

MINUTES  
TOWN OF JUNO BEACH  
TOWN COUNCIL REGULAR MEETING  
**August 24, 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: 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 E. COPELAND-RODRIGUEZ, TOWN CLERK  
YASMIN FAVARETTO HAMEL, ADMINISTRATIVE SECRETARY

ABSENT:

Audience: 25

- ~ CALL TO ORDER – 5:30 PM
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None  
(Time: 4:54 – 8:58) (TIME STAMP IS BASED OFF OF [YOUTUBE VIDEO](#))

Mayor Halpern removed item #23 from the agenda.

Council reviewed and discussed the order of the agenda items.

***MOTION:** Cooke/Haselkorn made a motion to move Items #16 through #22 to either the September 14<sup>th</sup> or September 28<sup>th</sup> Agenda, as appropriate.*

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

1. PRESENTING TOWN CLERK CAITLIN E. COPELAND-RODRIGUEZ WITH THE MASTER MUNICIPAL CLERK DESIGNATION PLAQUE FROM THE INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS (IIMC) (Time: 8:59 – 15:52)  
(Florida Association of City Clerks Southeast District Director and Mayor Halpern)

Florida Association of City Clerks Southeast District Director Renee Basel recognized Town Clerk Copeland-Rodriguez in her achievement of the Master Municipal Clerk designation.

2. **SWEARING IN LIEUTENANT MARK SALOIO; SERGEANT JOHN KENNY; AND NEW POLICE OFFICER BRIAN BERLINGO** (Time: 15:53 – 23:47)  
(Chief of Police Smith & Town Clerk Copeland-Rodriguez)

Chief of Police Smith introduced new police officer Brian Berlingo, Sergeant John Kenny, and Lieutenant Mark Saloio.

Town Clerk Copeland-Rodriguez swore in new police officer Brian Berlingo, Sergeant John Kenny, and Lieutenant Mark Saloio.

3. **COMMENTS FROM THE PUBLIC** (Time: 23:48 – 34:18)  
*All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items this evening. Any issues will be referred to Staff for investigation; a report will be forwarded to the Town Council; and citizens will be contacted.*

Public Comments Opened at 5:48pm.

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

Red Dunn, 440 Sunset Way, explained the Ecology Group's proposed PILOT program and expressed his support.

Diana Davis, 440 Sunset Way, introduced herself as a member of the Planning & Zoning Board and President of the Ecology Group. She expressed her concern on the algae in Pelican Lake and recommended hand raking it out. She also commented on protecting the wetlands of Pelican Lake and expressed her support for their proposed PILOT program for Pelican Lake.

Marianne Hosta, 500 Ocean Drive, commented on the email she sent to the Town Council and Town Manager regarding the large agenda and canceling the July meeting. She suggested limiting Town Council member comments to five minutes each, as well as limiting Council agenda items to two per Council member.

Public Comments Closed at 5:59pm.

4. **CONSENT AGENDA** (Time: 34:19 – 34:33)  
*All matters listed under Item 4, 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 Town Council Meeting Minutes for June 22, 2022
  - B. Florida Municipal Insurance Trust – Insurance Renewals
  - C. Resilient Florida Grant Program Application for Celestial Way/Mercury Road Intersection
  - D. Proclamation – National Preparedness Month
  - E. Proclamation – Constitution Week

- F. Janitorial Service Contract Extension
- G. Building Official, Plan Review and Inspection Services Contract Extension
- H. Palm Beach Countywide Justice Assistance Grant (JAG) FY 21/22 Allocation
- I. Proposed Legal Fees for Zoning Relief Process
- J. Resolution No. 2022-06 – Announcing the 2023 Municipal Election
- K. Resolution No. 2022-07 – Recognizing the 50<sup>th</sup> Anniversary of the Florida Association of City Clerks and Honoring this Achievement
- L. Resolution No. 2022-08 – Vision Zero
- M. Memorandum of Agreement between Florida Department of Corrections and Juno Beach Police Department
- N. Special Event Request – Loggerhead Triathlon

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

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

5. **PALM BEACH COUNTY LIBRARY RESOURCES PRESENTATION BY DOUG CRANE** (Time: 34:34 – 48:44)  
(Per the request of Council)

Mr. Crane introduced himself and explained the services that the library provides (*see attached*).

