

DRAFT - MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING

August 23, 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
 LEONARD RUBIN, TOWN ATTORNEY
 CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
 FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
 MICHAEL A. VENTURA, FINANCE DIRECTOR

ABSENT:
Audience: 36

CALL TO ORDER – 5:30PM

PLEDGE OF ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA (Time: 1:35 – 3:59)

Council gave unanimous consensus to move Item #20 up to Item #11 and move Consent Agenda Item #7 down to Item #12.

PRESENTATIONS (Time: 4:00 – 20:14)

1. Annual Contributions to Busch Wildlife Sanctuary and Loggerhead Marinelifelife Center
2. ~~Proclamation Honoring Palm Beach State College's 90th Anniversary~~
3. TextMyGov Service Demonstration

MOTION: Halpern/Hosta made a motion to approve the TextmyGov service.

Public Comments Opened at 5:48pm.

Public Comments Closed at 5:48pm.

ACTION: The motion passed unanimously.

COMMENTS FROM TOWN MANAGER, TOWN ATTORNEY, & STAFF (Time: 20:15 – 25:59)

Council gave unanimous consensus to have the November meeting on Wednesday, November 15, 2023 at 5:30pm; the December meeting on Wednesday, December 13, 2023 at 5:30PM.

Mayor Cooke, Vice Mayor Wheeler, Councilmember Cotronakis, and Councilmember Halpern gave consensus to revert the Holiday Party by the Lake back to two separate events: Christmas by the Lake on December 1, 2023 (5:30PM-7:30PM) and Hanukkah Celebration on Thursday, December 7, 2023 (5PM-6:30PM).

COMMENTS FROM THE PUBLIC (Time: 26:00 – 38:59)

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. Comments needing a reply will be referred to Staff for research; a report will be forwarded to the Town Council; and citizens will be contacted.

Public Comments Opened at 5:54pm.

Public Comments Closed at 6:07pm.

CONSENT AGENDA (Time: 39:00 – 39:20)

4. Consider approving the July 26, 2023, Town Council Meeting Minutes
5. Proclamation – National Preparedness Month (September 2023)
6. Resolution 2023-11 – Announcing the 2024 Municipal Election
7. ~~Special Event Request – Craft Festival~~
8. Fiscal Year 2023-2024 Purchase Order Request
9. Proclamation – Honoring the 90th Anniversary of Palm Beach State College
10. Disposals

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

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

COUNCIL ACTION/DISCUSSION ITEMS (Time: 39:21 – 4:19:07) A Public Comment/Hearing Period was provided for each action/discussion item below.

11. Discussion on Creating a Veteran’s Day Event Committee

***MOTION:** Cotronakis/Wheeler made a motion to have the Juno Beach Police Foundation organize the Veterans Day event with staff oversight.*

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

12. Special Event Request – Craft Festival

***MOTION:** Halpern/Hosta made a motion to approve the Special Event Request subject to the applicant being responsible for the application process of the special event and all conditions and requirements following said application which includes any additional agency reviews/approvals/fees, such as the Palm Beach County Parks and Recreation Department, the Palm Beach County Traffic Division, and the Palm Beach County Fire and Rescue Department; with the additional condition of coordinating with staff to provide bicycle racks.*

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

13. Annual Garbage Collection Assessment

***MOTION:** Halpern/Cotronakis made a motion to approve the non-ad valorem assessment for garbage collection in the amount of \$242.04 per unit per year for Fiscal Year 2023-2024 and have the Mayor execute the Certificate of Non-Ad Valorem Assessment Roll.*

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

14. Resolution No. 2023-12 – Major Site Plan Amendment Caretta Mixed-Use Project

***MOTION:** Cotronakis/Wheeler made a motion to approve Resolution No. 2023-12 in accordance with the new presentation that was provided to Council by the Developer subject to the elimination of all surface valet parking spaces and all the conditions outlined in the memorandum with the additional condition of having the traffic engineer review and approve the traffic circulation and parking plan.*

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

Mayor Cooke recessed the meeting at 7:58pm.

Mayor Cooke reconvened the meeting at 8:07pm.

15. Public Hearing & Second Reading on Ordinance No. 768 – Prohibiting Gas-Powered Leaf Blowers

***MOTION:** Halpern/Hosta made a motion to approve Ordinance No. 768 on second and final reading.*

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

16. Request for Approval on Catering Services for Oktoberfest

***MOTION:** Wheeler/Cotronakis made a motion to have staff select the Oktoberfest caterer; presale tickets at \$10/resident and \$15/nonresident; and collect \$15 each at the door on the day of the event but only up to 50; in an amount not to exceed of \$6,000.*

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

17. Public Hearing & First Reading on Ordinance No. 769 – Amending Chapter 7 - Floodplain Regulations

***MOTION:** Wheeler/Cotronakis made a motion to approve Ordinance No. 769 on first reading.*

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

18. Public Hearing & First Reading on Ordinance No. 770 – Repeal of Ordinance No. 568

***MOTION:** Halpern/Hosta made a motion to approve Ordinance No. 770 on first reading.*

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

19. Florida Municipal Insurance Trust – Insurance Renewals

MOTION: Wheeler/Cotronakis made a motion approve the insurance renewals, at an approximate cost of \$263,176 for FY 2024 from the Florida Municipal Insurance Trust and Florida League of Cities, Inc. and forego the formal bidding process as it is deemed not practicable or advantageous to the Town.

ACTION: The motion passed unanimously.

20. FY 2023-2024 Budget Discussion

Council gave consensus to bring back a discussion on Council salaries at a future meeting.

21. Discussion on Creating an Audit Overview Committee

MOTION: Halpern made a motion to proceed with an Audit Overview Committee and have staff work with the Town Attorney on creating scope of work and an application for a Council to review at a future meeting.

ACTION: Motion failed for lack of a second.

Mayor Cooke passed the gavel to Vice Mayor Wheeler.

MOTION: Halpern/Cooke made a motion to create an Audit Overview Committee and have staff work with the Town Attorney on creating a draft Ordinance to bring back to Council for discussion.

ACTION: The motion passed 3-2 with Vice Mayor Wheeler and Councilmember Cotronakis opposed.

22. Discussion on Polco's Survey Services

(This Item will be moved to the September 13, 2023 meeting)

COMMENTS FROM COUNCIL (Time: 4:19:08 – 4:30:55)

Councilmember Halpern inquired about a slope review for JB0.

Mayor Cooke, Vice Mayor Pro Tem Hosta, and Councilmember Halpern gave consensus to have the discussion on a slope review for JB0 coincide with the mobi-mat discussion item at the next meeting.

Vice Mayor Pro Tem Hosta inquired about no election signs being allowed and for Council to stop meeting with developers individually.

Vice Mayor Wheeler commented on a master development plan.

Mayor Cooke inquired about a Parks and Recreation Committee item for discussion at a future meeting.

Mayor Cooke, Vice Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Halpern gave consensus to have a discussion item on a Parks and Beautification Committee at the next meeting.

ADJOURNMENT (Time: 4:30:56 - 4:31:05)

Mayor Cooke adjourned the meeting at 9:59pm.

Alexander Cooke, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

DRAFT



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, Aug 23, 2023 at 10:45 AM

Submitted on Wednesday, August 23, 2023 - 10:45am

Submitted by anonymous user: 172.58.131.180

Submitted values are:

First Name Nancy
Last Name Lodise
Address 1865 Pleasant Dr North Palm Beach, FL
Email Address nsilvio99@aol.com
Agenda Item Number (Ex: 1, 2, 3) public comments
Public Comment / Question Wish to speak

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19546>



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, Aug 23, 2023 at 8:15 AM

Submitted on Wednesday, August 23, 2023 - 8:15am

Submitted by anonymous user: 99.118.244.99

Submitted values are:

First Name Charles
Last Name Hollings
Address 1679 Pleasant Drive
Email Address hollgrp@att.net
Agenda Item Number (Ex: 1, 2, 3) Comments from the Public.
Public Comment / Question Speak in person at the meeting.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19543>



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, Aug 23, 2023 at 9:59 AM

Submitted on Wednesday, August 23, 2023 - 9:59am

Submitted by anonymous user: 73.205.130.200

Submitted values are:

First Name Anne

Last Name D'Souza

Address 1809 Ocala Road North Palm Beach

Email Address haranne@bellsouth.net

Agenda Item Number (Ex: 1, 2, 3) Pleasant Ridge ROW Park

Public Comment / Question

Please, Please, please, figure out a way to leave our ROW Park a park for the perpetual use of the public. We need to keep green space in our communities and a safe place for our kids and neighboring communities to enjoy a small piece of green shady coolness. With the opportunity to see a squirrel, rabbit, woodpecker, Atala/ coontie butterfly flit by their face. We have been promised a park by the Waterford/Lifespace, who have now bought up another WORKFORCE house on Pleasant Drive, will be interesting to see if Palm Beach County allows them to bulldoze those like they did the other seven properties that were purchased ever so "discreetly" 20 plus years ago. We have been battling this overtaking of our single family workforce housing neighborhood ever since.

Please use your common sense and compassion and keep our ROW Park for the perpetual use of the public as it was intended.

Thank you.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19545>



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# _____ DATE 8/23/23

Name: Lola Hammer Phone#: _____

Representing: (if applicable) Pleasant Ridge P.O.A.

Address: _____

Check what may apply:

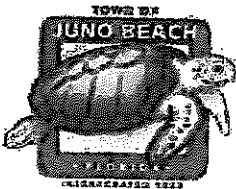
Support

Oppose

I wish to speak

I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# Comments DATE 8, 23, 23

Name: David Cox Phone#: _____

Representing: (if applicable) _____

Address: _____

Check what may apply:

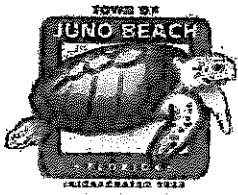
Support

Oppose

I wish to speak

I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 20% commercial DATE 8 / 23 / 23

Name: Mary Cappitelli Phone#: _____

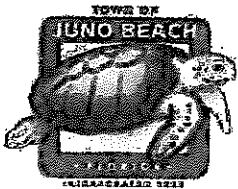
Representing: (if applicable) Save Juno ~~Sea~~ Citizens

Address: 700 Ocean Royale way

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 20 DATE 8 / 23 / 2023

Name: TOM MURPHY Phone#: 561-719-5547

Representing: (if applicable) JB Police FOUNDATION

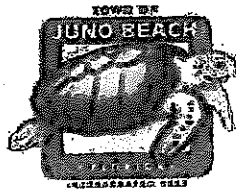
Address: 340 OCEAN

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____

①



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# VETS DATE 8/24/23

Name: MICHAEL SHEA Phone#: 521-351-8546

Representing: (if applicable) VETS

Address: 13878 OLEANDER AVE.

Check what may apply:

- Support
- Oppose.
- I wish to speak
- I would like my comment read into the record

Comments: _____



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Caretta Project - Agenda Item # 12

1 message

Anne Bosso <annebosso@bossorealty.com>

Tue, Aug 22, 2023 at 5:55 PM

To: Caitlin Copeland <ccopeland@juno-beach.fl.us>, Alex Cooke <alex@alexandbianca.com>, Peggy Davies-Wheeler <cambriancorp@aol.com>, Marianne Hosta <mar.hosta@gmail.com>, DD Halpern <dd_halpern@yahoo.com>, Elaine Cotronakis <ecotronakis@juno-beach.fl.us>, Dave Dyess <ddyess@juno-beachfl.us>, Frank Davila <fdavila@juno-beach.fl.us>

Cc: Juno Beach POA <junobeachpoa@gmail.com>

Dear Council Members,

Unfortunately I have a family issue and I cannot attend tonight's meeting. If I could I would definitely be here so I am asking that my comments be read and included in the minutes of the meeting.

The Caretta Project is asking for five (5) revisions to their plan. It has been a long history with developers and Juno Beach for developers to come into town with a plan, have it approved and then start revising it. Why do we spend hundreds of hours of staff, council, attorney, and residents time to approve a project only to have it overturned? It's disingenuous on the developer's part. Everyone has experienced items when they are building or remodeling that are either overlooked or that did not quite make sense once building begins. However, typically the developers want changes that will benefit them, with little or no consideration with how these changes will affect the Town. If Mr. Letchinger wants a Major Amendment to his plan he needs to make a Major Concession to the Town. What happened to Quid-Pro-Quo? I can think of 100 things the town could use, starting with a landscape median from the bridge east to this project and on to the ocean. It would enhance the entrance to the Caretta Project as well and the entrance to town. I urge the council to not fold to another developer. Say "No" or bargain and get something in return. It is not a one way street.

