

MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING
February 23, 2022
Council Chambers/YouTube
340 Ocean Drive

PRESENT: JASON HASELKORN, MAYOR
JIM LYONS, VICE MAYOR
PEGGY WHEELER, VICE MAYOR PRO TEM
ELAINE K. COTRONAKIS, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
LEN RUBIN, TOWN ATTORNEY
MATTHEW PAZANSKI, FINANCE DIRECTOR
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ANTHONY MERIANO, DIRECTOR OF PUBLIC WORKS
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER
STEVE HALLOCK, DEPUTY DIRECTOR OF PUBLIC WORKS
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
ESTEFANY MATA, ADMINISTRATIVE SECRETARY

ABSENT:

Audience: 40

- ~ CALL TO ORDER – 5:30 PM
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA
(Time: 1:43 – 5:03) (TIME STAMP IS BASED OFF OF [YOUTUBE VIDEO](#))

Vice Mayor Pro Tem Wheeler asked to pull Consent Agenda Item J and move it to Item 8A.

Council gave consensus to move Consent Agenda Item J to Item 8A.

Councilmember Halpern asked to pull Consent Agenda Items D, E, and G and move them to Item 8B for discussion.

Council gave consensus to move Consent Agenda Items D, E, and G to Item 8B.

1. **COMMENTS FROM THE PUBLIC** (Time: 5:04 – 11:27)

Public Comments Opened at 5:33pm.

Town Clerk Copeland-Rodriguez read the comments submitted through the Town's web

forum (*see attached*).

Alexander Cooke, 400 Seaside Lane, expressed his support for The Waterford items and commented on the parking issue that was brought up before the Planning & Zoning Board. He also expressed his support on waiving the fees for the proposed fishing tournament request.

John Callaghan, 24 Grand Bay Circle, gave his observations from the Development Review Committee meeting for the project on the northwest corner of Donald Ross Road and U.S. One and expressed his thoughts and opinions.

Town Clerk Copeland read an anonymous comment that was submitted into the record (*see attached*).

Cathy Murphy, Cathy's Beach Connection, inquired about the Ordinance changing the residential to commercial ratio in the CG Zoning District from 75%/25% to 95% /5%.

Mayor Haselkorn directed Ms. Murphy to meet with the Director of Planning & Zoning after the meeting.

Ms. Murphy expressed her concerns on losing the commercial feel in Juno Beach.

Public Comments Closed at 5:40pm.

2. **CONSENT AGENDA** (*Time: 11:28 – 11:39*)

All matters listed under Item 2, 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. Consider approving the January 26, 2022, Town Council Workshop Minutes
- B. Consider approving the January 26, 2022, Town Council Meeting Minutes
- C. Proclamation – Eating Disorders Awareness Week
- ~~D. Proclamation – Water Conservation Month~~
- ~~E. Proclamation – Water Reuse Week~~
- F. Proclamation – Problem Gambling Awareness Month
- ~~G. Proclamation – Florida Bicycle Month~~
- H. Special Event Request – Town of Jupiter Turtle Trot 5k Run
- I. Resolution No. 2022-01 – Agreement between the Florida Department of Corrections and the Juno Beach Police Department
- ~~J. Community Events Area; Design Fees for Consultants~~
- K. Request Approval from Council for the Police Department to make a Funding Request to the Juno Beach Police Foundation

MOTION: Lyons/Wheeler made a motion to approve the consent agenda as amended.

ACTION: The motion passed 5-0.

3. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 749 – ASSISTED LIVING FACILITY MAXIMUM DENSITY** (Time: 11:40 – 24:11)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE IV, “SUPPLEMENTAL REGULATIONS,” DIVISION 12, “ASSISTED LIVING FACILITIES,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-1247, “MAXIMUM DENSITY,” TO PROVIDE A UNIT TO BED CONVERSION RATE FOR FACILITIES WITH MIXED HOUSING TYPES PROVIDING A CONTINUUM OF CARE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning Davila)

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance Title.

B. Staff Presentation

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 5:43pm.