Council thanked Mr. Crane for attending and providing this information.

6. **SPECIAL EVENT REQUEST – TOUR DE TRASH (LOGGERHEAD MARINELIFE CENTER)** (Time: 48:45 – 54:53)  
(Principal Planner Thompson)

Principal Planner Thompson went over the memorandum and asked Council if they had any questions.

Tonya Pellegrini, Loggerhead Marinelifelife Center, explained the purpose of the event.

Katie O’Hara, Loggerhead Marinelifelife Center, thanked everyone for supporting the beach cleanup efforts.

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

***MOTION:** Wheeler/Cotronakis made a motion to approve this request for a special event as stated in the memorandum, subject to all conditions and requirements, including any additional agency reviews/approvals/fees.*

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

7. **SPECIAL EVENT REQUEST - JACKSON T STEVENS CUP GOLF TOURNAMENT** (Time: 54:54 – 1:05:04)  
(Principal Planner Thompson)

Principal Planner Thompson went over the memorandum and asked Council if they had any questions.

Mr. Michael Ott (*via Zoom*), applicant representative, explained the purpose of this event.

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

Town Manager Lo Bello announced that he and the Chief of Police can cancel any special event due to safety concerns.

***MOTION: Wheeler/Cotronakis made a motion to approve this request for a special event as stated in the memorandum, subject to the applicant being responsible for all conditions and requirements, including any additional agency reviews/approvals/fees.***

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

8. **RESOLUTION NO. 2022-09 - SITE PLAN REVIEW AND SPECIAL EXCEPTION REQUEST BY JUNO POINT PROPERTY OWNER, LLC (1011 U.S. HIGHWAY 1) (QUASI-JUDICIAL)** (*Time: 1:05:05 – 2:45:50*)  
(*Director of Planning & Zoning Davila*)

A. Disclosure of Ex Parte Communications

Town Attorney Rubin asked Council to disclose any ex parte communications.

Council individually disclosed their ex parte communications.

B. Swearing in of Witnesses

Town Attorney Rubin swore in all parties wishing to give testimony on this item.

C. Staff Presentation

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

D. Applicant Presentation

James Letchinger, Juno Pointe Property LLC, went over a presentation (*see attached*) and asked Council if they had any questions.

E. Public Hearing

Public Hearing Opened at 7:05pm.

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

Susan Van Lindt (*via Zoom*) expressed Sea Oats' opposition to the project.

Jacob Rosengarten (*via Zoom*), 1613 E Hemingway Dr, expressed his opposition to

the project.

Nancy Wolf (*via Zoom*), 1613 E. Hemingway Dr, expressed her opposition to the project.

Ms. Davis expressed her concern regarding the removal of the underground petroleum storage tanks and provided a handout to Council (*see attached*).

John Stelluto, 401 Sunset Way, inquired about the sabal palms being relocated.

Mr. Dunn expressed his opposition to the project.

Public Hearing Closed at 7:22pm.

F. Council Action

Council reviewed, discussed, and asked Mr. Letchinger, Traffic Engineer Troutman, and staff questions on this item.

Mr. Letchinger confirmed that he will contribute toward the capital cost of the expansion of the Town Police Department facility in the amount of \$500,000.

Town Attorney Rubin read the following additional conditions requested by Council and agreed to by Mr. Letchinger into the record: agreement to do a gopher tortoise survey; transfer the sabal palms to private property or to residents who want them; add additional coontie plants; assist the Town with the cost of the expansion of the police department facility in the amount of \$500,000; inclusion of a breakfast and lunch option at the resataurant; fountains and artwork will come back for approval by Council; the soil will be tested as the excavation occurs; and reducing the developer's outdoor seating from 2,500 square feet to 2,000 square feet.

