling future preservation programs.

Conclusion

For a known cost of approximately \$2,500 per year, the Town can preserve its unique character, maintain regulatory flexibility, and support stable property values. The risk of a challenge is small and manageable. The benefits of retaining architectural review are too important to give up.

TT	Correct New Jacob	Dut	Const Challe
Туре	Case Number	Date	Case Style
P&Z	50-2025-CA-00000-	—	Shaw, Scott v Town
	XXXA-MB		of Juno Beach
P&Z	50-2024-CA-	10/25/2024	Black, William v
	010287-XXXA-MB		Town of Juno Beach
P&Z	50-2019-CA-	4/26/2019	Anthon, Dean v
	005516-XXXX-MB		Town of Juno Beach
P&Z	50-2018-CA-	9/21/2018	Huffman, Debra Lea
	012132-XXXX-MB		v Town of Juno
			Beach
Noise/Odor	50-2013-CA-	12/19/2013	Caybana Grill Inc v
	018537-XXXX-MB		Town of Juno Beach
Charter School	50-2013-CA-	5/10/2013	Bright Futures
	009453-XXXX-MB		Academy Charter
			School Inc v Town of
			Juno Beach
Charter School	50-2013-CA-	5/10/2013	Bright Futures
	008635-XXXX-MB		Academy Charter
			School Inc v Town of
			Juno Beach
Speed Ticket	50-2010-CA-	2/22/2010	Kamp, Mark M v
•	004716-XXXX-MB		Town of Juno Beach

Footnote 1: Writ of Certiorari Cases Filed Against the Town (1998–2025)

Example of Legal Analysis for the policy decision on whether to retaining review of Architecture for Single Family homes

Speed Ticket	50-2009-CA- 035334-XXXX-MB	10/19/2009	Levine, Cary Michael v Town of Juno
			Beach
Interference w/	50-2007-CA-	4/16/2007	Juno Ocean Key v
Building	005639-XXXX-MB		Town of Juno Beach
Interference w/	50-2007-CA-	2/20/2007	Bay Colony
Building	002523-XXXX-MB		Oversight Inc v
			Town of Juno Beach
P&Z	50-2006-CA-	4/13/2006	Davies, Peggy v
	003682-XXXX-MB		Town of Juno Beach
	50-2002-CA-	9/27/2002	Cole, James v Town
	011685-CACT-AY		of Juno Beach
	50-1999-CA-	12/17/1999	McLeod, T. Bragg v
	012092-CACT-AY		Town of Juno Beach
	50-1998-CA-	6/12/1998	Juno Isles Civic
	005299-CACT-AY		Association v Town
			of Juno Beach

Footnote 2: Len Rubin legal analysis of whether the state statute language regarding "Building Design Elements" pre-empts the local municipal authority to continue its regulations of architectural styles. (Attached)

MEMORANDUM

TO:	Mayor Peggy Wheeler Vice Mayor John Callaghan Members of the Town Council
FROM:	Leonard G. Rubin, Town Attorney
RE:	Regulation of Architectural Styles for Single-Family Detached Dwellings
DATE:	April 21, 2025
CC:	Robert Cole, Town Manager Frank Davila, Planning and Zoning Director Caitlin Copeland-Rodriguez, Town Clerk

BACKGROUND:

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

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

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

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

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

As set forth above, prior to 2021, single-family detached dwellings were not considered by either the Planning and Zoning Board or the Town Council and were subject solely to site plan and appearance review and approval by the Planning and Zoning Department. To comply with the statutory amendment and to facilitate the Town's continued regulation of architectural styles for single-family detached dwellings, on October 27, 2021, the Town Council adopted Ordinance No. 745, amending the Town's Zoning Code to designate the Planning and Zoning Board as the Town's appearance review board for single-family detached dwellings. The Board was granted final decision-making authority on site plan and appearance review¹, specifically including architectural review, of detached singlefamily dwellings not located within an approved planned unit development, thereby invoking the statutory exception outlined above.

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

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

¹ Through the adoption of Ordinance No. 753 on September 28, 2022, the Town Council removed the site plan review component for single-family detached homes from the Planning and Zoning Board's purview and returned that function to the Planning and Zoning Department, thereby limiting the Board's authority solely to appearance review (including architectural review) only.

QUESTION PRESENTED:

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

SHORT ANSWER:

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

ANALYSIS:

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

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

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

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

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

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

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

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

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

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

Irrespective of whether the Town Council seeks an Attorney General Opinion, the Town Council's decision as to whether to continue to regulate architecture for single-family detached homes² ultimately hinges upon the Town Council's risk tolerance and an evaluation of the potential benefits and consequences of each approach.

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

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

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

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

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

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

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

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

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

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CONCLUSION:

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

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