

MINUTES  
TOWN OF JUNO BEACH  
**TOWN COUNCIL REGULAR MEETING**

October 28, 2015  
Council Chambers  
340 Ocean Drive

PRESENT: MORT LEVINE, MAYOR  
ELLEN ANDEL, VICE MAYOR  
BILL GREENE, VICE MAYOR PRO TEM  
JASON HASSELKORN, COUNCILMEMBER  
JIM LYONS, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER  
LEONARD RUBIN, TOWN ATTORNEY  
VANESSA MUTCHNIK, TOWN CLERK  
MATTHEW PAZANSKI, FINANCE DIRECTOR  
ANTHONY MERIANO, DIRECTOR OF PUBLIC WORKS  
RUBEN CRUZ, DIRECTOR OF PLANNING AND ZONING  
BRIAN SMITH, CHIEF OF POLICE  
PAUL FERTIG, MAJOR  
CAITLIN COPELAND, ADMINISTRATIVE SECRETARY

Mayor Levine called the Town Council regular meeting to order at 5:30 pm.

Audience: 20

~ CALL TO ORDER  
~ INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG  
~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

1. **GOVERNMENT FINANCE OFFICERS ASSOCIATION – CERTIFICATE OF ACHIEVEMENT TO FINANCE DIRECTOR MATTHEW PAZANSKI**

Mayor Levine stated that Finance Director Pazanski received recognition of our Finance Department's achievement from the Government Finance Officers Association, the organization that sets the standards for government finance, and presented the plaque to Finance Director Pazanski. This marks the 34<sup>th</sup> consecutive year that the Finance Department received this award.

Finance Director Pazanski thanked Mayor Levine and stated that it was a group effort.

2. **COMMENTS FROM THE PUBLIC**

Public Comments Opened at 5:35 PM

Scott Duncan, Assistant Park Manager for John D. MacArthur Beach State Park, 10900 Jack Nicklaus Drive, North Palm Beach, presented the Town with a \$50,000 check from the Florida Recreation Development Assistance Program (FRDAP). This grant will be used for improvements around Pelican Lake.

Mayor Levine thanked Mr. Duncan for this grant.

Public Comments Closed at 5:39 PM.

3. **CONSENT AGENDA**

*All matters listed under Item 1, Consent Agenda, are considered to be routine by the Town Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Special Event Request – North Pole Christmas Craft and Tree Event.
- B. Consider approving the September 29, 2015 Town Council Meeting minutes.
- C. Special Event Request – Palm Beach Holiday Boat Parade.

***MOTION:*** Lyons/Andel made motion to approve the consent agenda.

***COUNCIL ACTION:*** The motion passed 5-0.

4. **PRESENTATION BY PALM BEACH COUNTY PROPERTY APPRAISER'S OFFICE**

Dorothy Jacks, Chief Deputy Property Appraiser, made a presentation to Council on special value, exemption and property tax related matters (*presentation and associated documents attached*).

Councilmember Lyons asked how the property appraiser came up with the market value for the Frenchman's Creek Beach Club. He stated that numerous residents have asked him why it is so low and he does not have an answer for them.

Ms. Jacks stated that it was appraised as a club and therefore it is different than a condominium building. She stated the value would go up over time, but added that the appraised value is not what it is, but what it could be.

Councilmember Haselkorn questioned the change in market value from year to year.

Ms. Jacks explained that for many years the club was not taxed but included within the value of the units within the Frenchman's Creek subdivision in Palm Beach Gardens. The Property Appraiser's Office reevaluated the situation and valued it as a private club.

Vice Mayor Pro Tem Greene questioned how the property appraiser came up with the initial value when they saw that the club was not being taxed accordingly.

Ms. Jacks stated that the Property Appraiser's Office went back to 2008 and evaluated Frenchman's Creek based on other private beach clubs. She stated that she would need to get the exact information as she was not involved with the valuation process.

