



# TOWN COUNCIL REGULAR MEETING MINUTES

January 22, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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

ALSO PRESENT: FRANK DAVILA, INTERIM TOWN MANAGER & DIRECTOR OF PLANNING  
& ZONING  
EMILY ALVES, FINANCE/HR DIRECTOR  
ANDREA DOBBINS, PROJECT COORDINATOR/RISK MANAGER  
LEONARD RUBIN, TOWN ATTORNEY  
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 56

**CALL TO ORDER – 5:30PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA**

*Council gave unanimous consensus to move Consent Agenda Items 3, 4, & 7 to the end of the agenda for discussion; and moved Item #14 up to Item #12.*

**PRESENTATIONS**

1. Swearing In Newly Appointed Council Member for Seat #3

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

*Council gave unanimous consensus to: add a discussion on the Juno Beach Police Foundation proposed donation of video cameras and lighting for Pelican Lake; have a Coffee with the Council for The Waterford residents on February 14, 2025; have the Town Manager Candidates Reception on March 4, interviews on March 5 starting at 10:30AM, and a Special Town Council Meeting on March 7<sup>th</sup> at 3PM; and reschedule the February 5, 2025, Audit Oversight Committee Meeting to March 12, 2025.*

**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 5:42pm.

Public Comments Closed at 5:50pm.

## CONSENT AGENDA

2. Approval of Town Council Meeting Minutes for December 17, 2024
- ~~3. Approval of Town Event Dates for 2025~~
- ~~4. Approval of 2025 Town Council Meeting Dates~~
5. Year to Date (YTD) Financial Statements
6. Asset Disposals
- ~~7. Request for Qualifications (RFQ) for Professional Engineering and Related Services~~

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

**ACTION:** The motion passed unanimously.

## COUNCIL ACTION/DISCUSSION ITEMS (A Public Comment Period was provided for each item below.)

8. Request for Special Exception for a Vacant Parcel to become Supplemental Off-site Parking for Beach Plaza

**MOTION:** Davis/Hosta made a motion to approve the applicant's request for approval of a Special Exception use of the Property for supplemental off-site parking for Beach Plaza for two (2) years with the conditions set by the Planning and Zoning Board and to work with staff on additional landscaping on the western perimeter along U.S. Highway One.

**ACTION:** The motion passed unanimously.

9. Application for a Major Development and Site Plan Amendment to the 700 Ocean Drive Planned Unit Development (See attached presentations.)

Council gave unanimous consensus to add Councilmember Davis's list of the names of persons who provided comments on this item to the record (see attached).

**MOTION:** Callaghan/Hosta made a motion to approve the request for the Major Site Plan Amendment, subject to the Applicant providing the Town with the Approval letter from the HOA; and to approve the installation of the swimming pool between the CCCL and the Town's 50-foot setback west of the CCCL, subject to approval by FDEP.

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

**Mayor Wheeler recessed the meeting at 7:45PM.**

**Mayor Wheeler reconvened the meeting at 8:00PM.**

10. Ocean Trace Reimbursement Request

Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to discuss this item this evening.

**MOTION:** Halpern/Hosta made a motion to reimburse Ocean Trace dollar for dollar for what they paid to the Town for repairs to the Universe Boulevard stormwater infrastructure, based on staff's review, with the funds to come from contingency.

**ACTION:** The motion passed unanimously.

11. Request for Qualifications (RFQ) for Professional Engineering and Related Services (Originally Item #7)

***MOTION:** Halpern/Hosta made a motion to accept the ranking of the Evaluation Committee with the top three (3) qualified firms, WGI, Simmons & White and Engenuity Group, Inc., and authorize the interim Town Manager, Finance Director and Town Attorney to negotiate fees and enter into nonexclusive agreements with each of these firms for a period of 5 years.*

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

12. Discussion -Traffic Concerns (Originally Item #14)

*Council gave unanimous consensus to add Councilmember Davis's list of names of persons who provided comments on this item to the record (see attached).*

***MOTION:** Davis made a motion to approve the letter to the County to oppose adding the additional lanes specifically to the lanes they are proposed; no to the additional left turn lane northbound onto US1; no to the additional US right lane; no to the additional US1 southbound lane; and add the language "please prioritize crosswalk improvements and seek funding for Donald Ross Road between US1 and Ocean Drive to add bike lanes but not to delay the improvements of the pedestrian crosswalk".*

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

***MOTION:** Halpern/Davis made a motion to continue this item on the February agenda or to have a 2<sup>nd</sup> meeting in February to discuss this.*

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

~~13. Chen Moore and Associates' detailed proposal~~

~~14. Revised Code of Conduct and Enforcement Options~~

~~15. Resolution No. 2025-01 (Amending the Town's Quasi-Judicial Procedures)~~

~~16. Discussion on Filling Vacant Seat on Audit Oversight Review Committee~~

~~17. Appearance Review Board (ARB) Criteria~~

~~18. Pelican Lake Sterile Grass Eating Carp Introduction~~

~~19. Approval of Town Event Dates for 2025 (Originally Item #3)~~

~~20. Approval of 2025 Town Council Meeting Dates (Originally Item #4)~~

**COMMENTS FROM THE COUNCIL**

**ADJOURNMENT**

Mayor Wheeler adjourned the meeting at 10:00pm.

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Peggy Wheeler, Mayor

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Caitlin E. Copeland-Rodriguez, Town Clerk