

**AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, FEBRUARY 21, 2023
7:00 P.M.**

Call to Order

Invocation; Moment of Silence; and Pledge of Allegiance

Roll Call:

Mayor Jim Kuretski

Vice-Mayor Ron Delaney

Councilor Cameron May

Councilor Cheryl Schneider

Councilor Malise Sundstrom

Town Manager Frank Kitzerow

Town Attorney Thomas J. Baird

If you would like to speak on any item, please submit a Comment Card.

ORDER OF BUSINESS FOR QUASI-JUDICIAL HEARINGS:

- Swearing in (For anyone planning to address Council)
- Disclosure of ex parte communications (Council only)
- Presentation by applicant
- Staff and Planning and Zoning Commission recommendations
- Public to be heard – Three (3) minute limit
- Motion on the floor

PRESENTATION

1. Consideration to name the open space property currently referred to as Fullerton Island.
[\[TAB 1\]](#)

CITIZEN COMMENTS

All Non-agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to state his/her name and address for the record prior to addressing the Town Council. **Council will not discuss these items this evening. Any issues will be referred to Staff for investigation; a report will be forwarded to Council; and citizens will be contacted.**

MINUTES

2. February 7, 2023 Town Council Meeting Minutes. [\[TAB 2\]](#)

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

PUBLIC HEARING

3. **Ordinance 4-23, Second Reading, Nonresidential Building Standards** – Town Code Text Amendment to Chapter 13, entitled “Nuisances”, to make the provisions of Article II applicable to all buildings and structures in the Town, and repealing Sections 13-43, 13-44, 13-45, and 13-46. [\[TAB 3\]](#)

CONSENT AGENDA

PUBLIC HEARING

4. River Plaza

- A. **Ordinance 13-22, Second Reading, River Plaza Large-Scale Planned Unit Development (PUD) - Quasi-judicial** - An application for a commercial development including a waiver request to reduce the minimum area for a Large-Scale PUD from 10 acres to 4.7 acres.
- B. **Resolution 110-22, River Plaza (Executive Center) - Quasi-judicial** - Site Plan Amendment applications for a new four-story office building with an integrated parking structure and with restaurant space, including outdoor seating area; request for shared parking; and demolition an existing one-story square foot office building. [\[TAB 4\]](#)

PUBLIC BUSINESS

5. **Resolution 9-23**, Approving contract award recommendation for Professional Hydrogeology & Engineering services for a Class I Deep Injection Well (W2313B) in the amount of \$2,305,461. [\[TAB 5\]](#)
6. **Resolution 19-23**, Approving Application of Consumer Price Indexing to the Rate for Irrigation-Quality Water Sold to the Loxahatchee River District (W2323). [\[TAB 6\]](#)
7. **Resolution 20-23**, approving the Grant Administration agreement with Calvin, Giordano & Associates, Inc. (CGA) for the administration and program delivery of the Town's Community Development Block Grant (CDBG) program for the remainder of 2022-2023 program year in the amount of \$34,300. [\[TAB 7\]](#)
8. Approving the cancellation of the Town Council Meeting Tuesday, March 7, 2023 and scheduling a Town Council Special Meeting for Thursday, March 9, 2023 at 7PM. #

REGULAR AGENDA

PUBLIC HEARING

9. Jupiter River Estates Special Assessment

- A. **Resolution 10-23**, Approving a resolution following a duly advertised public hearing, expressing the Town Council's intent to use the uniform method of collecting non-ad valorem special assessment for Jupiter River Estates Canal Vegetative Trimming Maintenance of the privately-owned canals. [\[TAB 9A\]](#)
- B. **Resolution 11-23**, Approving an Agreement with the Palm Beach County Property Appraiser to facilitate the use of the uniform method of collecting the Jupiter River Estates Canal Vegetative Trimming Maintenance non-ad valorem assessment. [\[TAB 9B\]](#)
- C. **Resolution 26-23**, Approving an Interlocal Agreement with the Palm Beach County Tax Collector to facilitate the use of the uniform method of collecting the Jupiter River Estates Canal Vegetative Trimming Maintenance non-ad valorem assessment. [\[TAB 9C\]](#)
- D. **Resolution 27-23**, Approving an Interlocal Agreement with Palm Beach County to facilitate the use of the uniform method of collecting the Jupiter River Estates Canal Vegetative Trimming Maintenance non-ad valorem assessment. [\[TAB 9D\]](#)

REGULAR AGENDA

PUBLIC HEARING

10. Resolution. 8-23, Mallory Creek at Abacoa - *Quasi-judicial* - Site Plan amendment to remove a portion of land from an open space tract and transfer portions to 14 existing single-family lots and two open space/common use tracts located on the west side of Wymberly Drive between Islamorada Drive and Sunshine Drive within the Mallory Creek neighborhood in Abacoa, on a 145.7± acre property, generally located south of Dakota Drive, west of Central Boulevard. [\[TAB 10\]](#)

11. Bear's Club

A. Ordinance 2-22, Second Reading, Planned Unit Development (PUD) Amendment - *Quasi-judicial* - Amendment for the Clubhouse and Cottage Site (Phase 1B) located within a 400.9 ± acre property, south of Frederick Small and west of Palmwood Road, known as the Bear's Club PUD to add a freestanding Fitness Center Building Site and to request waivers to setbacks, lot coverage, wall height, minimum lot area and parking. (Continued from 1/17/23)

B. Resolution 7-22, Fitness Center - *Quasi-judicial* - Site plan application to construct a freestanding clubhouse fitness center on a 0.21 ± acre property located south of the Bear's Club Villas Condominium (Cottages). (Continued from 1/17/23)

C. Resolution 5-22, Duplex Golf Cottages - *Quasi-judicial* - Site plan application to construct three residential duplex buildings with a total of six dwelling units on a 1.06 ± acre property located south of the Bear's Club Villas Condominium (Cottages). (Continued from 1/17/23) [\[TAB 11\]](#)

12. Ordinance 3-23, First Reading, Harbourside - *Quasi-judicial* – Amendment to an approved planned unit development (PUD) to modify previously approved conditions of approval in regards to parking, sound and events. (Second reading 3/7/23) [\[TAB 12\]](#)

REPORTS

TOWN ATTORNEY

TOWN MANAGER

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

ADJOURNMENT

Town Council Future Meetings

March 7, 2023, 7PM, Town Council Meeting – Town Council Chambers

March 21, 2023, 7PM, Town Council Meeting – Town Council Chambers

NOTICE

Town Council and CRA Meetings are now webcasted real-time and viewable on your computer or mobile device.

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Back up material for the Town Council Meetings are available online one (1) week before the Regular Meetings

= no materials attached *revisions may occur*

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Section 2-64; Decorum, disturbing meeting

While the Town Council is in session, the members thereof and the public present in the Council chambers shall not, by conversation or otherwise, delay or interrupt the proceeding or the peace of the Council. It shall be unlawful for any person to disturb or disrupt a meeting of the Town Council or to refuse to obey the orders of the presiding officer in the conduct of the meeting and such person shall be subject to being summarily ejected from the meeting.

Note: Persons are advised that if they wish to appeal any decision made at this meeting, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105 of the Florida Statute. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office at TownClerk@jupiter.fl.us or 561-741-2752 at least 48 hours in advance to request accommodations.*

2/15/2023 8:16 AM