Mayor Levine officially requested that Ms. Jacks supply staff with this information and that they will relay it to Council.

Ms. Jacks stated that she would.

Ms. Jacks also mentioned the unique situation with Frenchman's Creek Beach Club as it was being taxed, but the taxes were being paid to Palm Beach Gardens.

Ms. Jacks explained that the Frenchman's Creek Beach Club was considered a common element and therefore was attributed to the units within the Frenchman's Creek subdivision in Palm Beach Gardens. She stated that a common element is valued based on the sale of the units in the community which benefit from the property.

Vice Mayor Pro Tem Greene questioned whether the sale of the property would trigger a reappraisal.

Ms. Jacks stated that if the property was sold and it was no longer a beach club, that would trigger a reevaluation because the property would no longer be considered a common element.

Mayor Levine questioned whether the renovation of the Beach Club would trigger a reevaluation.

Ms. Jacks stated that if the renovation added to the square footage of the property, it would be reevaluated.

Ms. Jacks further explained that if improvements are made to the interior of a home and square footage is added or a pool is put in where one did not exist then that would change the value of the home. If it is simply cosmetic, then the value would not change.

Bob Bosso, 765 Hibiscus Avenue, questioned whether the value of the Frenchman's Creek Beach Club would increase every year if everything stays stagnant.

Ms. Jacks stated that was correct but under the law as it exists now, Frenchman's Creek is not being taxed separately for this parcel.

Mr. Bosso suggested the property appraiser's office look to Jupiter Inlet Colony's beach club when determining the value, as one exists in that community.

Anne Bosso, 765 Hibiscus Avenue, asked how the market value was established.

Ms. Jacks stated that her office went back to 2008 when the cap began to establish a market value.

Ms. Bosso questioned the specifications that were used to come up with this value.

Ms. Jacks stated that she did not have the information but as stated previously it would be provided to staff with the information so that it could be relayed to Council.

Mayor Levine questioned if the tax rolls were reviewed and errors were found, was there a time limit for when changes could be made.

Ms. Jacks stated that the tax rolls for the past years are closed.

Town Manager Lo Bello stated that he would be following up with Ms. Jacks's office regarding the market value of the Frenchman's Creek Beach Club moving forward.

5. **RESOLUTION NO. 2015-08 - FRENCHMAN'S CREEK BEACH CLUB AGREEMENT**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING A SERVICES AGREEMENT BETWEEN THE TOWN AND FRENCHMAN'S CREEK, INC. AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE THE AGREEMENT ON BEHALF OF THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Attorney Rubin read Resolution No. 2015-08 by title.

Mayor Levine stated that staff's memorandum, presentation and all back-up materials from this meeting and previous meetings would be placed into the record.

Councilmember Lyons stated that this agreement was solely on how the Town would get the property tax money from Frenchman's Creek Beach Club.

Councilmember Haselkorn stated that he had a number of issues with the agreement when it was brought up at a previous meeting, but now is comfortable with the agreement.

Vice Mayor Pro Tem Greene stated that as everyone was aware this was a very unique situation and added that he sees this agreement as moving forward.

***MOTION:** Andel/Greene made motion to adopt Resolution No. 2015-08, approving the Services Agreement with Frenchman's Creek and authorizing the Mayor and Town Clerk to execute the Service Agreement.*

***COUNCIL ACTION:** The motion passed 5-0.*

6. **SPECIAL EVENT REQUEST – SEAFOOD FESTIVAL**

Mayor Levine stated that staff's memorandum, presentation and all back-up materials regarding this item would be placed into the record.

Jennifer Spicer, Representing J.E.S. Production, 12850 West State Road 84 1-17, Fort Lauderdale, stated that she was requesting to hold a Seafood Festival in the Town of Juno Beach on April 16<sup>th</sup> and 17<sup>th</sup>.

Mayor Levine questioned if anything had changed since the receipt of the backup material and memorandum.

Planning and Zoning Director Cruz stated that nothing had changed.

Councilmember Lyons thanked Ms. Spicer for bringing this event to the Town but stated that he only supports special events for local organizations and events which benefit charities.

Councilmember Haselkorn questioned if staff had any concern with the bounce house and waterslide

Town Attorney Rubin stated that these elements would not be located on Town property and the event organizer would have its own liability insurance.

Town Manager Lo Bello stated that staff would contact the Florida League of Cities and see if more liability insurance should be requested, if the event is approved.

Vice Mayor Pro Tem Greene questioned what activities would be located on Ocean Drive.

Ms. Spicer stated that it would be food vendors, arts and crafts booths and music stages.

Vice Mayor Pro Tem Greene questioned if admission would be charged.

Ms. Spicer stated that there would be no admission.

Vice Mayor Andel asked Ms. Spicer if she has made any accommodations for parking.

Ms. Spicer stated that she has contacted Molly's Trolleys and is looking at using an empty shopping center parking lot nearby.

Mayor Levine questioned if the rides needed special State certification.

Planning and Zoning Director Cruz stated that staff would make sure that Ms. Spicer has all the required certifications, if the event is approved.

Vice Mayor Pro Tem Greene requested that next time an event is brought to the Council, Council is supplied with a more detailed map of the event specifications.

Town Manager Lo Bello stated that he would do this.

Councilmember Lyons stated that he thinks it is a great event, but unfortunately cannot support it at this time.

***NO MOTION IN SUPPORT OF THE APPLICATION, THE APPLICATION FAILS***

**7. UNIVERSE BOULEVARD STORM DRAIN**

Mayor Levine stated that staff's memorandum, presentation and all back-up materials regarding this item would be placed into the record.

Director of Public Works Meriano stated that the Universe Boulevard storm drainage system has been plagued with issues. He stated staff has tried to repair the system in order to make the situation safer, but the pipe is 35 years old. Mr. Meriano stated that staff is requesting Council's approval to fix this pipe and use the funds from contingency.

Councilmember Lyons questioned if this fix would be a band aid repair or a permanent

fix.

Director of Public Works Meriano stated that it would still be a band aid repair but he believes the fix it would help the situation tremendously.

Town Manager Lo Bello reminded Council that the Town is only one of the stake holders for this project and would be acting as the bank. The Town would only be paying for 5% of the total cost of the project, estimated to be \$35,000. The other stake holders are Florida Power and Light, the Waterford and Ocean Trace.

***MOTION:** Andel/Lyons made motion to approve piggybacking Seacoast Utility Authority's contract with Deevan, Inc. of Lake Park FL, to repair the storm drainage system on Universe Boulevard and to utilize up to \$35,000 in contingency funds as necessary to complete the work.*

***COUNCIL ACTION:** The motion passed 5-0.*

8. **COMMENTS FROM TOWN MANAGER**

Town Manager Lo Bello stated that this time of the year is when we talk about the Council/Employee Appreciation Holiday Party. He stated that since the Frenchman's Agreement was approved and there are no pending applications or other matters with Frenchman's Creek, the Beach Club could be one of the locations for the party. He requested Council's direction.

Councilmember Lyons stated that he would not be in favor of locating the party at Frenchman's Creek as he believes they will be bringing other items to Council very soon.

***MOTION:** Andel/Greene made motion to hold the annual Council/Employee appreciation holiday party at Frenchman's Creek with a budget not to exceed \$2,600 and to forgo the bidding process as it is not advantageous.*

***COUNCIL ACTION:** The motion passed 4-1, with Councilmember Lyons opposed*

Town Manager Lo Bello stated that staff had a little hiccup with the lighting project of the royal palm trees. He stated that at first, Palm Beach County told staff that they would not permit this, but staff insisted to speak with Mr. Webb, who told staff that the lighting would be okay with the County. Mr. Lo Bello stated that staff is now gathering information to move forward with the project.

9. **COMMENTS FROM THE TOWN ATTORNEY**

No Comments.

10. **COMMENTS FROM STAFF**

Chief Smith stated that there has been legislation proposed in the House and Senate which is of some great concern to law enforcement. He stated that it is regarding an open carry law and said that the concern is the impact on law enforcement. Chief Smith stated that if this legislation is passed, a person could be carrying a firearm and the officer could not approach that person and ask him or her for the paperwork to carry the firearm. Chief

Smith stated that he is very concerned for the safety of the Town's residents and the public in general.

Town Manager Lo Bello stated that the Chief is requesting Council's support to issue a statement against this new legislation.

***MOTION:** Haselkorn/Greene made motion to provide Chief Smith with the support to oppose proposed legislation regarding the open carry of firearms and the limitation it has on law enforcement. Council authorizes staff to draft letter addressing these concerns.*

***COUNCIL ACTION:** The motion passed 5-0.*

Finance Director Pazanski stated that the Town is still eliminating 3 vehicles and purchasing 2, but staff has decided to keep the green police truck.

11. **COMMENTS FROM COUNCIL**

Councilmember Lyons stated that the Town had a wonderful Oktoberfest last Friday. He stated that there was a total of 162 people, with 126 paid. He said that the bar received \$80 in tips compared to \$8 last year. Councilmember Lyons stated that 25 gallons of beer was consumed along with 5 gallons of wine, 2 cases of water, 4 gallons of lemonade, 200 brats, 80 hotdogs, 10 pounds of potato salad and 100 pretzels. Councilmember Lyons thanked staff for all their help in making the event possible.

Councilmember Lyons stated that he received an email from the Northern Palm Beach County Chamber of Commerce regarding the upcoming Art Fest. He said that the email does not have "Art Fest at Juno Beach" in the title which is something that the Council requested from the Chamber.

Town Manager Lo Bello stated that he would contact the Chamber and make sure they added the correct title. Mr. Lo Bello added that this event has not come before Council for approval, but when they do, that will be one of the conditions.

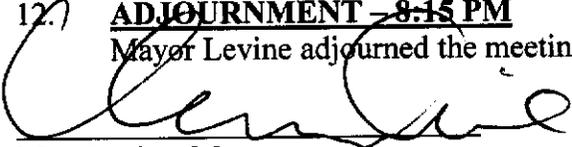
Councilmember Haselkorn stated that it has been 1 year since the Town has suspended the red light traffic program. He questioned if there has been a rise in accidents at the intersections and if there are more people running red lights.

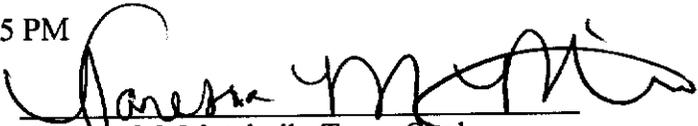
Town Manager Lo Bello stated that he would get this information from the Chief and relay it to Council.

Vice Mayor Pro Tem Greene stated that he received a compliment from a resident regarding the Town's Building Department.

12. **ADJOURNMENT - 8:15 PM**

Mayor Levine adjourned the meeting at 8:15 PM

  
Mort Levine, Mayor

  
Vanessa M. Mutchnik, Town Clerk

**HISTORY OF THE MARKET VALUE  
FOR THE FRENCHMANS CREEK OCEAN CLUB SITE  
IN JUNO BEACH, PALM BEACH COUNTY, FLORIDA  
FROM 2003 THROUGH 2015**

(28-43-41-28-01-000-0180)

TAX YEAR	MARKET VALUE	Change
2003	\$1,726,780	n/a
2004	\$1,919,217	11%
2005	\$1,989,759	4%
2006	\$2,322,270	17%
2007	\$2,333,812	0%
2008	\$2,354,442	1%
2009	\$2,244,813	-5%
2010	\$1,967,601	-12%
2011	\$1,909,273	-3%
2012	\$1,890,405	-1%
2013	\$1,913,737	1%
2014	\$6,322,503	230%
2015	\$6,428,187	2%

TAX YEAR	XABLE VALUE
2003	\$0
2004	\$0
2005	\$0
2006	\$0
2007	\$0
2008	\$0
2009	\$0
2010	\$0
2011	\$0
2012	\$0
2013	\$0
2014	\$2,105,111
2015	\$2,315,622

**ANNUAL CHANGE IN MARKET VALUE  
BASED ON THE AGGREGATE VALUE OF  
CONDOMINIUMS IN THE IMMEDIATE AREA  
OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA**

TAXYR	TOTAL MARKET	CHANGE
2003	\$72,582,200	n/a
2004	\$96,711,872	33%
2005	\$118,786,000	23%
2006	\$153,322,980	29%
2007	\$149,995,880	-2%
2008	\$123,294,450	-18%
2009	\$98,806,000	-20%
2010	\$89,999,000	-9%
2011	\$92,531,000	3%
2012	\$93,563,000	1%
2013	\$95,205,000	2%
2014	\$101,939,000	7%
2015	\$115,974,000	14%

Source: Palm Beach County Property Appraiser 10/02/2015

**PALM BEACH COUNTY  
PROPERTY APPRAISER'S OFFICE**



**Town of Juno Beach**



**PRESENTER:**

**DOROTHY A. JACKS, CFE, AAS**

**Chief Deputy Property Appraiser**

**10-28-2015**

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# Town of Juno Beach

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- 
- **Market Value**      **\$1.3 billion**
  - **Taxable Value**      **\$1.1 billion**
  - **Parcel Count**      **3,064**
- 



# 2015 Juno Beach

# Total

MARKET VALUE		\$1,420,184,654	100%
ASSESSMENT DIFFERENTIAL	REDUCTION		
Save Our Homes Differential	\$118,749,952		8.4%
10% Non-Homestead Assessment Increase Cap	\$43,477,897		3.1%
Agricultural Classification	\$0		
Pollution Control Devices	\$78,225		
Conservations Lands	\$0		
Working Waterfronts	\$0		
<b>SUBTOTAL</b>	<b>\$162,306,074</b>		<b>11.4%</b>
<b>ASSESSED VALUE</b>		<b>\$1,257,878,580</b>	<b>88.6%</b>

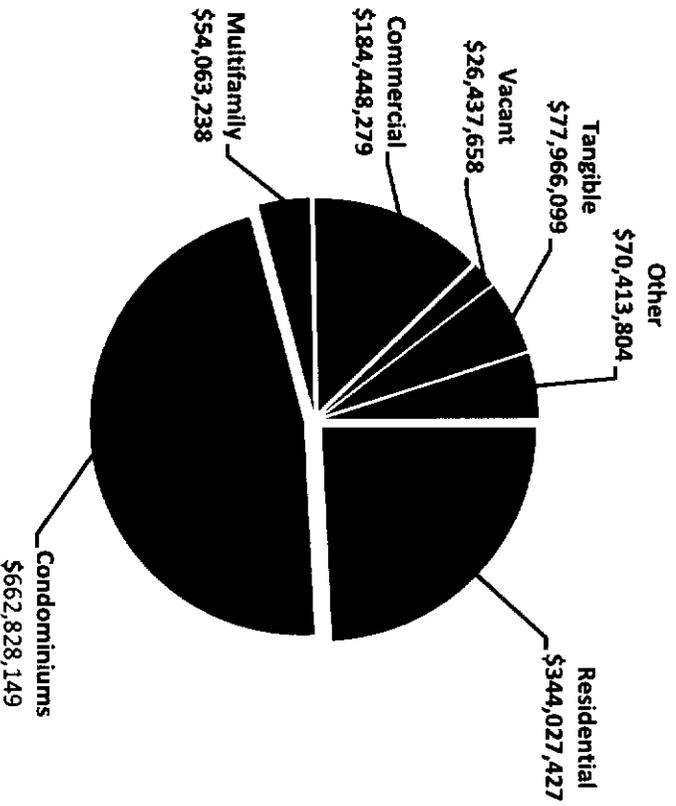
# 2015 Juno Beach

## Total

ASSESSED VALUE		\$1,257,878,580	88.6%
EXEMPTIONS	REDUCTION		
\$25K Homestead (193.031 (1)(a), F. S.)	\$24,896,524		1.8%
Additional \$25K Homestead (193.031 (1)(b), F.S.)	\$24,474,163		1.7%
Additional \$25K Homestead Age 65 (196.075, F.S.)	\$0		
\$25K Tangible Personal Property	\$1,730,067		0.1%
Governmental Property	\$47,748,354		3.4%
Institutional Property	\$18,402,052		1.3%
Others(Senior, Widow, Widowers, Disability, Historic and Economic)	\$2,891,973		0.2%
<b>SUBTOTAL</b>	<b>\$120,143,133</b>		<b>8.5%</b>
<b>TAXABLE VALUE</b>	<b>\$1,137,735,447</b>	<b>80.1%</b>	

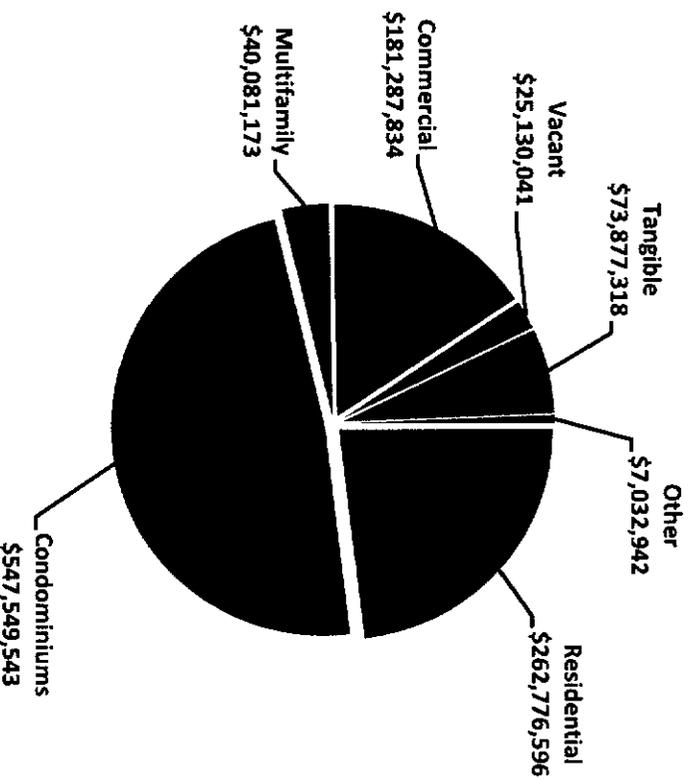
# Juno Beach 2015

Market Value

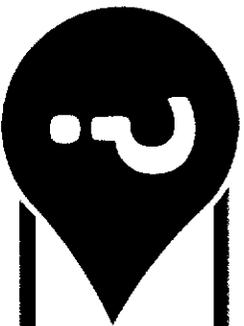


- Residential
- Commercial
- Other
- Condominiums
- Vacant
- Multifamily
- Tangible

Taxable Value



- Residential
- Commercial
- Other
- Condominiums
- Vacant
- Multifamily
- Tangible



# Juno Beach 2016 Projections

Low number of Homesteaded properties is a positive development long-term

89% of peak value regained. 80% in the Condominium market

Price appreciation is high in the Condominium Market (15-20%)

# THANK YOU



**DOROTHY A. JACKS, CFE, AAS**

Chief Deputy Property Appraiser

[djacks@pbcgov.org](mailto:djacks@pbcgov.org)