Town Manager Lo Bello confirmed with Mr. Letchinger that \$250,000 will be due for the expansion of the Police Department when the impact fees are due and then the remaining portion will be due exactly a year later.

***MOTION:** Cooke/Cotronakis made a motion to approve Resolution No. 2022-09 subject to the conditions that the Town Attorney Read into the record.*

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

*Mayor Halpern recessed the meeting at 8:11pm.*

*Mayor Halpern reconvened the meeting at 8:19pm.*

9. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 755 - WASTE MANAGEMENT CONTRACT** (*Time: 2:53:50 – 3:14:30*)  
**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AWARING AN EXCLUSIVE FRANCHISE TO WASTE MANAGEMENT INC. OF FLORIDA FOR THE COLLECTION OF REFUSE, RECYCLABLES AND VEGETATIVE WASTE FOR A PERIOD OF FIVE YEARS;**

**APPROVING A SOLID WASTE AND RECYCLABLE COLLECTION SERVICE AGREEMENT BETWEEN THE TOWN AND WASTE MANAGEMENT INC. OF FLORIDA AND AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE SAME; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

*(Project Coordinator/Risk Manager Dobbins)*

A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the ordinance title.

B. Staff Presentation

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

C. Applicant Presentation

Jeff Sabin, WM, introduced himself and commented on the Loggerhead Marinelife Center's Tour de Trash event. He asked Council if they had any questions on this item.

D. Public Hearing

Public Hearing Opened at 8:30pm.

Public Hearing Closed at 8:30pm.

Town Clerk Copeland-Rodriguez announced the minor language change to Section 6.4 of the Agreement (*see attached*).

E. Council Action

Council reviewed, discussed, and asked Staff and Mr. Sabin questions on this item.

***MOTION:*** *Cotronakis/Haselkorn made a motion to approve Ordinance No. 755 on first reading, and thereby (1) forego the bidding process as not practicable or advantageous for the Town; (2) award Waste Management, Inc. of Florida an exclusive franchise for the collection of refuse, recyclables and vegetative waste within the Town; and (3) approve a Solid Waste and Recyclable Collection Services Management Agreement with Waste Management, Inc.*

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

10. **ANNUAL GARBAGE COLLECTION ASSESSMENT** *(Time: 3:14:31 – 3:19:04)*  
*(Town Clerk Copeland-Rodriguez)*

A. Staff Presentation

Town Clerk Copeland-Rodriguez went over the memorandum and asked Council if

they had any questions.

B. Public Hearing

Public Hearing Opened at 8:40pm.

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

Public Hearing Closed at 8:41pm.

C. Council Motion/Second-Council Discussion

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

D. Council Action

***MOTION:*** *Cotronakis/Cooke made a motion to approve the non-ad valorem assessment for garbage collection in the amount of \$233.40 per unit per year for Fiscal Year 2022-2023.*

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

11. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 753: AMENDING THE PLANNING & ZONING BOARD DUTIES** (*Time: 3:19:05 – 4:25:43*)

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, RELATING TO ARCHITECTURAL REVIEW OF DETACHED SINGLE-FAMILY DWELLINGS; AMENDING DIVISION 1, “GENERALLY,” AND DIVISION 4, “SITE PLAN AND APPEARANCE REVIEW,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTIONS 34-28 AND 34-116 TO ASSIGN ONLY APPEARANCE REVIEW, INCLUDING ARCHITECTURAL REVIEW, OF DETACHED SINGLE-FAMILY DWELLINGS TO THE PLANNING AND ZONING BOARD; 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 8:48pm.

Ms. Wolf (*via Zoom*) expressed her concerns and opposition on this item.

Ms. Davis expressed her concerns and opposition on this item.

