



TOWN COUNCIL REGULAR MEETING MINUTES

July 23, 2025 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 (Via Zoom)

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
EMILY ALVES, FINANCE/HR DIRECTOR

AUDIENCE: 17

CALL TO ORDER – 5:00pm

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Consent Agenda Items #3 and #4 to the end of the agenda; move Item #9 before Item #8; and add a discussion on the Town Attorney position during Comments from the Council; and have Comments from the Council start at 9PM.

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

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta gave consensus for the Town Manager to contact the City of Palm Beach Gardens by phone and to send a formal letter expressing the Town's opposition to the proposed annexation of 12010 U.S. Highway One.

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 5:19PM.

Public Comments Closed at 5:27PM.

CONSENT AGENDA

1. Town Council Meeting Minutes - June 25, 2025
2. Resolution 2025-01 (Amending the Town's Quasi-Judicial Procedures)
3. ~~Resolution No. 2025-09 - Agreement with Seacoast Utility Authority~~
4. ~~Resolution No. 2025-10 - Rules of Procedure & Town Council Protocols~~
5. Resolution No. 2025-11 - MPSCC Fourth Amendment to Interlocal Agreement
6. Proclamation – Florida Water Professionals Month 2025
7. Year to Date (YTD) Financial Statements

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

ACTION: The motion passed unanimously.

COUNCIL ACTION/DISCUSSION ITEMS

9. Resolution No. 2025-08: Annual Garbage Assessment Collection (Non-Ad Valorem) FY 2025-2026

MOTION: Davis/Hosta made a motion to approve Resolution No. 2025-08 – adopting the non-ad valorem assessment for garbage collection for single-family properties in the amount of \$260.52 per unit for Fiscal Year 2025-2026.

ACTION: The motion passed unanimously.

8. Impact of Senate Bill 180 on Appearance Review (Harmony) for Single-Family Dwellings

Mayor Wheeler passed the gavel.

MOTION: Wheeler/Hosta made a motion to go with option 1 and revert back to base zoning.

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

Mayor Wheeler recessed the meeting at 7:26PM.

Mayor Wheeler reconvened the meeting at 7:32PM.

MOTION: Halpern/Davis made a motion to have a consultant review this scenario and come up with an alternative that is not more restrictive or burdensome and that allows people to build the second story or towers that they're entitled to while adding definitions to bulk, scale, and mass.

MOTION AMENDMENT: Davis made a motion to amend the motion above to continue the zoning in progress for single-family homes to allow time for code changes to be put in place; to grant planning & zoning staff final authority over appearance review 34-1163(b)2 for harmony with the language comparison of the buildings or structures within the same contiguous zoning code as suggested in the May 28, 2025, memorandum; and continue with improving our zoning codes with Chen Moore & Associates; and pursue the architectural pattern book prices; and continue working on landscape improvements.

ACTION ON AMENDMENT: Motion to amend failed for lack of a second.

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

MOTION: *Callaghan/Davis made a motion to have staff come back with best options to move forward that are less restrictive and amend the current Ordinance.*

MOTION AMENDMENT: *Callaghan made a motion to amend the above motion to include having staff look at ways to clarify harmony review of 34-116(3)(b)(2) for RS1 – RS5 zoning codes.*

ACTION ON AMENDMENT: *The motion failed for lack of a second.*

ACTION: *Vice Mayor Callaghan withdrew the motion.*

MOTION: *Callaghan/Halpern made a motion to have staff come back with available options and a recommendation for a course of action at the next meeting.*

ACTION: *The motion passed 3-2 with Mayor Wheeler and Councilmember Hosta opposed.*

Mayor Wheeler passed the gavel.

MOTION: *Wheeler made a motion to rescind the zoning in progress.*

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

MOTION: *Davis made a motion to rescind the zoning in progress that anticipates moving forward with the May 28th memorandum due to Senate Bill 180.*

Mayor Wheeler passed the gavel and seconded the motion.

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

MOTION: *Halpern made a motion to amend the language set forth in section 34-116 to state: “for the purpose of this section, the comparison of harmony between buildings shall consider the buildings and structures within the same zoning district.”*

ACTION: *The motion failed for lack of a second.*

MOTION: *Callaghan/Davis made a motion to have a special meeting.*

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

Council gave unanimous consensus to go through the budget item up until 9:30PM.

10. FY 2025-2026 Proposed Ad Valorem Millage Tax Rate and Public Hearing Date

Council gave unanimous consensus to go through the faster version of the budget presentation.

MOTION: *Davis/Hosta made a motion to approve a tentative millage rate of 1.8195 mills for Fiscal Year 2025-2026; and set the first public hearing date for September 8, 2025, at 5:30PM.*

ACTION: *Motion withdrawn.*

MOTION: *Callaghan/Halpern made a motion to approve a tentative millage rate of 1.98 mills for Fiscal Year 2025-2026; and set the first public hearing date for September 8, 2025, at 5:30PM.*

ACTION: Motion failed 2-3 with Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Hosta opposed.

MOTION: Davis/Hosta made a motion to approve a tentative millage rate of 1.8195 mills for Fiscal Year 2025-2026; and set the first public hearing date for September 8, 2025, at 5:30PM.

ACTION: The motion passed unanimously.

11. One-Cent Surtax – FY2025/2026 Projects List for Oversight Committee

MOTION: Callaghan/Hosta made a motion to approve the proposed Fiscal Year 2025-2026 One-Cent Discretionary Surtax Projects List and submit the Projects List to the Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee as requested.

Vice Mayor Callaghan withdrew the motion.

MOTION: Halpern/Hosta made a motion to approve the proposed Fiscal Year 2025-2026 One-Cent Discretionary Surtax Projects List with the Universe Boulevard project being added to year 2027; and submit the Projects List to the Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee as requested.

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

~~12. Discussion on Legal Risks~~

~~3. Resolution No. 2025-09 Agreement with Seacoast Utility Authority~~

~~4. Resolution No. 2025-10 Rules of Procedure & Town Council Protocols~~

COMMENTS FROM THE COUNCIL

MOTION: Davis/Halpern made a motion to have the Strategic Plan placed on as an agenda item.

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

Council gave unanimous consensus to add the following items to a future agenda: Discussion on Town Communications; Discussion on Record Keeping with Volunteers; Discussion on Legislative updates; and have a Special Meeting on August 7, 2025, at 3PM.

Council gave unanimous consensus to have the Town Attorney present the legislative updates at the next regular Town Council meeting.

MOTION: Halpern/Davis made a motion to revert to staff review for the approval or denial of new single-family applications.

ACTION: Motion withdrawn.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00PM.


Peggy Wheeler, Mayor


Caitlin Copeland-Rodriguez, Town Clerk



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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 #: N/A DATE: 7-23-25

NAME: STEEN ERIKSSON PHONE NO.: 561-818-3666

REPRESENTING (IF APPLICABLE): PAUM BEACH COUNTY FIRE RESCUE

ADDRESS: 4330 EUM AVE PBG

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



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PUBLIC COMMENT CARD

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AGENDA ITEM #: _____ DATE: _____

NAME: John Stelluto PHONE NO.: 561-891-73-78

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

#8 & #12

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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 #: #8

DATE: 7/23/30

NAME: MARCIN WOLF PHONE NO.: 561 371-0243

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 410 Sunrise

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

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I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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 #: 8

DATE: _____

NAME: Larry Sonby PHONE NO.: 732-996-9864

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 495 Zephyr Way

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

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I WISH TO SPEAK



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AGENDA ITEM #: 8 DATE: 7/23/25

NAME: Charlotte Parker PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): Boss Lady Holdings

ADDRESS: 441 N Juno Ln 351 Zenith

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #: 8 DATE: 7/23/25

NAME: Charlotte Parker PHONE NO.: 561-452-7758

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 441 N Juno Ln

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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 #: 8 Comments from Public DATE: 7/23/25

NAME: Anne Bosso PHONE NO.: _____

REPRESENTING (IF APPLICABLE): _____

ADDRESS: _____

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☐

I WISH TO SPEAK



TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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AGENDA ITEM #: 8 DATE: 7/23/25

NAME: Ty Chivers PHONE NO.: _____

REPRESENTING (IF APPLICABLE): Tom & Patti Kelley

ADDRESS: 451 Ocean Dr.

CHECK WHAT MAY APPLY:

☐

SUPPORT

☐

OPPOSE

☒

I WISH TO SPEAK

HOWARD BUERKLE
39 GRAND BAY CIRCLE
JUNO BEACH, FLORIDA 33408

TOWN OF JUNO BEACH
RECEIVED
2025 JUL 18 A 11:57

Mayor, Town Manager and Council

Town of Juno Beach

340 Ocean Drive

Juno Beach Florida, 33408

July 10

Dear Council Members:

I am a seasonal resident with a summer home on Long Beach Island, NJ. There are many similarities between the two residences. Beach Haven has about 900 voting and another two thousand part time residents. Winter months find less then 300 cold soles in Town. Our Town provides trash removal service as well as recycling pickup. The Town trucks use a similar hydraulic lift system to dump the same wheeled plastic cans Juno uses. The demographic makeup of both Towns is similar, Beach Haven has no schools the family unit consists of two mature adults in all months but June to October, when all two thousand homes have the lights on. Juno has some private homes but mostly have condominium residences., Most of the Juno condominiums have two bedrooms and if the traffic at the local restaurants is a clue, we dine out. During the winter months my Juno trash can is never more than half full, My Beach Haven trash can is never half full, Beach Haven provides one pickup each week all but four months. Recycling is consistent weekly pickup, thinking about every two weeks.