Also, in my opinion, each of these change requests should be addressed as five DIFFERENT items rather than as one item as was approved by P&Z. All five (5) items have different impacts on the project and the Town.

- 1) Additional residential unit. An additional unit is not all bad although it extends the approval. The advantage to the town is that the tax benefits from two units should be greater than the tax benefits of one unit. HOWEVER, what about parking? If we allow a unit to be divided the town needs to add parking for that additional unit.
- 2) Reduced and reconfigure the size of the underground parking garage: If the developer wants to it is okay but he cannot reduce the number of the total parking spaces that were originally approved.
- 3) Shared parking reducing total parking spaces. Parking was part of the approval process. Although the reduction in spaces still meets the minimum requirements we have a corner with a high-end development. Why would we want to put minimum parking in a project of this type. Also, parking is one of the biggest problems in today's world. Most people, especially people in units over \$1M have more than 1 car. Many 2 family homes have 3 or more cars. I am adamantly opposed in any reduction in parking. As a matter of fact, if the council agrees to an additional unit, they need to require an INCREASE not a DECREASE in parking. (see #1 above)
- 4) Valet Parking - using valet for the restaurant component is one thing, however using it for the retail component is not acceptable. The retail market is having trouble as it is. People want to be able to drive up to a store, park, get what they need and leave. Having to use valet service will only hinder an already dying market. Town needs to do everything it can to promote and support retail establishments. Promises and legal documents of "ownership of parking spaces" does nothing to help consumers. They want ease of shopping. Even if valet is free, users feel obligated to tip the parking attendants, and they are required to wait in line for their cars.
- 5) Outdoor Dining - Once again a departure from the already approved site plan. Why? Who does this benefit? The residents of Juno Beach or the developer?

Anne Bosso



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# _____ DATE 8 / 23 / 2023

Name: Diana Davis Phone#: _____

Representing: (if applicable) _____

Address: 440 Sunset Way

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



Town of Juno Beach

Public Comment Card for Town Council and Planning & Zoning Board Meetings

Any citizen wishing to speak should complete this card and give it to the Town Clerk prior to the start of the meeting.

AGENDA ITEM# 12 DATE 8 / 23 / 2023

Name: Jaimie Schider-Heisel Phone#: 561-607-5233

Representing: (if applicable) _____

Address: 1505 15th Ct, Jupiter, FL 33477

Check what may apply:

- Support
- Oppose
- I wish to speak
- I would like my comment read into the record

Comments: _____



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Form submission from: PUBLIC COMMENTS

1 message

Town of Juno Beach Florida <juno-beach-fl@municodeweb.com>
Reply-To: Town of Juno Beach Florida <ccopeland@juno-beach.fl.us>
To: ccopeland@juno-beach.fl.us

Wed, Aug 23, 2023 at 9:36 AM

Submitted on Wednesday, August 23, 2023 - 9:36am

Submitted by anonymous user: 185.197.192.59

Submitted values are:

First Name Aldo

Last Name Rovere

Address 400 Uno Lago Drive

Email Address aldoforjuno@gmail.com

Agenda Item Number (Ex: 1, 2, 3) 19

Public Comment / Question

We currently have an excellent group of citizen volunteers with auditing background, seeking a new auditing group to replace the one that was fired. The committee, at their last open meeting on the 15th of August, expressed their surprise and concern, that no applicants applied for the position. A gentleman in the audience addressed the Committee and suggested that auditors who had contacted the Town as a result of the RFI (Request for Information) be asked their reasons for NOT applying for the position. I agree with him. Have they been contacted and, if so, what were their reasons? If we are not getting successful outcomes, we need to investigate why, as best we can.

On the issue of an Audit Review Committee

I'm not in favor of an Auditor, Auditing the Auditor. I would prefer a Financial Oversight Committee. The scope should be the overall financial health of the Town. Looking back as well as forward. More a matter of getting behind the numbers rather than balancing the books.

Working primarily with the Town Manager and Staff, to bring to their attention, areas of concern.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19544>