

MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING

May 24, 2023

Council Chambers/YouTube
340 Ocean Drive

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

ALSO PRESENT: DAVID DYESS, TOWN MANAGER
GLEN TORCIVIA, ACTING TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING

ABSENT:

Audience: 36

- ~ CALL TO ORDER – 5:37 PM
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None
(Time: 7:30 – 16:25) (**TIME STAMP IS BASED OFF OF [YOUTUBE VIDEO](#)**)

Town Clerk Copeland-Rodriguez announced that Senator Harrell was present to give a legislative update.

Council discussed the order of the agenda and made the following changes via *consensus*:

Removed Item #12; moved Item #9 up to Item #4; and moved Item #11 up to Item #9.

1. **PRESENTATION(S)** (Time: 16:26-54:47)
 - a. Legislative Updates from Senator Harrell and Representative Caruso.

Council asked Senator Harrell and Representative Caruso questions and thanked them for coming to the meeting.

2. **COMMENTS FROM THE PUBLIC** (Time: 54:48 – 1:06:39)
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 5:24pm.

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

Nancy Lodise, 1865 Pleasant Dr, expressed her concern with The Waterford (*see attached*).

Charles Hollings, 2084 Radnor Road, expressed his concern with The Waterford.

Mayor Cooke explained that this is a civil matter.

Mr. Hollings disagreed and continued to express his frustration and concerns.

Diana Davis, 440 Sunset Way, commented on Senate Bill 250 and expressed her support for the proposed ordinances on tonight's agenda.

Public Comments Closed at 6:36pm.

3. **CONSENT AGENDA** (*Time: 1:06:40 – 1:06:59*)
All matters listed under Item 3, 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 April 26, 2023 Town Council Meeting Minutes
 - B. Special Event Request – Loggerhead Triathlon
 - C. Approval of Interlocal Cooperation Agreement

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

ACTION: *The motion passed unanimously.*

4. **(ORIGINALLY ITEM #9) APPOINTING CHARTER REVIEW COMMITTEE MEMBERS FOR 2023** (*Time: 1:07:00 – 1:19:02*)
(*Town Clerk Copeland-Rodriguez*)

Town Clerk Copeland-Rodriguez went over the memorandum and asked Council for consensus to have the Charter Review Committee Meetings on the 2nd and/or 4th Mondays of the month.

Council gave consensus to have staff conduct the Charter Review Committee Meetings on the 2nd and/or 4th Mondays of the month.

MOTION: *Cotronakis/Wheeler made a motion to limit the scope of the Charter Review Committee to not consider any revisions to the Mayor Referendum Vote.*

Town Clerk Copeland-Rodriguez conducted a Roll Call vote on this motion.

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

Town Clerk Copeland-Rodriguez asked each Council member for their appointee.

Councilmember Halpern appointed Bruce Franson.

Councilmember Cotronakis appointed Jonathan Butler.

Vice Mayor Pro Tem Hosta appointed Jay Zukerman.

Vice Mayor Wheeler appointed John Troxel.

Mayor Cooke appointed Jacob Rosengarten.

5. **1ST READING ON ORDINANCE NO. 761 – RETURNING SITE PLAN REVIEW TO THE PLANNING & ZONING BOARD** (*Time: 1:19:03 – 2:06:54*)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNNO BEACH, FLORIDA, 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 RETURN FINAL REVIEW, OF DETACHED SINGLE-FAMILY DWELLINGS TO THE PLANNING & ZONING BOARD; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning Davila)

A. Town Attorney to Read Ordinance Title

Acting Town Attorney Torcivia 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 7:08pm.

Andrew Spilos, 140 Ocean Drive, expressed support for this item.

Nancy Wolf, 1613 E Hemingway Dr, expressed support for this item.

Jacob Rosengarten, 1613 E Hemingway Dr, expressed support for this item.

Public Hearing Closed at 7:15pm.

D. Council Discussion

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

E. Council Action

***MOTION:** Cotronakis/Halpern made a motion to deny Ordinance No. 761 on first reading.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

***ACTION:** The motion passed 3-2 with Mayor Cooke and Vice Mayor Pro Tem Hosta opposed.*

6. **PUBLIC HEARING & SECOND READING ON ORDINANCE NO. 762 – RESTRICTING DUNE WALKOVERS TO PEDESTRIANS ONLY & RESOLUTION NO. 2023-08 (ENFORCEMENT OF DUNE WALKOVER RESTRICTIONS BY CODE CITATION) (ROLL CALL)** (Time: 2:06:55 – 2:35:10)
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 1, “GENERALLY,” OF ARTICLE II, “USE AND CONDUCT REGULATIONS OF PARKS,” OF CHAPTER 18, “PARKS AND RECREATION,” OF THE TOWN CODE OF ORDINANCES TO ADOPT A NEW SECTION 18-50 GOVERNING THE USE OF DUNE WALKOVERS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.
(Town Attorney)

A. Town Attorney to Read Ordinance Title

Acting Town Attorney Torcivia read the Ordinance Title.

B. Staff Presentation

Town Clerk Copeland-Rodriguez explained Resolution No. 2023-08.

C. Public Hearing

Public Hearing Opened at 7:38pm.

Norman Hirsch, 422 Coral Cove Dr, commented on this item (*see attached*).

Robert Dunn, 440 Sunset Way, commented on this item.

Debbie Seelman, 1690 Floral Dr, expressed her opposition to this item.

Public Hearing Closed at 7:43pm.

D. Council Discussion

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

E. Council Action

***MOTION:** Hosta/Wheeler made a motion to approve Ordinance No. 762 on second and final reading.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

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

***MOTION:** Wheeler/Cotronakis made a motion to approve Resolution No. 2023-08.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

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

7. **1ST READING ON ORDINANCE NO. 763 – DEFINITION FOR THE TERM “HARMONY”** (Time: 2:35:11 – 2:57:10)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING CHAPTER 34, “ZONING,” OF THE TOWN CODE OF ORDINANCES TO DEFINE AND PROVIDE CRITERIA FOR THE TERM HARMONY; AMENDING ARTICLE I, “IN GENERAL,” BY AMENDING SECTION 34-4, “DEFINITIONS,” TO DEFINE HARMONY AND RELATED TERMS; AMENDING “ADMINISTRATION AND ENFORCEMENT,” BY AMENDING SECTION 34-116, “REQUIRED; CRITERIA,” TO PROVIDE ADDITIONAL CRITERIA FOR DETERMINING HARMONY WITH THE AREA; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning)

A. Town Attorney to Read Ordinance Title

Acting Town Attorney Torcivia 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 8:09pm.

John Stelluto, 401 Sunset Way, expressed his opposition of this item.

Ms. Davis expressed her support of this item.

Public Hearing Closed at 8:15pm.

D. Council Discussion

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

E. Council Action

***MOTION:** Halpern/Hosta made a motion to approve Ordinance No, 763 on first reading.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

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

8. **1ST READING ON ORDINANCE NO. 764 – DEMOLITION NOTIFICATION**

(Time 2:57:11 – 3:15:24)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING ARTICLE V, “PROPERTY MAINTENANCE AND CONSTRUCTION SITE STANDARDS,” OF CHAPTER 6, “BUILDINGS AND BUILDING REGULATIONS,” OF THE TOWN CODE OF ORDINANCES TO ADOPT A NEW SECTION 6-111, “DEMOLITION PERMITS,” TO PRESCRIBE THE STANDARDS AND CONDITIONS FOR THE ISSUANCE OF SUCH PERMITS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning Davila)

A. Town Attorney to Read Ordinance Title

Acting Town Attorney Torcivia read the Ordinance Title.

B. Staff Presentation

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

C. Public Hearing

Public Hearing Opened at 8:30pm.

Mr. Stelluto expressed his support of this item.

Beverly Gibel, Olympus Dr, expressed her support of this item and inquired about other types of demolition such as street repairs.

Ms. Wolf expressed her support of this item and recommended a 30-day notification process.

Public Hearing Closed at 8:36pm.

