

MINUTES  
TOWN OF JUNO BEACH  
TOWN COUNCIL REGULAR MEETING

**March 23, 2022**

Council Chambers/YouTube  
340 Ocean Drive

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

ALSO PRESENT: JIM LYONS, FORMER VICE MAYOR  
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

ABSENT:

Audience: 36

~ CALL TO ORDER – 5:30 PM  
~ PLEDGE OF ALLEGIANCE TO THE FLAG  
~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None  
(Time: :25 – 1:45) (TIME STAMP IS BASED OFF OF [YOUTUBE VIDEO](#))

1. **PRESENTATION OF RECOGNITION PLAQUE TO VICE MAYOR JIM LYONS**  
(Time: 1:46 – 4:59)  
(Mayor Haselkorn)

*Mayor Haselkorn presented the recognition plaque to Vice Mayor Jim Lyons.*

*Vice Mayor Jim Lyons thanked the community and staff.*

2. **RESOLUTION NO. 2022-02 (PROCLAIMING THE RESULTS OF THE MARCH 8, 2022 MUNICIPAL ELECTION)** (Time: 5:00 – 5:59)  
**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, PROCLAIMING THE RESULTS OF THE MARCH 8, 2022 GENERAL MUNICIPAL ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.**  
(Town Attorney Rubin)

***MOTION:*** *Wheeler/Lyons made a motion to approve Resolution No. 2022-02 proclaiming*

*the results of the March 8, 2022 Municipal Election.*

***ACTION:*** *The motion passed unanimously.*

3. **SWEARING IN NEWLY ELECTED COUNCIL MEMBER – ALEXANDER COOKE (SEAT #5)** (Time: 6:00 – 8:38)  
(Town Clerk Copeland-Rodriguez)

Town Clerk Copeland-Rodriguez swore in newly elected Council member Alexander Cooke.

4. **COMMENTS FROM THE PUBLIC** (Time: 8:39 – 15:39)

Public Comments Opened at 5:38pm.

Town Clerk Copeland-Rodriguez read comments into the record (*see attached*).

Michael Clarjen-Arconada commented on the election process and recommended a resolution to prohibit Councilmembers from endorsing candidates for the Town Council. He also commented on a master ecological goal to create methods to regenerate the environment and explained.

Nancy Wolf, 1613 E Hemingway Dr, thanked former Vice Mayor Lyons for his service and thanked both candidates for a campaign that was well run. She congratulated Councilmember Cooke. She also expressed her thoughts on Item No. 16 on the agenda – succession plan for the position of Town Manager.

Public Comments Closed at 5:45pm.

5. **RESOLUTION NO. 2022-03 (SELECTION OF TOWN OFFICERS – MAYOR, VICE MAYOR AND VICE MAYOR PRO TEM)** (Time: 15:40 – 28:37)  
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPOINTING THE MAYOR, VICE MAYOR, AND VICE MAYOR PRO TEM FOR THE UPCOMING YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.  
(Town Attorney Rubin)

- a) Selection of Mayor

Town Attorney Rubin opened nominations for the office of Mayor.

Councilmember Wheeler thanked the members of the community for their support and stated that she would like to be nominated for the position of Mayor.

Councilmember Halpern nominated herself as Mayor and accepted.

Councilmember Haselkorn stated that he will decline any nomination.

Councilmember Cooke nominated Councilmember Wheeler for the position of

Mayor.

Councilmember Wheeler accepted.

Having no further nominations, Town Attorney Rubin closed nominations and conducted a roll call for the office of Mayor.

Councilmember Haselkorn voted for Councilmember Halpern.

Councilmember Cooke voted for Councilmember Wheeler.

Councilmember Wheeler voted for herself.

Councilmember Cotronakis voted for Councilmember Halpern.

Councilmember Halpern voted for herself.

*Councilmember Halpern was selected as Mayor.*

b) Selection of Vice Mayor

Mayor Halpern opened nominations for the office of Vice Mayor.

Mayor Halpern nominated Councilmember Haselkorn as Vice Mayor.

Councilmember Haselkorn declined and nominated Councilmember Cotronakis.

Councilmember Cotronakis accepted.

Councilmember Cooke nominated Councilmember Wheeler.

Councilmember Wheeler accepted.

Having no further nominations, Town Attorney Rubin closed nominations and conducted a roll call.

Councilmember Haselkorn voted for Councilmember Cotronakis.

Councilmember Cooked voted for Councilmember Wheeler.

Councilmember Wheeler voted for herself.

Councilmember Cotronakis voted for herself.

Mayor Halpern voted for Councilmember Cotronakis.

