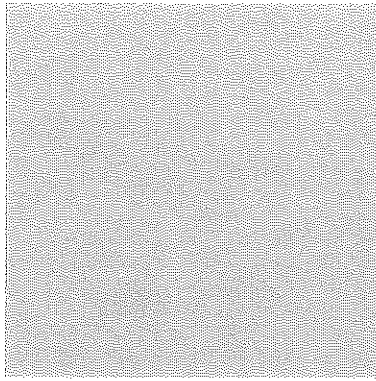
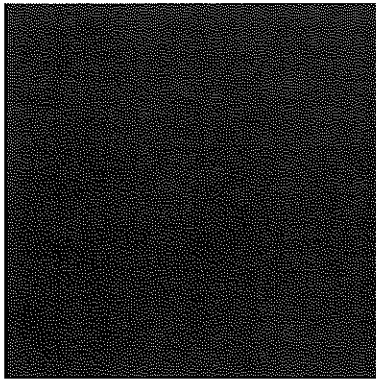


The Dunes at Juno Beach

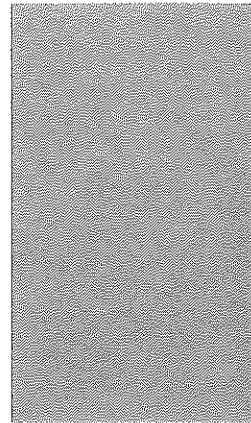
Key West Cracker Style



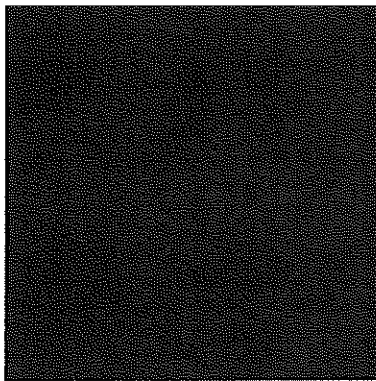
Lap Siding - SW0019
Festoon Aqua



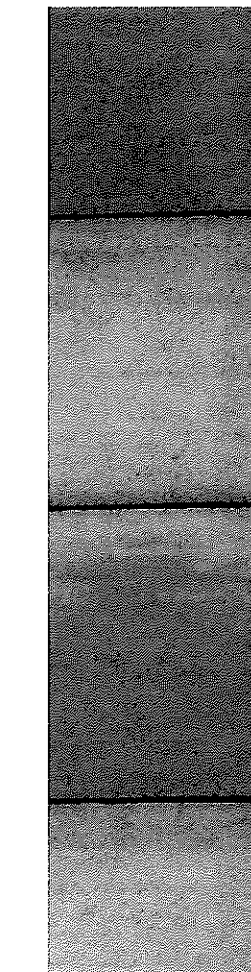
Louvers/Railings - SW2810
Rookwood Sash



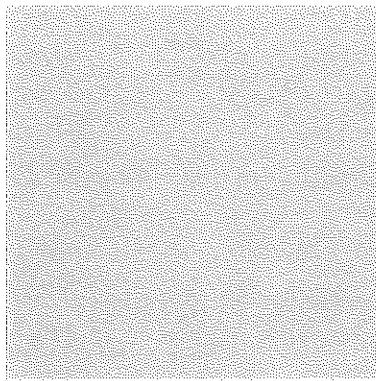
Stucco Body/Soffit/Fascia - SW7757
High Reflective White



Stucco Body - SW6511
Snowdrop



Eagle Roofing - Bel Air Light Gray Range



Board & Batten Siding - SW7757
High Reflective White

Trim - SW7757
High Reflective White



4x8 Glacier Paver - Running Bond Pattern
On All Schemes

Awnings - SW0019
Festoon Aqua



Dear Mayor Wheeler and Council Members:

Bucksbaum Properties, the owner of Plaza La Mer, is pleased to support the Dunes at Juno Beach project across the street from our property. Their willingness to work with both residential and commercial neighbors to present such a project we view in a positive manner. We wish them well and encourage your support.

Sincerely,

A handwritten signature in cursive script that reads 'John Bucksbaum'.