Allen Stiles, 401 S. Lyra Circle, expressed his concerns and opposition on this item.

Jim Ferguson, 391 Sunrise Way, expressed his concerns and opposition on this item.

Public Hearing Closed at 9:01pm.

D. Council Action

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

***MOTION:** Vice Mayor Pro Tem Wheeler made a motion to table this item.*

*Vice Mayor Pro Tem Wheeler withdrew her motion.*

*Council gave consensus to have Town Attorney Rubin bring this item back with revised language providing for an appeal process to the Town Council.*

12. **2022-2023 BUDGET DISCUSSION** (Time: 4:25:44 – 5:14:29)  
(Finance Director Pazanski)

Finance Director Pazanski went over the memorandum and asked Council if they had any questions.

Due to supply chain issues and delays in delivery, Town Manager Lo Bello asked Council for approval to order the Police vehicles this week instead of on October 1<sup>st</sup>.

***MOTION:** Haselkorn/Cotronakis made a motion to order the Police vehicles this week.*

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

Public Comments Opened at 10:15pm.

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

Aldo Rovere (*via Zoom*), 400 Uno Lago Dr, expressed his concerns on the proposed use of the American Rescue Plan funding.

Public Comments Closed at 10:22pm.

***MOTION:** Haselkorn/Cooke made a motion to approve the use of the ARPA funding not otherwise expended for projects or equipment as of September 30, 2022, to be allocated to the FY 2022 Police Department budget, thereby exhausting the ARPA funds and use requirements.*

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

***MOTION:** Wheeler/Haselkorn made a motion to approve the millage rate of 1.8195 and allow for non-homesteaded tax relief.*



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

Finance Director Pazanski went over the Oktoberfest event.

*Council gave consensus to have staff poll them for dates for the Oktoberfest event.*

***MOTION:** Haselkorn/Cooke made a motion to approve the contribution budget and expenditure history and increase the donation to the Town of Jupiter for the Fourth of July event from \$750 to \$1,000.*

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

13. **PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 754 – SENIOR CITIZEN EXEMPTION FOR PERSONS 65 AND OLDER** (Time: 5:14:30 – 5:15:58)  
**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ADOPTING AN ADDITIONAL \$50,000 HOMESTEAD EXEMPTION FOR TAXPAYERS 65 YEARS OF AGE OR OLDER WITH LIMITED INCOME AS AUTHORIZED BY FLORIDA STATUTE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR 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 10:40pm.

Public Hearing Closed at 10:40pm.

D. Council Action

***MOTION:** Wheeler/Cotronakis made a motion to adopt Ordinance No. 754 adopting an additional \$50,000 homestead exemption for limited income senior citizens on first reading.*

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

- ~~14. **DRAFT RULES OF PUBLIC PARTICIPATION AND DECORUM AND GENERAL MEETING PROCEDURES**  
(Per the request of Council)~~

- ~~15. **DISCUSSION ON VISION AND STRATEGIC PLANNING FOR JUNO BEACH**  
(Per the request of Vice Mayor Pro Tem Wheeler)~~