*Councilmember Cotronakis was selected as Vice Mayor.*

c) Selection of Vice Mayor Pro Tem

Mayor Halpern opened nominations for the office of Vice Mayor Pro Tem and nominated Councilmember Wheeler.

Councilmember Wheeler accepted.

*Having no further nominations, Councilmember Wheeler was appointed as Vice Mayor Pro Tem.*

***MOTION:*** *Cotronakis/Haselkorn made a motion to adopt Resolution No. 2022-03.*

***ACTION:*** *The motion passed unanimously.*

6. **CONSENT AGENDA** (Time: 28:38 – 29:12)

*All matters listed under Item 6, 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 February 23, 2022 Town Council Meeting Minutes
- B. Proclamation – Municipal Clerks Week
- C. Proclamation – PowerTalk 21 Day
- D. Proclamation – National Arbor Day
- E. Proclamation – Kids to Parks Day
- F. Proclamation – 201<sup>st</sup> Anniversary of Greek Independence Day
- G. Selection of Voting Delegate for the Florida League of Cities’ 2022 Conference and Selection of Voting Delegates for the Palm Beach County League of Cities’ Meetings
- H. Request for Approval of a Bonus for Chief of Police’s Administrative Coordinator
- I. Special Event Request – Holy Spirit Lutheran Church Easter Sunrise Service
- J. Special Event Request – Oceanview United Methodist Easter Sunrise Service
- K. Resilient Florida Program Grant Award

***MOTION:*** *Cotronakis/Haselkorn made a motion to approve the consent agenda.*

***ACTION:*** *The motion passed unanimously.*

7. **UPDATE ON “COMPLETE STREETS” OPTIONS FROM THE TOWN’S TRAFFIC ENGINEER** (Time: 29:13 – 1:30:11)

*(Traffic Engineer Bryan Kelley, P.E.)*

Director of Planning & Zoning Davila went over the memorandum and introduced Traffic Engineer Bryan Kelley.

Mr. Kelley explained the options he provided to Council as backup for Universe Boulevard and asked Council if they had any questions.

Public Comments Opened at 6:08pm.

Ken Craig, 601 Universe Blvd., commented on the Universe Boulevard options and provided the Town Clerk with a copy of his comments (*see attached*).

Public Comments Closed at 6:13pm.

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

Public Comments Opened at 6:23pm.

Mr. Craig commented on this item.

Ms. Wolf commented on this item.

Public Comments Closed at 6:25pm.

Council continued to discuss this item and asked staff and Mr. Kelley questions.

***MOTION:** Cotronakis/Haselkorn made a motion to proceed with Option #1 without the bike information and just to extend the sidewalk.*

***ACTION:** The motion passed unanimously.*

Mr. Kelley provided an update on options for the eastern portion of Donald Ross Road and Ocean Drive.

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

*Council gave consensus to move forward with asking the County about the bike lane and inquiring about enhancing safety or any improvements for that intersection.*

Mr. Kelley explained the Atlantic Boulevard and Ocean Drive intersection improvements that could be made in regards to a sidewalk and crosswalk.

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

*Council gave consensus to have staff get with stakeholders about coordinating a continuous sidewalk and eliminating the proposed crosswalk on Ocean Drive.*

8. **PUBLIC HEARING AND SECOND READING ON ORDINANCE NO. 746 – AMENDMENT TO THE TOWN OF JUNO BEACH’S COMPREHENSIVE DEVELOPMENT PLAN** (*Time: 1:30:12 – 1:35:27*)  
**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING AND UPDATING THE TOWN OF JUNO BEACH COMPREHENSIVE DEVELOPMENT PLAN; AMENDING THE INTRODUCTORY LANGUAGE FOR THE COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN; AMENDING THE FUTURE LAND USE ELEMENT, THE TRAFFIC CIRCULATION ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE**

**ELEMENT, THE CONSERVATION ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE COASTAL MANAGEMENT ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, AND THE CAPITAL IMPROVEMENTS ELEMENT; ADOPTING A NEW PROPERTY RIGHTS ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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 7:01pm.

Public Hearing Closed at 7:01pm.

D. Council Discussion

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

E. Council Action

***MOTION:*** *Cotronakis/Haselkorn made a motion to approve on second and final reading Ordinance No. 746 amendment to the Town of Juno Beach Comprehensive Development Plan.*

***ACTION:*** *The motion passed unanimously.*

9. **PUBLIC HEARING AND SECOND READING ON ORDINANCE NO. 747 – SITE AREA DEVELOPMENT MODIFICATION OPTION – RESIDENTIAL USE** *(Time: 1:35:28 – 2:18:47)*

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE III, “DISTRICT REGULATIONS,” DIVISION 14, “COMMERCIAL GENERAL (CG) ZONING DISTRICT,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-632, “SITE AREA DEVELOPMENT MODIFICATION OPTION,” TO ALLOW FOR RESIDENTIAL USES NOT TO EXCEED NINETY-FIVE PERCENT OF THE TOTAL GROSS FLOOR AREA; 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 the Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 7:07pm.