John Bucksbaum

Sea Oats of Juno Beach Condominium Association, Inc.
800 Sea Oats Drive
Juno Beach, Florida 33408

September 23, 2024

Re: Dunes at Juno Beach

Dear Mayor Wheeler and Esteemed Council:

Unfortunately, there is a conflict with your September 25th meeting and a duly-noticed meeting of the Sea Oats Property Owners' Association so attendance at the council meeting is not possible.

On behalf of our community, board members have discussed the planned project of The Dunes of Juno Beach with Aimee Carlson and Sharon Merchant among others. In discussions, our most important concern was and is the additional traffic this project would bring to our area. As council, many of you know the difficulty our residents have entering and exiting our complex with the twice-an-hour opening of the Donald Ross bridge, the increased seasonal traffic, and the added traffic we have had to deal with since the closing of the US1 bridge reconstruction in Tequesta.

We have refrained from expressing an alternate opinion to the current plan offered by Pulte. Forty residential units with the traffic pattern they demonstrated seemed reasonable. However, it has come to our attention that an alternate plan has been suggested to improve traffic flow for the proposed Dunes at Juno Beach project. This alternate plan changes the ingress/egress on Donald Ross Road to enter only. This suggestion would highly impact the Sea Oats community which was established in 1985. All Dunes traffic from US 1 would have to go west onto Donald Ross Road and make a U-turn at the crossway at the entrance to the Sea Oats complex. This would further exacerbate our difficulty to exit east.

As you know, we struggle with traffic regularly and anticipate more traffic associated with the Caretta project. For many years, Sea Oats has asked several times for a traffic light at our entrance - these requests have been denied. A DO NOT BLOCK box was painted on the roadway at our entrance which has helped. Additionally, four flashing lights were also installed as our continued complaints were heard. To have all traffic from the Dunes U-turning in this area would now interrupt and defeat the progress we have made to date.

If the council is considering any changes to the existing plan for the Dunes, it would be our preference that Donald Ross would be outbound only causing the least impact to our community. Please consider the concerns and impact your decision would have on all of the 214 unit owners at Sea Oats when voting on this decision regarding the traffic patterns of the Dunes.

On behalf of the Sea Oats of Juno Beach Board of Directors,

Barbara Bisceglia, President



THE
VINE POST

August 5, 2024

Dear Mayor Wheeler and Town Council,

I am writing to express my support for the proposed Dunes at Juno Beach project. This development brings benefits to our community without imposing undue burdens.

As a business owner in this community, I believe the Dunes at Juno Beach project will have a positive economic impact. Attracting new residents and visitors will create opportunities for local businesses to thrive and grow.

The addition of 40 charming Key West-style townhomes will undoubtedly enhance our neighborhood's appeal. I am pleased that the project includes plans to improve the commercial plaza across the street with fresh paint, new attractive awnings, safer sidewalks, and beautiful landscaping. These upgrades will not only beautify our surroundings but also contribute to a safer and more enjoyable environment for residents and visitors alike.

I appreciate that the project team has been proactive in addressing resident concerns. Through multiple meetings and ongoing dialogue, they have diligently worked to resolve issues and ensure that community feedback is incorporated into the plans. This commitment to transparency and responsiveness deserves recognition.

In conclusion, I urge you to support this project for the continued enhancement of our community. Thank you for your consideration.

Best regards,

Tom Battaglia

Owner

The Vine Post

817 Donald Ross Road

Juno Beach, FL 33408

Juno Beach Café

13967 U.S. Hwy 1

Juno Beach, FL 33408

September 24, 2024

Ladies and Gentlemen of the Council,

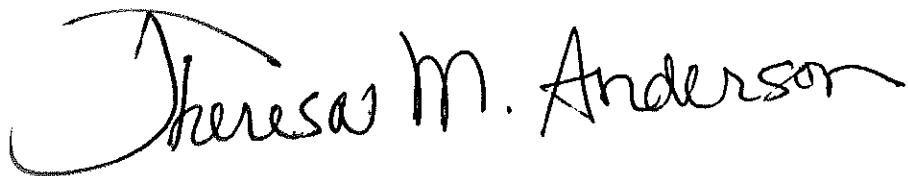
Juno Beach Café has been a cherished part of our coastal town for over twenty years, serving as a welcoming spot for both locals and tourists since we opened our doors in 1998. Located just a short stroll from the beach, we've grown alongside the community, offering a friendly and inviting atmosphere where people can enjoy a delicious breakfast or lunch. While the town has changed around us, our commitment to being a cornerstone of this vibrant area has never wavered.

