

TOWN COUNCIL REGULAR MEETING MINUTES

February 26, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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
STEVEN J. HALLOCK, DIRECTOR OF PUBLIC WORKS
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: 14

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Item #13 up to Item #10; and Item #8 down to Item #14A.

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

Council gave unanimous consensus to participate in the Mayor's Ball by providing a basket for the Silent Auction and have staff prepare the basket.

Mayor Wheeler, Vice Mayor Halpern, Councilmember Davis, and Councilmember Callaghan gave consensus to have the Planning & Zoning Board participate in the upcoming ARB Criteria Workshop.

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, Councilmember Davis, and Councilmember Callaghan gave consensus to have the Public Interviews start at 5PM on Wednesday, March 5th.

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 5:37pm.

Public Comments Closed at 5:47pm.

CONSENT AGENDA

1. Proclamation – Problem Gambling Awareness Month
2. Proclamation – Florida Bicycle Month - March 2025
3. Proclamation – National Eating Disorders Awareness Week 2025
4. Special Event Request - Bike MS: Breakaway to the Palm Beaches 2025
5. Special Event Request – Town of Jupiter Turtle Trot 5K Run
6. Resolution No. 2025-03 - Interlocal Agreement with Palm Beach County to Re-Adopt the 6-Cent Local Option Fuel Tax
7. Year to Date (YTD) Financial Statements

8. ~~Reimbursement Request from The Waterford~~
9. Approval of Continuing Contracts for Engineering Services

MOTION: Davis/Halpern 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.)

13. Selection of Town Manager Finalists

Mayor Wheeler, Vice Mayor Pro Tem Hosta, and Councilmember Callaghan gave consensus to not add Kristin Denne to the list of proposed finalists.

The Council discussed, vetted, and ranked the finalists to interview for the position of Town Manager (see attached ranking sheets & tabulation).

10. Revised Code of Conduct and Enforcement Options

MOTION: Callaghan/Hosta made a motion to table this item to a future workshop.

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

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

Council gave unanimous consensus to discuss this item at a future workshop.

12. Discussion on Filling Vacant Seat on Audit Oversight Review Committee

MOTION: Wheeler/Callaghan made a motion to sunset the Audit Oversight Committee.

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

MOTION: Davis made a motion to appoint an Audit Oversight Committee member to fill the remainder of the term for the vacant seat.

ACTION: Motion failed for lack of a second.

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, Councilmember Davis, and Councilmember Callaghan gave consensus to readvertise the Audit Oversight Committee position via the application process; and have a discussion regarding Ordinance 772 (creating the Audit Oversight Committee) at a future meeting.

14. Ordinance No. 792 (Establishing a Temporary Moratorium on Commercial, Mixed-Use and Multi-Family Development Applications) (**First Reading**)

MOTION: Davis/Callaghan made a motion to approve Ordinance No. 792 - Establishing a Temporary Moratorium on Commercial, Mixed-Use and Multi-Family Development Applications - on first reading.

ACTION: The motion passed unanimously.

- 14A. Reimbursement Request from The Waterford

Council gave unanimous consensus to have staff provide Council with the historical records for the Universe Boulevard stormwater drainage project.

MOTION: Davis/Callaghan made a motion to approve the reimbursement request for The Waterford.

ACTION: The motion passed unanimously.

15. Discussion on Lighting and Cameras around Pelican Lake

MOTION: Hosta/Wheeler made a motion to accept the donation from the Juno Beach Police Foundation for up to \$20,000 for cameras around Pelican Lake; and to have the staff proceed with determining the location and installation of cameras.

Mayor Wheeler passed the gavel to second the motion.

ACTION: The motion passed unanimously.

Council gave consensus to have staff obtain quotes for the lighting fixtures around Pelican Lake as well as for a photometric plan and bring back to Council for review.

- ~~16. 2024 Town Council Goal - Enhancing the Beautification of the Town (US Highway 1 Median).~~

- ~~17. Discussion on Subterranean Parking~~

- ~~18. Discussion on a Policy for Funding Additional Training for Council Members~~

COMMENTS FROM THE COUNCIL

Council gave unanimous consensus to put a discussion on the mandatory 10PM Town Council adjournment on a future agenda; have Councilmember Callaghan review with staff the current (and historical) process of record keeping; have a discussion item on funding for bicycle lanes on Donald Ross Road east of US1, along with a proposal for an engineer study; have a public workshop on traffic mitigation strategies; and have staff prepare a survey on "How can we support our local businesses" to discuss as a future meeting.

MOTION: *Callaghan/Hosta made a motion to not have public comments that are submitted via the Webform read into the record.*

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

Vice Mayor Halpern, Vice Mayor Pro Tem Hosta, Councilmember Davis, and Councilmember Callaghan gave consensus to have the Planning & Zoning Board discuss maximum lot size.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:59pm.


Peggy Wheeler, Mayor


Caitlin E. Copeland-Rodriguez, Town Clerk

Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 26, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more.

	Candidate	Select
1	Alves-Viveiros, Sonia	<input type="checkbox"/>
2	Coldwell, Darren	<input type="checkbox"/>
3	Cole, Robert	<input checked="" type="checkbox"/>
4	Daniels, Robert	<input type="checkbox"/>
5	Irby, Glenn	<input checked="" type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input checked="" type="checkbox"/>
8	Russo, Chris	<input type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input type="checkbox"/>

Submitted by (please place a check mark next to your name):

Callaghan

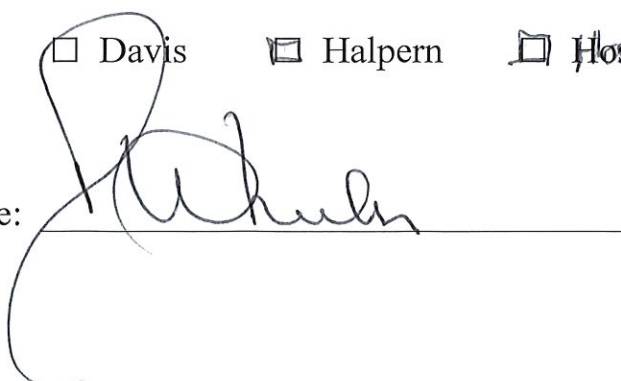
Davis

Halpern

Hosta

Wheeler

Signature: _____



Juno Beach

Straw Preference Poll RE: Town Manager Candidates


February 26, 2025

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1	Alves-Viveiros, Sonia	<input checked="" type="checkbox"/>
2	Coldwell, Darren	<input checked="" type="checkbox"/>
3	Cole, Robert	<input type="checkbox"/>
4	Daniels, Robert	<input type="checkbox"/>
5	Irby, Glenn	<input type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input type="checkbox"/>
8	Russo, Chris	<input checked="" type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input checked="" type="checkbox"/>

Submitted by (please place a check mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: 

Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 25, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more,

	Candidate	Select
1	Alves-Viveiros, Sonia	
2	Coldwell, Darren	X
3	Cole, Robert	
4	Daniels, Robert	
5	Irby, Glenn	
6	Ladner, Lynn	
7	Lawrence, William	
8	Russo, Chris	X
9	Smith, Lee	
10	Denne, Kristen	

Submitted by (please place a mark next to your name):

Callaghan Davis Halpern Hosta Wheeler

Signature: _____



Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 26, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more.

	Candidate	Select
1	Alves-Viveiros, Sonia	<input type="checkbox"/>
2	Coldwell, Darren	<input type="checkbox"/>
3	Cole, Robert	<input checked="" type="checkbox"/>
4	Daniels, Robert	<input checked="" type="checkbox"/>
5	Irby, Glenn	<input type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input type="checkbox"/>
8	Russo, Chris	<input type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input checked="" type="checkbox"/>

Submitted by (please place a check mark next to your name):

Callaghan Davis Halpern Hosta Wheeler

Signature: DDavis

Juno Beach

Straw Preference Poll RE: Town Manager Candidates

February 26, 2025

Please place a check mark next to your top 5 choices to become your next Town Manager. Note: Five is the ideal number but you can select fewer or more.

	Candidate	Select
1	Alves-Viveiros, Sonia	<input checked="" type="checkbox"/>
2	Coldwell, Darren	<input checked="" type="checkbox"/>
3	Cole, Robert	<input checked="" type="checkbox"/>
4	Daniels, Robert	<input checked="" type="checkbox"/>
5	Irby, Glenn	<input type="checkbox"/>
6	Ladner, Lynn	<input type="checkbox"/>
7	Lawrence, William	<input type="checkbox"/>
8	Russo, Chris	<input type="checkbox"/>
9	Smith, Lee	<input checked="" type="checkbox"/>
10	Denne, Kristen	<input type="checkbox"/>

Submitted by (please place a check mark next to your name):

- Callaghan Davis Halpern Hosta Wheeler

Signature: 

Juno Beach

Summary of Preferences for Town Manager Finalists, Round # 1

February 26, 2025

Candidate(s)	Council Member(s)	Mayor Wheeler	Vice Mayor Halpern	Vice Mayor Pro Tem Hosta	Councilmember Davis	Councilmember Callaghan	Total
Alves-Viveiros, Sonia		1				1	2 ✓
Coldwell, Darren		1		1		1	3 *
Cole, Robert	1				1	1	3 *
Daniels, Robert					1	1	2 ✓
Irby, Glenn	1						1
Ladner, Lynn							
Lawrence, William	1						1
Russo, Chris		1		1			2 ✓
Smith, Lee	1				1	1	4 *
Denne, Kristen							
<i>Total</i>							

Top 3 *

Compiled by: FRANK DAVIS



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

Tue, Feb 25, 2025 at 8:29 AM

Submitted on Tuesday, February 25, 2025 - 8:29am

Submitted by anonymous user: 76.108.222.193

Submitted values are:

First Name Andy
Last Name Spilos
Address 140 Ocean Drive
Email Address aspilos@comcast.net
Agenda Item Number (Ex: 1, 2, 3) general comment
Public Comment / Question
I wish to go on record to dispute Mayor Wheeler's claim of false statements.

Mayor Wheeler, In response to your latest newsletter of January 2, 2025, your statement under False Claims is categorically false!

You violated the Town Charter when you directed the Town Clerk to redact the email statements of several residents, including mine at the September 25, 2024 Town Council meeting. According to the Charter you do not have the power to direct staff period. That power rests solely with the Town Manager.

In addition, during the September 27, 2024 Council meeting you interrupted me and did not permit me to finish my remarks. Clearly your actions were an attempt to silence those persons who wished to express themselves. You obviously have no grasp of the rights citizens have under the 1st Amendment. Your illegal actions are in direct violation of our 1st Amendment rights. The allegations against you are indeed true and relevant. There is no connection to your assertion that they are false and have no relevance to the safety of the community.

The only advice I get is from the Holy Spirit. Even if others were advising me, do you seriously expect me to divulge names and numbers? *divulge*

My accusations are based on facts and truth. In my possession are copies of all the redacted emails from the September 25 meeting. I also have a copy of Caitlin's emailed response stating you directed her to redact the emails.

As I stated, you violated the Town Charter with your actions. I highly recommend you review the following sections of the Charter:

Article III Section 3
Article IV Section 1, Section 5 [4], Section 7 [6] & b.

4 *paren* *paren*

There is nothing inflammatory or defaming in my comments, just the facts! In my opinion, you are unable to distinguish between the truth and fiction, or you knowingly make false statements! In either case I feel you are unfit to continue as Mayor and should resign!

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19887>



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

Please Read these comments in the General comments section of today's council meeting

1 message

Siobhan O'Donnell <cjreinc@gmail.com>

Wed, Feb 26, 2025 at 11:57 AM

To: "Town Of Juno Beach Caitlin Copeland Rodriguez, MMC, Clerk" <CCopeland@juno-beach.fl.us>, town_council@juno-beach.fl.us

Florida Statute 112.501(3) authorizes removal of a municipal board or council member upon being found guilty of a crime, regardless of whether adjudication was withheld. I ask the Council, again, to take swift action to remove Marianne Hosta from the Council - or explain the reasons why you refuse to act.

At a Sept. 2024 Council Meeting, Peggy Wheeler shamefully trivialized Marianne Hosta's battery on a Juno resident calling just 'something that happened between two private citizens' instead of referring to it for what it is - a criminal act. In fact, Ms. Hosta was accused twice of battery by two separate Juno Beach residents and one of them pressed charges and Hosta was found guilty of battery by a jury - and she was put on Probation and sentenced to Community Service, Anger Management Training and she was ordered to pay fines and several thousands of dollars for emergency room bills for the victim injuries. The victim was the wife of Peggy Wheeler's then political opponent, Mayor Cooke.

I find it deplorable that the Mayor censored citizens at the important September 2024 hearing on the Christmas Tree Lot and Pulte Application - and that the Police Chief threatened retribution against citizens who were critical of him or the government.