Public Hearing Closed at 7:08pm.

Public Hearing Reopened at 7:18pm.

Ms. Wolf stated that the Town already has the negotiating tool that they need and explained. She asked Town Attorney Rubin if the Council approves this ordinance, are they able to go back to the 75% or have they set a precedent.

Town Attorney Rubin explained that there is no precedent and addressed Ms. Wolf's question.

Mr. Clarjen-Arconada expressed his concerns on the Ocean One project and stated that it should have been made a piece of Kagan Park and preserved. He asked Council to consider acquiring the NW corner of Donald Ross Road and U.S. One and turning it into a park or some other public space and explained.

John Callaghan stated that he had spoken to a lot of people who are supportive of small restaurants and commercial establishments and explained.

Jack Horniman, Town Consultant, commented on the special exception process.

Steven Allen commented on the cost of square footage.

Public Hearing Closed at 7:31pm.

D. Council Discussion

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

E. Council Action

***MOTION:*** Cotronakis/Haselkorn made a motion to approve Ordinance No. 747 on second and final reading.

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

Mayor Halpern recessed the meeting at 7:48pm.

Mayor Halpern reconvened the meeting at 7:53pm.

10. **PUBLIC HEARING AND SECOND READING ON ORDINANCE NO. 749 – ASSISTED LIVING FACILITY MAXIMUM DENSITY** (Time: 2:23:50 – 2:26:28)

**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 7:55pm.

Public Hearing Closed at 7:55pm.

D. Council Discussion

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

E. Council Action

***MOTION:*** Wheeler/Cotronakis made a motion to approve Ordinance No. 749 on second and final reading.

***ACTION:*** The motion passed unanimously.

11. **SELECTION OF PLANNING AND ZONING BOARD MEMBERS** (Time: 2:26:29 – 2:32:55)

*(Director of Planning and Zoning Davila)*



Director of Planning & Zoning Davila went over the memorandum.

Mayor Halpern reappointed Hank Compton.

*All approved the reappointment of Hank Compton to the Planning and Zoning Board.*

Vice Mayor Cotronakis reappointed John Callaghan.

*All approved the reappointment of John Callaghan to the Planning and Zoning Board.*

Vice Mayor Pro Tem Wheeler reappointed Jim Ferguson.

*All approved the reappointment of Jim Ferguson to the Planning and Zoning Board.*

Councilmember Haselkorn reappointed Michael Stern.

*All approved the reappointment of Michael Stern to the Planning and Zoning Board.*

Councilmember Cooke appointed Diana Davis.

*All approved the appointment of Diana Davis to the Planning and Zoning Board.*

Mayor Halpern nominated Laure Shearer for the position of Alternate Boardmember.

Vice Mayor Pro Tem Wheeler nominated Nancy Wolf for the position of Alternate Boardmember.

With no further nominations, Town Attorney Rubin conducted a roll call for the position of Alternate.

Mayor Halpern voted for Laure Shearer.

Vice Mayor Cotronakis voted for Nancy Wolf.

Vice Mayor Pro Tem Wheeler voted for Nancy Wolf.

Councilmember Haselkorn voted for Laure Shearer.

Councilmember Cooke voted for Nancy Wolf.

*Nancy Wolf was appointed to the position of Alternate Boardmember.*

**12. REVIEW OF ORGANIZATIONS FOR COUNCIL PARTICIPATION** (Time: 2:32:56 – 2:55:17)  
(Town Clerk Copeland-Rodriguez)

Town Clerk Copeland-Rodriguez and Town Manager Lo Bello went over the list of organizations with Council.

*Council gave consensus to remove The Forum Club from the list.*

*Council gave consensus to sunset the Landmark's Advisory Committee.*

13. **DISCUSSION ON DATES, ITEMS, AND FACILITATOR SERVICES FOR THE UPCOMING GOAL PLANNING WORKSHOP** (Time: 2:55:18 – 2:59:34)  
(Town Clerk Copeland-Rodriguez)

Town Clerk Copeland-Rodriguez went over the memorandum and asked Council how they would like to proceed in regard to facilitator services.

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

*Council gave consensus to have staff go out for an informal bid and obtain three quotes to bring back to Council at the April Town Council meeting, along with additional dates.*

14. **SOLID WASTE, RECYCLING & VEGETATIVE COLLECTION SERVICES** (Time: 2:59:35 – 3:21:40)  
(Project Coordinator/Risk Manager Dobbins)

Project Coordinator/Risk Manager Dobbins went over the memorandum and asked Council how they would like to proceed.

Council reviewed, discussed, and asked staff and Mr. Jeff Sabin from Waste Management questions on this item.

Public Comments Opened at 8:47pm.

Town Clerk Copeland-Rodriguez read comments into the record (*see attached*).

Ms. Wolf stated that bids are good to keep informed and thanked Waste Management for their services.

Public Comments Closed at 8:48pm.

*Council gave consensus to have staff negotiate a contract with Waste Management.*

15. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 752 – AMENDING THE TOWN'S TRUCK ROUTE REGULATIONS** (Time: 3:21:41 – 3:38:02)

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE IV, "TRUCK ROUTES," OF CHAPTER 30, "TRAFFIC AND VEHICLES," OF THE TOWN CODE OF ORDINANCES; REVISING THE DEFINITIONS AND REGULATIONS AND PROVIDING FOR ENFORCEMENT BY CIVIL CITATION; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

*(Town Attorney Rubin)*

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the Ordinance title.

B. Staff Presentation

Town Attorney Rubin went over the memorandum and asked Council if they had any questions.

C. Public Hearing

Public Hearing Opened at 8:54pm.

Public Hearing Closed at 8:54pm.

Public Hearing Reopened at 8:59pm.

Diana Davis, Sunset Way, inquired about including Park Street in the Ordinance.

Public Hearing Closed at 9:59pm.

D. Council Discussion

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

E. Council Action

***MOTION:*** *Wheeler/Haselkorn made a motion to approve Ordinance No. 752 amending the Town's truck route regulations on first reading and to include Park Street as a no through truck street.*

***ACTION:*** *The motion passed unanimously.*

16. **DISCUSSION ON SUCCESSION PLANNING FOR TOWN MANAGER** *(Time: 3:38:03 – 4:03:44)*  
*(Per the request of Council)*

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

Public Comments Opened at 9:30pm.

Ms. Wolf expressed her thoughts on this being an opportunity for this Council to discuss what the job description is for the Town Manager and explained.

Public Comments Closed at 9:33pm.

*Council gave consensus to have the process start in August.*

17. **COMMENTS FROM TOWN MANAGER** (Time: 4:03:45 – 4:03:59) – None

18. **COMMENTS FROM TOWN ATTORNEY** (Time: 4:03:00 – 4:03:03) - None

19. **COMMENTS FROM STAFF** (Time: 4:03:04 – 4:09:36)

Director of Planning & Zoning Davila stated that the Planning & Zoning Board would like consensus from Council to host a lecture series prior to Planning & Zoning Board meetings.

*Council gave consensus to proceed.*

Finance Director Pazanski asked Council if they are okay with staff organizing a food truck event to replace the Town Picnic event on Thursday, March 26.

*Council gave consensus to proceed.*

Town Clerk Copeland-Rodriguez went over the upcoming meeting dates.

20. **COMMENTS FROM COUNCIL** (Time: 4:09:37 – 4:30:07)

Councilmember Haselkorn congratulated Mayor Halpern, Vice Mayor Cotronakis, Vice Mayor Pro Tem Wheeler, and Councilmember Cooke on their positions and stated that it has been an honor to serve the Town. He explained that his schedule is becoming extremely busy and he may not be able to make all the meetings this year. He stated that he would get with Town Manager Lo Bello on how he can proceed.

Mayor Halpern thanked Councilmember Haselkorn for his service.

Vice Mayor Pro Tem Wheeler congratulated Councilmember Cooke and thanked Town Clerk Copeland-Rodriguez for all her hard work on behalf of Municipal Clerks Week. She also expressed her disappointment in the nomination process for Mayor.

Council discussed the nomination process.

Vice Mayor Cotronakis asked Councilmember Haselkorn to think about completing his term throughout his decision-making process.

Mayor Halpern requested that the nomination process for the position of Mayor be placed on the next agenda for discussion.

Ms. Wolf expressed her thoughts on the nomination process that took place.

Council continued to discuss the nomination process for the position of Mayor.

Marianne Hosta, 500 Ocean Drive, expressed her disappointment in the nomination process for the position of Mayor. She stated that it feels as if the nomination process had been

rehearsed and explained.

Mayor Halpern expressed her disappointment on the thoughts of there being a conspiracy theory behind everything and explained.

21. **ADJOURNMENT** (*Time: 4:30:08 – 4:30:20*)

Mayor Halpern adjourned the meeting at 9:59pm.

*Minutes Approved on April 27, 2022.*