The tipping cost to the Town will be the same whether the number of pickups is one or two, but the greatest cost is the truck and labor. Recycling could be done every two weeks. I ask each of you could you live with once-a-week service and every other week recycling? I think you all are no different than the rest of us. Could we try something different?

Howard Buerkle

with base zoning only, if
we get rid of our
existing codes for
architecture & harmony
reviews of size in
context (bulk, mass,
scale and proportion)

7-23-2025 Town Council meeting

461 Olympus Drive designed by architects Rick Gonzalez & William Waters over 5,000 SQ FT and Floor area ratio of .50



Use of architectural tools: roof slope, balconies and porches to minimize mass

Base zoning which are the
mitigation provided by appearance
reviews for architecture and
harmony or size in context (bulk,
mass, scale and proportion

Minimum Lot Size RS1 – RS5	Base Zoning 35% lot coverage
RS 1: 10,000 Sq Ft	.723
RS 2: 8,000 Sq Ft	.728
RS 3: 6,500 Sq Ft	.735
RS 4: 6,000 Sq Ft	.738
RS 5: 5,500 Sq Ft	.741

571 Ocean Drive FAR without including basement
 $6,148/10,018 = .61$ Floor Area Ratio (Leslie
Thomas presentation out of harmony)



Base Zoning only without Appearance Review Criteria results
in .72 FAR to .74 FAR - larger structures than the Italian
Villa Motel



420 S. Lyra Circle 5,400 square feet lot size 10,019 = .54 Floor Area Ratio – still too small under base zoning only without appearance review

With 35% lot coverage and minimum lot sizes, Floor Area Ratio ranges from .72 to .74 under base zoning. The FAR of .73, which is what is shown with the property 450 Old Towne Lane (PUD)



Old Town Lane – PUD allows larger homes with reduced setbacks
450 Old Towne Lane $6672 / 9146.3 = .73$ Floor Area Ratio



Surfside Lane is PUD – its own zoning code that allows larger homes with less setbacks. 460 Surfside $3,042/4,791 = .634$ FAR and 480 Surfside Lane $4,182/6,098 = .686$ FAR (larger under base zoning)



Conclusion

- Preservation of our existing codes for architectural review and harmony reviews, the two parts of our appearance review criteria, is important to retain the character of our community.
- Suggest: continuing to work on criteria for harmony reviews of size in context with our staff and contractors Chen Moore & Associate and Dana Little of Treasure Coast Regional Planning Council to assure that we allow new construction that enhances our community and preserves property values for our existing residents.

Harmony comparison of bulk, mass, scale, and proportion in context

- Regulations in effect for “Harmony” over the past two years.
- Property values continue to increase in all residential zoning codes.
- Five examples of residential properties approved over the past two years with the “size in context” type of reviews



479 Ocean Ridge Way (January 17, 2024) 4,706 Sq. Ft. , 3 stories with tower; it has two other homes within its same zoning district



491 North Lyra Circle (10-7-2024) 1,235 sq ft addition for 2-stories and a tower, total home square footage 3,268 sq ft. FAR .45



220 Ocean Drive (11-18-2024) Existing home addition over garage and expanded into back and side yard, addition 974 sq ft total home 4,764 sq. ft.



January 22, 2025; 2-stories, 14,977 square feet, approved in split vote, Staff denied, P& Z unanimous approval (7-15-2024, public opposition August 2024) PUD and double lot



April 7, 2025 – 410 Diana Lane 2 stories 30' with tower 35'; 5,421 Square Feet FAR .54, staff did not approve and Planning and Zoning Board approved

Conclusion

- Harmony codes to compare Bulk, Mass, Scale and Proportion resulted in quality projects being approved
- Last two projects divergence between Staff and Board
- Board requested guidance in application of bulk, mass, scale and proportion with more quantitative focus
- Workshop proposals for quantitative review that results in incremental growth over time for residential neighborhoods