D. Council Discussion

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

E. Council Action

***MOTION:** Halpern/Hosta made a motion to approve Ordinance No. 764 on first reading.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

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

9. **(ORIGINALLY ITEM #11) DISCUSSION ON FORMING AN AUDIT/FINANCE COMMITTEE** (Time 3:15:25 – 4:07:09)
(Per the request of Mayor Cooke)

Public Hearing Opened at 8:45pm.

Mr. Rosengarten expressed his support for this item.

Public Comments Closed at 9:03pm.

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

***MOTION:** Wheeler/Halpern made a motion to terminate the contract with Nowlen, Holt & Miner, P.A. for auditing services effective immediately.*

Town Clerk Copeland-Rodriguez conducted a roll call on this motion.

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

Council continued to discuss and ask staff questions on this item.

Council gave consensus to convene an Audit Selection Committee.

Council gave consensus to direct staff to send out an email blast, newsletter article, and put on the Town's website a notification to residents about becoming a part of the Audit Selection Committee.

Council gave consensus to move the Kagan Park Workshop item next.

10. **KAGAN PARK WORKSHOP** (Time: 4:07:10 – 4:23:15)
(Project Coordinator/Risk Manager Dobbins)

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

Public Comments Opened at 9:38pm.

Gladys Fundora, 20 Celestial Way #108, commented on this item.

Public Comments Closed at 9:41pm.

Council gave consensus to discuss the Kagan Park Workshop and remaining discussion

items at a Special Town Council meeting on Wednesday, May 31, 2023 at 5:30pm.

11. DISCUSSION ON PLANNING & ZONING BOARD MAY 1, 2023 WORKSHOP
(Director of Planning & Zoning Davila)

12. DISCUSSION ON THE PROCESS OF PRIORITIZING AGENDA ITEMS FOR THE PLANNING & ZONING BOARD
(Per the request of Vice Mayor Wheeler)

13. DISCUSSION ON PROPOSED LEAF BLOWER ORDINANCE – NOISE LEVEL AND FUEL TYPE
(Per the request of Councilmember Halpern)

14. COMMENTS FROM TOWN MANAGER *(Time: 4:23:16 – 4:23:29)*

Town Manager Dyess asked Council for a consensus to do an over hire for the position of Finance Director.

Council gave consensus for the Town Manager to do an over hire for the position of Finance Director.

15. COMMENTS FROM TOWN ATTORNEY *(Time: 4:23:30 – 4:23:49) - None*

16. COMMENTS FROM STAFF *(Time: 4:23:50 – 4:27:44)*

Town Clerk Copeland-Rodriguez provided an update on the Donald Ross Road Dune Walkover and asked Council for a consensus on having the Oktoberfest event on Friday, October 20, 2023.

Council gave consensus to have Oktoberfest on Friday, October 20, 2023.

Town Clerk Copeland-Rodriguez asked Council for a consensus to purchase retirement gifts for former Town Manager Lo Bello and Finance Director Pazanski in an amount not to exceed \$7,000 (\$3,500 each).

Council gave consensus to purchase retirement gifts for former Town Manager Lo Bello and Finance Director Pazanski in an amount not to exceed \$7,000 (\$3,500 each).

Town Clerk Copeland-Rodriguez asked Council for a consensus to host a joint retirement party for former Town Manager Lo Bello and Finance Director Pazanski in an amount not to exceed of \$5,000.

Council gave consensus to have staff host a joint retirement party for former Town Manager Lo Bello and Finance Director Pazanski in an amount not to exceed \$5,000.

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

17. **COMMENTS FROM COUNCIL** (*Time: 4:27:45 – 4:30:30*)

Councilmember Halpern inquired about the Coffee with Council event and stated that she will bring it back to Council for discussion.

Vice Mayor Pro Tem Hosta expressed her concern on not having enough time for Council members to have the opportunity to speak.

18. **ADJOURNMENT** (*Time: 4:30:21 – 4:30:35*)

Meeting adjourned per Ordinance No. 759 (*Adjournment of Meetings at 10PM*) at 10:00pm.

Minutes Approved on June 28, 2023.