Juno Beach Government under Peggy Wheeler's influence has stained the reputation of the Town. Further, Town Attorney Leonard Rubin has never asked Ms. Wheeler to recuse herself from voting on the so-called "Juno beach police foundation" even though Ms. Wheeler takes credit for initiating this foundation. Peggy Wheeler has an obvious conflict of interest with the police foundation. Look at the favors she received from the police foundation to get her elected as Mayor. The police foundation president, Tom Murphy, **who IS NOT a Juno Beach resident**, orchestrated the ballot initiative to allow Juno citizens to vote for the Juno Mayor -- instead of the Mayor being appointed by Council Members as was the practice at the time. As soon as the police foundation president's hard work on the ballot initiative succeeded, the Vice President and Treasurer of the police foundation, Jack Luther, sent letters to Town residents smearing and attacking Wheeler's political opponent, the former Juno Beach Mayor. Mr. Luther was helped with this smear attack by his buddy Larry Sorsby, who is a retired Hovnanian Homes developer. Next, the town residents' mailboxes and phones were besieged with an avalanche of more smears and lies against our former mayor. Tens of thousands of dollars were spent on political PAC mailings, which Wheeler never reported as gifts. Without the political meddling of the police foundation Board Members Wheeler would never have been elected.

Siobhan O'Donnell
431 N Lyra Cir.



TOWN OF JUNO BEACH

Item #6.

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 #: general PERMIT ISSUE DATE: 2/26/2025

NAME: NICOLE MACLEAN PHONE NO.: 561 779 2991

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 14661 US Hwy ONE #40 JUNO BEACH, FL 33408

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____



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 #: general Permits DATE: 2/26/2025

NAME: Glenn MacLean PHONE NO.: (561) 693-8345

REPRESENTING (IF APPLICABLE): _____

ADDRESS: 14461 US Highway #40 mail #39 legal

CHECK WHAT MAY APPLY:

SUPPORT OPPOSE I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: _____

Handout ava. d abjp

Honorable Members of the Juno Beach Town Council,

February 26, 2025

My name is Nicole MacLean. My husband, Glenn MacLean, and I own the property located at 14661 US Highway 1, Juno Beach, FL 33408 (Parcel # 28-43-41-21-07-000-390) Lot 39. I am writing to respectfully request that the Council address the following concerns regarding our property.

On May 20, 2024, we received a Notice of Violation from the Town of Juno Beach Code Enforcement. The notice stated that no final inspection had been conducted for a shed built in 2015 and that the shed did not comply with setback requirements. In response, we renewed our Building Department permit in 2024 and relocated the shed slightly further west to address the issue. We expected Zoning to follow up with us, but we never heard back from them. Given the passage of time, we assumed the shed's placement had been grandfathered in.

However, on February 7, 2025, we received a Notice of Hearing from Zoning, requiring us to appear before the Town Magistrate on March 20, 2025, at 9:00 AM. Then, on February 20, 2025, Glenn received an email from Frank, which included a forwarded letter from the Town of Juno Beach dated July 2024. This letter, originally sent to the contractor who built our driveway in 2015, stated that the shed must be set back at least five feet from the property line. We were not copied on this letter and had no prior knowledge of it.

If you observe the properties along the south side of Juno Condo on our street, you'll notice a consistent pattern: most have a five-foot setback to the west of the property and a driveway on the east side. Several properties also have structures, like sheds, close to the property line, which provides privacy for the owners. The exception is Lot 38, the property immediately to our east. That property has a driveway with a structure on its west side, on the property line, resulting in two driveways side by side and leaving us with no privacy.

We kindly ask the Council to consider these circumstances and assist us in resolving this matter. Thank you for your time and attention.

Sincerely, Nicole MacLean





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, Feb 26, 2025 at 8:52 AM

Submitted on Wednesday, February 26, 2025 - 8:52am

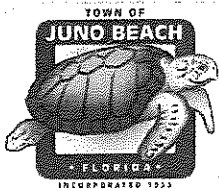
Submitted by anonymous user: 73.205.140.186

Submitted values are:

First Name Susan
Last Name VanLindt
Address 504-3 Sea Oats Drive, Juno Beach, Fl
Email Address svanlindt@icloud.com
Agenda Item Number (Ex: 1, 2, 3) 14
Public Comment / Question
I urge Council to approve a temporary Moratorium on Commercial, Mixed-use and Multi-family Development Applications until after the Master Plan has been completed. The town is growing rapidly and we need to protect against overdevelopment. Thank you.

The results of this submission may be viewed at:

<https://www.juno-beach.fl.us/node/2951/submission/19888>



TOWN OF JUNO BEACH

Item #6.

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 #: 15 DATE: Feb 26, 2025

NAME: TOM MURPHY PHONE NO.: 561-719-5547

REPRESENTING (IF APPLICABLE): JUNO BEACH POLICE FOUNDATION

ADDRESS: 340 OCEAN DRIVE, JUNO BEACH

CHECK WHAT MAY APPLY:

SUPPORT

OPPOSE

I WISH TO SPEAK

I WOULD LIKE MY COMMENT READ INTO THE RECORD: