



Town of Juno Beach
340 Ocean Drive; Juno Beach, FL 33408
Phone: (561) 626-1122; Fax: (561) 775-0812

For Official Use Only
Date Stamp
TOWN OF JUNO BEACH
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FEB 19 P 1:30

Administrative Appeal Application

The Board of adjustment shall have the power to hear and decided appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative official in enforcement of any zoning ordinance or regulation. In exercising its power, the Board of Adjustment may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, decision or determination made by the administrative official, in the enforcement of any zoning resolution or regulation adopted pursuant to the Ordinance and make such order, recommendation, decision or determination as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken (Code Section 34-64 - Town of Juno Beach Comprehensive Zoning Ordinance).

Section I

Instructions for Completion:

1. Complete Section II of this application (you may wish to attach a separate sheet of paper for this item), and Section III.
2. Sign and date this application at the end of Section II. If appropriate, complete the power of attorney form on page 3 of this application.
3. A filing fee of \$500.00 must accompany each application upon submittal. The applicant will also be responsible for providing all property identification information and property owners within a 300' radius surrounding the subject property: and will be responsible for postage cost associated with mail-out materials and legal ads related to the petition.

Section II

Please Complete the Following:

Applicant/Agent Information:

Name of Applicant: 390 Jupiter LLC Contact Phone #: 772-287-3100
 Address of Applicant: clo Law Office of Rick Kozell 616 SE Dixie Hwy Stuart FL 34994
 *If the applicant has an agent, or will be represented by anyone other than the applicant.
 *Name of Agent: Rick Kozell Esq. Contact Phone #: 772-287-3100
 *Address of Agent: 616 SE Dixie Hwy Stuart FL 34994



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Regarding the Subject Location (where the variance is being requested):

Street Location: 390 Jupiter Lane Juno Beach FL 33408
Name of Subdivision: Juno Beach 1st Addition
Block: Lot: Lots 88-90

Regarding the Appeal:

Who made the decision/determination you are appealing?

Name: Frank Davila Title: Planning & Zoning Director
Date of Decision/Determination: February 18 2026

Please explain the appeal being made (include any ordinance references you feel support your position)

Davila rejected revised plan for proposed roof deck. Call Town Counsel, Jeff Hochman if questions; (954) 463-0100

[Signature] for 390 Jupiter LLC 2/19/26
Applicant's Signature As Authorized Representative Date

Rich Kozell
Print Name

[Signature] 2/19/26
Witness' Signature Date

Brittney Muleucis
Print Name



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Section III

Power of Attorney

Complete the "Appeal Power of Attorney" form.

Power of Attorney

Name of Applicant: 390 Jupiter LLC Contact Phone: 772-287-3100
Mailing Address: 616 SE Dixie Hwy Stuart FL 34994
Property Address (description): 390 Jupiter Lane Juno Beach FL 33408
Name of Agent: Rick Kozell Esq.
Contact Phone of Agent: 772 287-3100

The Undersigned, being the true Applicant for the real property described above, does hereby grant unto the Agent, stated above, the full right and power of attorney to make application to the Town of Juno Beach for an easement abandonment petition/request and act as the representing agent for any subsequent processes for said property. It is understood that limitations, conditions and restrictions may be placed upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any application/petition proceeding to limit the Applicant to only allow themselves the opportunity to apply for an abandonment petition/request. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning & Zoning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS AND SEALS

THIS 19 DAY OF February 2026.

[Signature]
Applicant

[Signature]
Witness Jacqueline Molina

Applicant

Witness

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the true owners of the real property described above and that they executed the power of attorney for the purposes stated therein.

Sworn and subscribed this 19 day of February 2026.

SEAL



[Signature]
Notary Public

5583	500.00			2/19	Andrew & Milla Russo PA	Admin Appeal Application	CCR
BANK TRANSIT NO.	\$ CHECKS	\$ CASH	NET	DATE	NAME	DESCRIPTION	RECEIVED BY

IF **(ENCIRCLED)** INDICATES CASH RETURNED FOR ADJUSTMENT TO NET AMOUNT OF ACTUAL PAYMENT

68359

↑
INVALID WITHOUT SIGNATURE

RC231124-07/24

TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
(561) 626-1122

RETAIN THIS RECEIPT FOR YOUR RECORDS

[Handwritten Signature]
SIGNATURE

ANDREW AND MILLA RUSSO PA		5583
1304 PENINSULAR RD JUPITER, FL 33469		63-515/570 37
DATE <u>2/19/26</u>		<input checked="" type="checkbox"/> CHECK <input type="checkbox"/> AMOUNT
PAY TO THE ORDER OF <u>Town of Juno Beach</u>	\$ <u>500.-</u>	<input type="checkbox"/> PHOTO SAFE DEPOSIT® POLYMER INK
<u>Five hundred</u>	DOLLARS	
SeacoastBank SEACOAST NATIONAL BANK JUPITER, FLORIDA 33450	FOR <u>390 Jupiter - Variance Appl.</u>	<i>[Handwritten Signature]</i>