Nancy Lodise, Pleasant Ridge, thanked members of Lifespace Communities and Town staff for their cooperation and indicated that she is supportive of the redevelopment project to improve the quality of life for The Waterford residents.

Ken Craig, 601 Universe Blvd., expressed his support on The Waterford project and asked Council to approve the three agenda items for The Waterford so they can move forward.

Mr. Callaghan stated that the entire Juno Beach community is in favor of The Waterford project and thanked staff and members of The Waterford.

Public Hearing Closed at 5:47pm.

D. Council Discussion

Council reviewed, discussed, and asked staff questions on this item.

E. Council Action

***MOTION:** Wheeler/Lyons made a motion to approve Ordinance No. 749 on first reading.*

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

4. & 5. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 750 – AMEND THE FUTURE LAND USE MAP OF THE TOWN COMPREHENSIVE DEVELOPMENT PLAN TO INCLUDE SEVEN PARCELS AND ADJACENT RIGHT-OF-WAY WITHIN THE PLAT OF PLEASANT RIDGE TO BE ANNEXED AND ASSIGN A TOWN OF JUNO BEACH LAND USE CLASSIFICATION OF HIGH DENSITY RESIDENTIAL (THE WATERFORD) & 5) PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 751 - AMEND THE TOWN ZONING MAP TO INCLUDE SEVEN PARCELS AND ADJACENT RIGHT-OF-WAY WITHIN THE PLAT OF PLEASANT RIDGE TO BE ANNEXED AND ASSIGN AN UNDERLYING TOWN OF JUNO BEACH ZONING DESIGNATION OF COMMERCIAL OFFICE (THE WATERFORD)** (Time: 24:12 – 1:02:00)
(Director of Planning & Zoning Davila)

Town Attorney Rubin announced that both Items #4 and #5 will be heard together.

A. Disclosure of Ex Parte Communications

All members of Town Council stated that they went on a tour of The Waterford.

Mayor Haselkorn stated that he had brief communications with Attorney Oyer.

Councilmember Cotronakis stated that she had a phone conversation with Karen Marcus about Pleasant Ridge.

B. Swearing in of Witnesses

Town Attorney Rubin swore in all parties.

C. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the titles for Ordinance No. 750 and Ordinance No. 751.

D. Staff Presentation

Director of Planning & Zoning Davila went over a presentation (*see attached*) and asked Council to hold their questions until the applicant completed its presentation.

E. Applicant Presentation

Harvey Oyer, attorney/representative for Lifespace Communities, went over a presentation (*see attached*) and asked Council if they had any questions.

F. Public Hearing

Public Hearing Opened at 6:10pm.

Town Clerk Copeland-Rodriguez announced that staff received over 200 letters of support and over 197 support petitions that will be included in the record. She also stated that she received 24 comments through the web forum that were in support of this item and will include them in the record (*see attached*).

Bill Smedley, 601 Universe Blvd., expressed his support for The Waterford.

Dr. Altsmanberger, 601 Universe Blvd., expressed his support for The Waterford.

Julie Gratz, 601 Universe Blvd., expressed her support for The Waterford.

Sonya Baum, 601 Universe Blvd., expressed her support for The Waterford.

Recessed at 6:15pm for technical difficulties.

Reconvened at 6:18pm.

Ms. Lodise commented on this item and expressed her support for The Waterford. She expressed her appreciation for staff and members of Lifespace Communities working with Pleasant Ridge on the park.

Charles Hollings, Pleasant Ridge, expressed his appreciation for the cooperation and expressed his concerns on the commercial zoning designation.

Public Hearing Closed at 6:25pm.

G. Council Discussion

Council reviewed, discussed, and asked staff questions on these items.

H. Council Action

***MOTION:** Lyons/Cotronakis made a motion to approve Ordinance No. 750 on first reading.*

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

***MOTION:** Cotronakis/Halpern made a motion to approve Ordinance No. 751 on first reading.*

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

6. **SPECIAL EVENT REQUEST – 2022 NATIONAL MULTIPLE SCLEROSIS BIKE RIDE** (Time: 1:06:25 – 1:18:20)
(Principal Planner Thompson)

Principal Planner Thompson went over the memorandum and introduced applicants Kiah Robinette and Lauren Trager who appeared via Zoom.