We have recently been provided copies of three alternative site plan designs which are being reviewed by you and town staff, showing impacts to our center which we cannot support. These proposed alterations are not only unsafe but also pose a potential threat to the livelihood of our business and the safety of our staff. Redirecting traffic to make a right turn onto Donald Ross may ease road congestion, but it risks creating severe traffic issues within our Plaza, leading to unsafe conditions and gridlock. The suggestion to shift our main commercial entrance further west to align with the access point for Pulte's residential development could have a detrimental effect on our operations.

Pulte's plan to develop 40 townhomes and revitalize our Plaza represents a tremendous opportunity for our community. Positioned near the intersection of Donald Ross Road and US-1, Juno Beach Café plays a key role in the daily lives of our residents and visitors. We fully support Pulte's proposal, which promises to turn our commercial center into a landmark that reflects the best of Juno Beach. Pulte has worked closely with John Bills, the Plaza's owner, to put forward thoughtful upgrades, including repainting the buildings, adding new, attractive awnings, and enhancing the landscaping.

Given the extensive collaboration and careful planning that have gone into Pulte's project, I strongly urge the council to approve the plan as presented. The proposed commercial upgrades and site plan offer the best path forward for our Plaza and the broader community and give us certainty that Juno Beach remains a quaint beach community and not overrun with high rise condos or chain restaurants.

Thank you for considering this important matter.

A handwritten signature in black ink that reads "Theresa M. Anderson". The signature is written in a cursive style with a large, sweeping initial "T".

Thirsty Turtle Seagrill
13981 U.S. Highway 1
Juno Beach, FL 33408



September 24, 2024

Dear Mayor Wheeler and Esteemed Council:

Since 1994, Thirsty Turtle has been a proud fixture of the Juno Beach community, earning a place in the hearts of locals and visitors alike. Over the years, we've witnessed the remarkable transformation of this vibrant coastal town, from its growing population to the expansion of new developments. Throughout it all, we've remained dedicated to providing a warm and welcoming atmosphere where everyone can enjoy great food, cold drinks, and friendly service.

In all our years here, we haven't encountered a developer who has shown as much genuine concern for our community as Pulte. Their commitment has been evident in their repeated efforts to engage with us, keeping us informed and actively seeking ways to collaborate and be a supportive neighbor.

We strongly support Pulte's proposed 40-unit townhome project and the commercial upgrades to our Plaza, which serve as the gateway to Juno Beach. These enhancements promise to significantly benefit our community, transforming our commercial center into a cohesive, well-planned development with consistent landscaping and architecture. Pulte has worked closely with John Bills, the Plaza's owner, to propose improvements including refreshing the buildings with new paint, adding attractive awnings, and enhancing the landscaping. In addition, the sidewalks along US Highway One and Donald Ross Road are slated for upgrades, making the area more inviting, safe, and pedestrian friendly.

Recently we learned that after more than a year of collaboration with the community, last-minute, unvetted site plan sketches have surfaced, proposing significant changes to the internal traffic flow of our center. These changes are not supported by us and we ask you to please approve the plan that has been carefully designed over the last year and keeps our driveway in its existing location.

One particularly troubling suggestion is the limitation of a right-turn only from Donald Ross Road, which would create internal traffic circulation and safety issues within our Plaza. Additionally, moving our main entrance further west and combining it with Pulte's residential entrance is both confusing and unsafe. This consolidation would negatively impact our business and jeopardize the safety of both residential and commercial traffic.

The proposed changes would also force all traffic to exit onto US-1 and Floral Drive, leading to serious congestion and internal traffic issues within our center. The suggestion to merge the Pulte driveway with the Juno Square driveway and push it further west is unacceptable, as it would diminish our property value, force commercial traffic through a residential neighborhood, and cause confusion for drivers trying to locate the center. Thirsty Turtle has expressed strong opposition to these changes to Mr. Bills, citing concerns about reduced visibility and the negative impact on our business.