16. ~~**DISCUSSION ON CS/HB 105 - REGULATION OF SMOKING BY COUNTIES AND MUNICIPALITIES**~~  
~~*(Per the request of Mayor Halpern)*~~
17. ~~**DISCUSSION ON DECLARING PELICAN LAKE AS A WETLAND**~~  
~~*(Per the request of Mayor Halpern)*~~
18. ~~**DISCUSSION ON CONSERVATION AND ENVIRONMENTAL PROTECTIONS OF PELICAN LAKE**~~  
~~*(Per the request of Vice Mayor Pro Tem Wheeler)*~~
19. ~~**DISCUSSION ON PROPOSED REVIEW OF ZONING CODES AND COMPREHENSIVE DEVELOPMENT PLAN**~~  
~~*(Per the request of Vice Mayor Pro Tem Wheeler)*~~
20. ~~**DISCUSSION ON UPDATE FROM TPA AND TOWN ENGINEER ON COMPLETE STREETS**~~  
~~*(Per the request of Vice Mayor Pro Tem Wheeler)*~~
21. ~~**DISCUSSION ON CONTINUED UPKEEP AND BEAUTIFICATION OF OUR TOWN AND PARKS**~~  
~~*(Per the request of Vice Mayor Pro Tem Wheeler)*~~
22. ~~**DISCUSSION ON ONE-CENT SURTAX AND AMERICAN RESCUE FUNDS ALLOCATION**~~  
~~*(Per the request of Vice Mayor Pro Tem Wheeler)*~~
23. ~~**DISCUSSION ON CREATION OF AN ENVIRONMENTAL ADVISORY COMMITTEE OF THE TOWN**~~  
~~*(Per the request of Mayor Halpern)*~~
24. **COMMENTS FROM TOWN MANAGER** *(Time: 5:15:59 – 5:16:06) - None*
25. **COMMENTS FROM TOWN ATTORNEY** *(Time: 5:16:07 – 5:16:10) - None*
26. **COMMENTS FROM STAFF** *(Time: 5:16:11 – 5:16:59)*

Town Clerk Copeland-Rodriguez went over the upcoming event and meeting dates and announced that staff will be having a few items in a surplus auction in the near future.

27. **COMMENTS FROM COUNCIL** *(Time: 5:17:00 – 5:33:09)*

Mayor Halpern inquired about Council being interested in having a monthly workshop with the Town Manager and the Town Attorney. She provided an update on the algae and fish stocking.

Vice Mayor Cotronakis provided an update from the Florida League of Cities conference and thanked staff for all that they do.

Vice Mayor Pro Tem Wheeler inquired about the action staff is taking regarding the pedestrian traffic concern that was brought up by resident John Flynn.

Town Manager Lo Bello stated that staff is initiating a “no motorized bicycles on sidewalks” campaign and explained.

Vice Mayor Pro Tem Wheeler discussed affordable commercial space. She also commented on the algae in Pelican Lake and congratulated Town Clerk Copeland-Rodriguez on her achievement.

Councilmember Haselkorn stated that they should eliminate the alternate serving on the Planning & Zoning Board and explained.

***MOTION:** Haselkorn made a motion to remove the individual as the member’s actions are inconsistent with the Town’s vision and not reflective of Juno Beach.*

*Motion died for lack of a second.*

*Council gave consensus to place this item on the September 14th agenda as a discussion.*

Councilmember Cooke asked Council for a consensus to proceed with the Ecology Group’s proposed PILOT program project.

Mayor Halpern stated that she was in favor, inquired about a budget, and recommended discussing this at a Pelican Lake Workshop.

Ms. Davis explained the PILOT project and stated that there is minimal budget demand.

Mayor Halpern inquired about a date for the next Pelican Lake Workshop.

Town Manager Lo Bello stated that the Pelican Lake Workshops are directed by staff and recommended that this item go on an agenda for public input.

Vice Mayor Cotronakis inquired about the Pelican Lake items that are listed on the Council Agenda for discussion be discussed first at a Pelican Lake Workshop. She also inquired about having a DEP representative present at the Workshop.

Town Manager Lo Bello stated the next Pelican Lake Workshop is scheduled for October 5<sup>th</sup>.

Vice Mayor Pro Tem Wheeler questioned if the Pelican Lake Wetland item was being tabled until the October meeting.

Mayor Halpern stated that both she and Vice Mayor Pro Tem Wheeler had Pelican Lake items on the agenda and that she will decide if she wants to table hers before the next meeting.

Town Manager Lo Bello stated that staff will contact DEP and see what their schedule is.

28. **ADJOURNMENT** (*Time: 5:33:10 – 5:33:24*)

Mayor Halpern adjourned the meeting at 10:58 pm.

*Minutes Approved on September 14, 2022.*