Ms. Robinette briefly explained the event and asked Council if they had any questions.

Council reviewed, discussed, and asked staff questions on this item.

***MOTION:** Lyons/Cotronakis made a motion to approve the request for the special event proposed in Juno Beach, subject to the applicant being responsible for the application process of the special event and all conditions and requirements following said application, including any additional agency reviews/approvals/fees.*

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

7. **SPECIAL EVENT REQUEST – 2022 TILAPIA & CICHLID RODEO ROUNDUP FOR PELICAN LAKE** (Time: 1:18:21 – 2:21:29)
(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum and asked Council to hold their questions until after the applicant's presentation.

Diana Davis, applicant, went over her presentation (*see attached*) and asked Council to waive all fees and have the Town co-sponsor the event.

William Kimball, 390 S Juno Lane, explained the event.

Jim Ferguson, 391 Sunrise Way, expressed his support of the event and its importance.

Mr. Kimball stated that a video crew will be present on that date.

Council reviewed, discussed, and asked staff questions on this item.

***MOTION:** Wheeler made a motion to approve the request for the special event proposed in Juno Beach and to waive all the fees.*

***ACTION:** Motion failed for lack of a second.*

Council continued to discuss this item.

MOTION: Wheeler/Halpern made a motion to approved the request for the special event proposed in Juno Beach, subject to the applicant being responsible for the application process of the special event and all conditions and requirements following said application, including any additional agency reviews/approvals/fees and for the Town of Juno Beach to cosponsor, allow use of the Town logo and to waive any staff time that is determined to be necessary.

ACTION: The motion passed 4-1 with Vice Mayor Lyons opposed.

8. **9/11 REMEMBRANCE SITE – VETERAN’S MEMORIAL** (Time: 2:21:30 – 2:46:59)
(Project Coordinator/Risk Manager Dobbins)

Project Coordinator/Risk Manager Dobbins went over the memorandum and asked Council if they had any questions.

Council reviewed, discussed, and asked staff questions on this item.

MOTION: Lyons/Wheeler made a motion to proceed with the Lake Worth monument example in an amount not to exceed \$20,000 and to forego the bidding process.

ACTION: The motion passed 4-1 with Councilmember Halpern opposed.

- 8A. **CONSENT AGENDA ITEM J – COMMUNITY EVENTS AREA; DESIGN FEES FOR CONSULTANTS** (Time: 2:27:00 – 2:57:32)

Vice Mayor Pro Tem Wheeler inquired about going out to bid for the electrical portion.

Town Manager Lo Bello explained that staff did go out for a Request for Qualifications for the Town Engineer and the Town’s Engineer’s team did include an electrical engineer. However, the Town Engineer indicated that the cost of his team member would be 2-3 times the amount proposed.

Project Coordinator/Risk Manager Dobbins explained the Request for Qualification process and clarified that this is for the electrical engineering, not electrical work.

MOTION: Lyons/Cotronakis made a motion to approve the Community Events Area design fees for consultants and to forego the bidding process for the electrical engineering and irrigation services.

ACTION: The motion passed 4-1 with Vice Mayor Pro Tem Wheeler opposed.

8B. **CONSENT AGENDA ITEMS D, E, AND G – PROCLAMATIONS FOR WATER REUSE WEEK, WATER CONSERVATION MONTH AND FLORIDA BICYCLE MONTH** (Time: 2:57:33 – 3:05:27)

Councilmember Halpern inquired about what the Town is doing to conserve water.

Principal Planner Thompson addressed Councilmember Halpern's questions.

Councilmember Halpern inquired about the bicycle safety procedures.

Chief of Police Smith addressed Councilmember Halpern's questions.