The site plan as originally drawn by Pulte, along with the proposed commercial upgrades, remains the best option for our Plaza and the community. I strongly urge the approval of Pulte's applications tonight, which have been thoroughly vetted with the community. Allowing major site plan changes at this stage would be a disservice to everyone involved after a year of dedicated collaboration.

Regards,

A handwritten signature in black ink, appearing to read "Ron Paranzino".

Ron Paranzino

COO

Thirsty Turtle Group



September 24, 2024

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

Dear Members of the Town Commission:

My grandfather and his partners originally developed Juno Square Plaza. I have been proudly managing Juno Square, located on the southwest corner of Donald Ross and US1, since 1991 for our ownership group. Over the decades, we have steadily expanded our engagement in the South Florida real estate market, particularly in Palm Beach County. In that time, we developed, built, and managed over four million square feet of commercial and office space. The Juno Square Plaza, in particular, has been an important commercial center for the Town of Juno Beach and is home to the popular Juno Beach Café and Thirsty Turtle, among many others.

Pulte Homes is under contract to purchase my property adjacent to the center and worked tirelessly with the Town and community for over a year to iterate their design to best meet the needs of the community and closest neighbors. Recently, I met with Paul Kneeland, who lately presented some alternative design concepts for the Pulte community and my center. It's important to point out that Paul is suggesting changes to my Plaza, which isn't even part of the Pulte application.

While I appreciate Paul's interest in addressing traffic concerns at the Donald Ross/US1 intersection, none of the proposed solutions are acceptable for my center. These changes not only negatively impact all of our tenants and disrupt internal circulation patterns, but they also eliminate parking, which is critical to the viability of our long-term commercial tenants. Moreover, these proposals violate our existing, vested approvals, which has nothing to do with the property we are selling that has a separate property control number.

A couple main points I'd like to highlight:

- The suggestion to consolidate the Pulte driveway and the Juno Square driveway is not acceptable as it will negatively impact our property value by reducing accessibility to our center and commingle all commercial traffic through a residential neighborhood/access road. My tenants have expressed opposition to this as their visibility will be impacted and cause confusion for drivers trying to find the center. We should maintain the segregated accesses along Donald Ross to make sure the turn in locations are very clear to those patronizing our shops and the new townhome community. Given the likelihood of confusion and the additional conflict points created by commingling residential and commercial

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Palm Beach Gardens, FL 33410
(561) 627-4000 • Fax (561) 625-9230

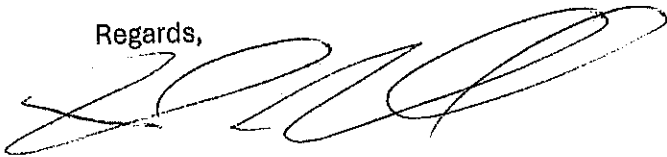
Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatements of fact, errors, omissions, prior to sale, withdrawal from market, or change in price without notice.

traffic, relying on the County access control standards, which Pulte's plan exceeds, is the best and safest way to proceed.

- The proposal to restrict the Donald Ross driveway to right-in only, thereby preventing traffic from leaving the center onto Donald Ross, goes against over a year of feedback from our neighbors and key stakeholders. This will force all of the traffic to exit on US-1 and Floral Drive, which will create serious traffic and congestion issues internal to my center and new conflicts along the New Palm Beach Heights neighborhood and US1.
- I do also want to mention that we have several backup contracts for the property. It is important to clearly highlight the alternatives to Pulte's plan. We provided Pulte the time to meet with the community and pursue the entitlements necessary to build a for sale townhome project but now we need to move forward to a closing as soon as possible. Some of the offers are for end uses that are compatible with current zoning and therefore by-right approvals. With the current land uses, they have much higher traffic intensities than Pulte's proposed project. If the community's priority is limiting traffic onto Donald Ross because of the existing congestion, the Pulte project with a segregated entrance is by far the best way to proceed.

I strongly urge the approval of Pulte's applications today, which have been thoroughly vetted with the community and my tenants to develop a project plan which fits the character of Juno and will be a benefit to the community. To require major site plan changes at this late stage would be a disservice to the process and to us, our tenants, Pulte, and the New Palm Beach Heights neighbors who spent many hours collaborating over the past year to come to agreement on the currently proposed plan.

Regards,



John Clark Bills