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

Public Comment / Question

January 22, 2026

Statement Encouraging Deference to the March 10, 2026 Election

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

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

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

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

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

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

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

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

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

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

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

Deferring these decisions until after March 10 would:

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

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

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

Thank you for your service, and for your consideration.

Respectfully,
Aldo Rovere
400 Uno Lago Drive

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

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

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

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

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

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

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

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

- Ocean Properties Florida, Inc.
- Oceanside Enterprises of Florida, LLC

- Oceanside Inc.
- Cambrian LLC
- Exclusive Real Estate Consulting LLC, (formed May 14, 2025)
- Oceanside LLC

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

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

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

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

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

Respectfully,

Brian Cole

Longtime Juno Beach Resident, Current Planning and Zoning Board Member

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



Department of State / Division of Corporations / Search Records / Search by Officer or Registered Agent /

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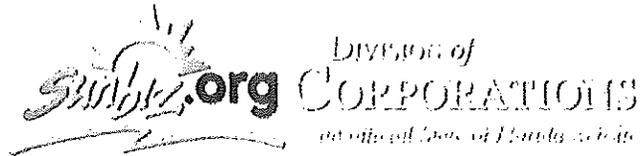
wheeler peggy

Officer/Registered Agent Name List

Officer/RA Name	Entity Name	Entity Number
WHEELER, PEGGY	CAMBRIAN, LTD.	A0400000502
WHEELER, PEGGY	CAMBRIAN LLC	L04000010342
WHEELER, PEGGY	OCEAN SIDE LLC	L04000013927
WHEELER, PEGGY	OCEAN PROPERTIES FLORIDA, LLC	L17000067764
WHEELER, PEGGY	OCEAN SIDE ENTERPRISES OF FLORIDA, LLC	L17000070575
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING LLC	L20000377227
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING LLC	L20000377227
WHEELER, PEGGY	BIG DOG RANCH RESCUE INC.	N08000008259
WHEELER, PEGGY	OCEAN SIDE INC	P25000030549
WHEELER, PEGGY	OCEAN SIDE INC	P25000030549
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	EXCLUSIVE REAL ESTATE CONSULTING, INC	P25000030637
WHEELER, PEGGY	TRANSMISSIONS AND PARTS, INC.	P94000056581
WHEELER, PEGGY L	CAMBRIAN LLC	L04000010342
WHEELER, PEGGY L	OCEAN SIDE LLC	L04000013927
WHEELER, PEGGY L	COALITION OF TORAH OBSERVANT MESSIANIC CONGREGATIONS INT'L, INC.	N06000009667
WHEELER, PEGGY S	ACCESS INTERNET MARKETING, INC.	P98000082939
WHEELER, PEGGY S	JRW HOMES, INC.	V18789

[Next List](#)

wheeler peggy



Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

Detail by Officer/Registered Agent Name

Florida Profit Corporation
EXCLUSIVE REAL ESTATE CONSULTING, INC

Filing Information

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

Principal Address

460 ATLANTIC BLVD
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Mailing Address

460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Registered Agent Name & Address

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Officer/Director Detail

Name & Address

Title PRES

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Title SEC

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Title TREA

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Annual Reports

No Annual Reports Filed

Document Images

05/14/2025 -- Domestic Profit

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Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
EXCLUSIVE REAL ESTATE CONSULTING LLC

Filing Information

Document Number	L20000377227
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Registered Agent Name & Address

WHEELER, PEGGY
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Name Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

WHEELER, PEGGY
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JUNO BEACH, FL 33408

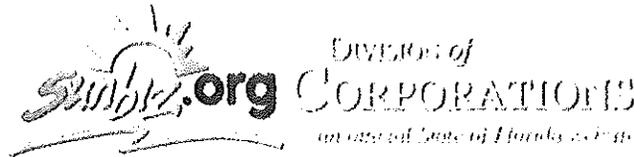
Annual Reports

Report Year	Filed Date
2023	04/30/2023

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

Document Images

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



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Detail by Officer/Registered Agent Name

Florida Profit Corporation
OCEAN SIDE INC

Filing Information

Document Number	P25000030549
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State	FL
Status	ACTIVE
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Principal Address

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Registered Agent Name & Address

WHEELER, PEGGY
460 ATLANTIC BLVD
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Officer/Director Detail

Name & Address

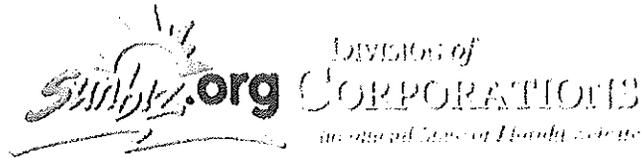
Title PST

WHEELER, PEGGY
460 ATLANTIC BLVD
JUNO BEACH, FL 33408

Annual Reports

No Annual Reports Filed

Document Images



Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

Detail by Officer/Registered Agent Name

Florida Limited Liability Company

OCEAN SIDE LLC

Filing Information

Document Number	L04000013927
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State	FL
Status	INACTIVE
Last Event	CONVERSION
Event Date Filed	05/14/2025
Event Effective Date	NONE

Principal Address

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Mailing Address

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Registered Agent Name & Address

Wheeler, Peggy
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Name Changed: 04/26/2022

Address Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title MM

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

Annual Reports

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

Document Images

<u>04/27/2025 -- ANNUAL REPORT</u>	View image in PDF format
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FLORIDA STATUTES

SECTION 112.3143

112.3143 Voting conflicts.

(1) As used in this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PALM BEACH CODE OF ETHICS

SECTION 2-443

PARAGRAPH (b) : Corrupt misuse of official position

Sec. 2-443. Prohibited conduct.

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

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

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

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

Motion to ask Staff to accomplish the following 6 things:

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

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

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

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

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

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

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

1. The dwelling is listed in the National Register of Historic Places, as defined in s. 267.021(5); is located in a National Register Historic District; or is designated as a historic property or located in a historic district, under the terms of a local preservation ordinance;
2. The regulations are adopted in order to implement the National Flood Insurance Program;
3. The regulations are adopted pursuant to and in compliance with chapter 553;
4. The dwelling is located in a community redevelopment area, as defined in s. 163.340(10);
5. The regulations are required to ensure protection of coastal wildlife in compliance with s. 161.052, s. 161.053, s. 161.0531, s. 161.085, s. 161.163, or chapter 373;
6. The dwelling is located in a planned unit development or master planned community created pursuant to a local ordinance, resolution, or other final action approved by the local governing body before July 1, 2023; or
7. The dwelling is located within the jurisdiction of a local government that has a design review board or an architectural review board created before January 1, 2020.

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

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