***MOTION:** Halpern/Lyons made a motion to approve the proclamation for Florida Bicycle Month.*

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

***MOTION:** Halpern/Lyons made a motion to approved the proclamations for Water Reuse Week and Water Conservation Month.*

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

9. **COMMENTS FROM TOWN MANAGER** (Time: 3:05:28 – 3:05:31) - None

10. **COMMENTS FROM TOWN ATTORNEY** (Time: 3:05:32 – 3:06:48)

Town Attorney Rubin provided an update on the opioid settlement. He stated that the settlement divides the funds into three groups and that the Town already opted into the City/County funds. He stated that Palm Beach County wants to qualify for the regional fund and in order to do that they must enter into an interlocal agreements with municipalities representing more than 50% of the population of the municipalities. He asked Council for a motion to have the Town Manager execute the interlocal agreement.

***MOTION:** Lyons/Halpern made a motion to authorize the Town Manager to execute the Interlocal Agreement that supports Palm Beach County to become a qualified county for purposes of the opioid settlement.*

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

11. **COMMENTS FROM STAFF** (Time: 3:06:49 – 3:17:12)

Chief of Police Smith acknowledged and thanked the Juno Beach Police Department Foundation. He also announced that the T3 vehicle is old and he was advised that Palm Beach County Sheriff's Office offered to lend T3s to the Town and may possibly donate

them.

Vice Mayor Lyons inquired about what items have been donated by the Juno Beach Police Foundation.

Chief of Police Smith explained recent items that were donated by the foundation.

Vice Mayor Lyons thanked the Juno Beach Police Foundation and asked staff if they could do a luncheon for them.

Town Manager Lo Bello suggested giving them a key to the Town.

Chief of Police Smith stated that it has been a pleasure working with Vice Mayor Lyons and thanked him for his service.

Finance Director Pazanski stated that the historical speaking event will be taking place on Thursday, March 24th and provided an update on the proposed display location for the celestial railroad railings.

Town Clerk Copeland-Rodriguez went over upcoming meeting and event dates.

Vice Mayor Lyons asked if The Waterford will be one of the polling locations.

Town Clerk Copeland-Rodriguez stated that due to the pandemic, The Waterford's precinct was permanently moved to the Town Center and is no longer a polling location.

12. **COMMENTS FROM COUNCIL** (Time: 3:17:13 – 3:37:07)

Councilmember Halpern inquired about the Mercury Road Dune Walkover project. She asked Council for a consensus to extend the Mercury Road Dune Walkover to include the portion that was currently buried in the sand.

Project Coordinator/Risk Manager Dobbins and Director of Public Works Meriano addressed Councilmember Halpern's questions.

No consensus was given.

Vice Mayor Pro Tem Wheeler thanked Finance Director Pazanski for the financial reporting and asked to discuss dedicating a staff member to do a monthly newsletter. She also asked that clarification be given to the residents on the 95%/5% Ordinance for the CG Zoning District and the community events area.

Councilmember Halpern stated that the Town of Jupiter has a projects page on their website.

Vice Mayor Pro Tem Wheeler thanked Vice Mayor Lyons for his service.

Councilmember Cotronakis stated that it was an honor to serve alongside Vice Mayor Lyons and looks forward to working with him in the future.

Councilmember Halpern thanked Vice Mayor Lyons for his service and for supporting her appointment to the Planning & Zoning Board as the alternate.

Vice Mayor Lyons stated that he had served on the Town's Planning & Zoning Board for 5 years and the Town Council for 27 years. He thanked the Juno Beach residents for having confidence in him to serve. He thanked staff and stated that he will miss them all. He emphasized that although Council members do not always agree, it is important to treat each other with civility and respect.

Mayor Haselkorn stated that it has been an honor to serve with Vice Mayor Lyons. He also commented on an email received from a concerned resident regarding the rise in rent charged by communities in Juno Beach.

Council briefly discussed and asked staff questions on this item.

13. **ADJOURNMENT** (Time: 3:37:08 -3:37:20)

Mayor Haselkorn adjourned the meeting at 9:05pm.

Minutes Approved on March 23, 2022.