



TOWN COUNCIL REGULAR MEETING MINUTES

January 28, 2026 at 5:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
TG LAW, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ANDREA DOBBINS, PROJECT/RISK MANAGER
STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS
EMILY ALVES, FINANCE DIRECTOR

AUDIENCE: 50

CALL TO ORDER – 5:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta reached consensus to move Item No. 19 ahead of Item No. 15.

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern reached consensus to remove Item No. 6 from the Consent Agenda and discuss it at the end of the agenda.

Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, and Councilmember Halpern reached consensus to retain Ordinances Nos. 795, 796, and 797 on the agenda.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta reached consensus to retain Item No. 20 on the agenda for discussion.

PRESENTATIONS

1. Ceremonial Swearing In - Officer Michael Cecchini
2. Vulnerability Assessment Plan Presentation

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF

3. Year to Date (YTD) Financial Statements
4. ACFR Award for Fiscal Year 2024

Council gave consensus to schedule two Closed Executive Sessions on Wednesday, February 4 beginning at 3PM.

COMMENTS FROM THE PUBLIC

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 at this time.

Public Comments Opened at 5:39pm.

Public Comments Closed at 5:44pm.

CONSENT AGENDA

5. ~~Town Council Pre Agenda Work Session Minutes—December 3, 2025~~
6. ~~Town Council Meeting Minutes—December 10, 2025~~
7. Master Development Plan Forum Work Session Minutes - December 11, 2025
8. ~~Special Event Request—2026 Turtlefest~~
9. Special Event Request - 2026 Holy Spirit Easter
10. Special Event Request - 2026 Artfest by the Sea
11. Special Event Request - 2026 Aloha Surf Camp
12. ~~Resolution 2026-01—Amending the Town of Juno Beach Fee Booklet~~
13. Resolution No. 2026-02 – Agreement with Palm Beach County Supervisor of Elections for Vote Processing Use and Election Services

***MOTION:** Halpern made a motion to approve the consent agenda as amended.*

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

***MOTION:** Halpern/Davis made a motion to approve the Consent Agenda as amended, with the removal of Items 5, 6, and 12 for discussion at the end of the agenda.*

***ACTION:** Motion withdrawn.*

***MOTION:** Halpern/Callaghan made a motion to approve the Consent Agenda as amended, with the removal of Items 5, 6, 8, and 12 for discussion at the end of the agenda.*

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

COUNCIL ACTION/DISCUSSION ITEMS

19. Juno Ocean Walk RV Park Drainage

Council gave unanimous consensus to have staff come back with historical information on why the funding was removed from previous budgets.

14. ORDINANCE NO. 793 – LIVE LOCAL ACT AMENDMENT

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 18, “LIVE LOCAL ACT,” OF ARTICLE IV, “SUPPLEMENTAL REGULATIONS,” OF CHAPTER 34, “ZONING” OF THE TOWN CODE OF ORDINANCES TO CONFORM WITH CHAPTER 2025-172, LAWS OF FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

***MOTION:** Halpern/Hosta made a motion to approve Ordinance No. 793 on first reading.*

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

15. ORDINANCE NO. 795

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 4, “SITE PLAN AND APPEARANCE REVIEW,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING” OF THE TOWN CODE OF ORDINANCES TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF APPEARANCE FOR SINGLE FAMILY DWELLINGS; AND CLARIFYING COMPLIANCE OF APPEARANCE REVIEW WITH FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

***MOTION:** Davis/Halpern made a motion to defer the ordinances until after the March election.*

***ACTION:** The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.*

***MOTION:** Callaghan made a motion to approve Ordinance No. 795 on first reading as written. Mayor Wheeler passed the gavel and seconded the motion*

***MOTION TO AMEND:** Davis/Halpern made a motion to amend to exclude historical areas from the not preferred.*

***ACTION ON MOTION TO AMEND:** The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan., and Councilmember Hosta opposed.*

***ACTION:** The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

16. ORDINANCE NO. 796

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING SECTION 34-115, “INTENT AND PURPOSE,” OF DIVISION 4, “SITE PLAN AND APPEARANCE REVIEW,” OF ARTICLE II, “ADMINISTRATION AND ENFORCEMENT,” OF CHAPTER 34, “ZONING” OF THE TOWN OF JUNO BEACH’S CODE OF ORDINANCES TO CLARIFY THE STATED LEGISLATIVE INTENT OF SITE PLAN AND APPEARANCE, INCLUDING ARCHITECTURAL, REVIEWS WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern reached consensus to direct staff to prepare a timeline regarding the harmony and appearance review matters.

MOTION: Callaghan made a motion to approve Ordinance No. 796 on first reading as written.

Mayor Wheeler passed the gavel and seconded the motion.

ACTION: The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.

17. ORDINANCE NO. 797

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-28, "PLANNING AND ZONING BOARD DUTIES," TO REMOVE REVIEW OF PLATS AND REMOVE REVIEW OF SINGLE FAMILY SITE PLANS AND APPEARANCE (INCLUDING ARCHITECTURAL) FROM THE PLANNING AND ZONING BOARD TO ADMINISTRATIVE STAFF; PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

MOTION: Callaghan/Hosta made a motion to approve Ordinance No. 797 on first reading as written.

ACTION: The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.

8. Special Event Request - 2026 Turtlefest

MOTION: Davis/Callaghan made a motion to approve the Turtlefest event.

ACTION: The motion passed unanimously.

~~18. Explanation of Legal and Practical Limitations on Posting Public Records on the Town's Website~~

~~20. FY 2025-2026 "Return of US1 Median to 2005 Plans" CIP project~~

~~21. Discussion on Draft Town Council Orientation Packet~~

~~22. Discussion on Future Development Scenarios~~

~~5. Town Council Pre-Agenda Work Session Minutes - December 3, 2025~~

~~6. Town Council Meeting Minutes - December 10, 2025~~

~~12. Resolution 2026-01 - Amending the Town of Juno Beach Fee Booklet~~

COMMENTS FROM THE COUNCIL

Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern reached consensus not to entertain Vice Mayor Callaghan's request to place an agenda item on the next meeting agenda regarding the replacement of the Town Attorney.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk