

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JUNE 6, 2023**

Mayor Kuretski called the meeting to order at 7:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Cheryl Schneider; Councilor Ron Delaney; Councilor Malise Sundstrom; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill. Councilor Cameron May was absent.

PROCLAMATION

1. Code Enforcement Appreciation week - June 5-9, 2023 – Mr. Chris Ailes, Code Compliance Supervisor.

Mayor Kuretski presented the proclamation to Mr. Ailes and the Code Compliance Department.

Mr. Ailes thanked his team for their dedication to the Town of Jupiter. He also thanked Council for honoring the Code Compliance division.

MINUTES

2. May 16, 2023 Town Council Meeting Minutes.

Councilor Sundstrom moved to approve May 16, 2023 Town Council Meeting Minutes, as amended; seconded by Vice-Mayor Schneider; motion passed.

Kuretski
Yes

Schneider
Yes

Delaney
Yes

Sundstrom
Yes

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.

Councilor Delaney moved to approve the Consent Agenda; seconded by Vice-Mayor Schneider; motion passed.

Kuretski
Yes

Schneider
Yes

Delaney
Yes

Sundstrom
Yes

PUBLIC HEARING

3. **Ordinance 9-23, Second Reading, Ritz Carlton - Quasi-judicial** – Amendment to an approved 284± acre Planned Unit Development (PUD) to convert a single-family dwelling to a guest cottage on a lot within Pod A, located at 612 and 614 White Pelican Way.

Title read by Mr. Baird.

CONSENT AGENDA

PUBLIC BUSINESS

4. **Resolution 33-23**, Approving contract award recommendation to Future Horizons, Inc. for aquatic vegetation control (S2332) in an amount of \$22,300 per year.
5. **Resolution 45-23**, Approving contract award recommendation for one-year contract for utility locating services (W2326) to Craig A. Smith & Associates, LLC, of Boca Raton, Florida, for an estimated annual cost of \$135,962.50.
6. **Resolution 47-23**, Approving contract award to Johnson-Davis, Inc., of Lantana, Florida, in the amount of \$789,000 for potable water distribution improvements in the Jupiter Lakes, Wood Duck, and Brentwood North residential subdivisions, and amendment of the corresponding Community Investment Program (CIP) project budgets.
7. **Resolution 60-23**, Approving contract award EPW 2023-03 to Ranger Construction Industries, Inc. for street resurfacing and miscellaneous roadway improvements in an amount not to exceed \$2,159,698.85.
8. **Resolution 63-23**, Approving contract award of EPW 2023-22 to Polk City Sod for parks multipurpose field turf replacement at Jupiter Community Park (JCP) and Abacoa Community Park (ACP) in an amount not to exceed \$56,150.
9. Approving the emergency replacement of two 11,000-gallon potable water storage tanks at the Town's Nanofiltration (NF) Water Treatment Facility in an amount of \$102,776.
10. Approving award to Flagler Technologies, Inc. for network switches, cables, and connectors for the new Town Hall in the Amount of \$99,887.41.
11. Approving Town Council First Budget Workshop Meeting, Thursday, June 22, 2023 at 6:00 PM, a Town Council Special meeting, Tuesday, June 27, 2023 at 6:00PM, and a Town Council Special meeting, Wednesday, June 28, 2023 at 6:00PM.

REGULAR AGENDA

PUBLIC HEARING

12. **Resolution 30-23, Christ Fellowship - Quasi-judicial** - Special Exception Application and Site Plan Amendment to change the use from Indoor Recreation to Church for a 20,316 Sq. Ft. existing building located at 1200 West Indiantown Road located on 2.03 ± acres.

Ex-Parte Communications:

- Councilor Delaney stated he had received a variety of emails from residents.
- Councilor Sundstrom noted she had spoken with Staff.
- Mayor Kuretski said he had received many emails from residents.

Town Clerk swore in six people.

REGULAR AGENDA

PUBLIC HEARING

12. Resolution 30-23

Mr. Donaldson Hearing with Cotleur and Hearing and on behalf of Christ Fellowship, gave a brief presentation which included the Church history; service hours; reduction in traffic mitigation; site location; requested special exception and site plan amendment; enhanced landscape buffer; parking and traffic management; parking contingency; and one request, condition 7B which dealt with outdoor activities.

Mr. Thatcher Hart, Town Planner, spoke regarding the consideration of special exception and site plan amendment to change the use of a 20,316 square foot indoor recreation to a Church. He stated the Planning and Zoning Commission (PZC) recommendations which included a parking study within 60 days; coordinating a plan with neighboring businesses operating on Sundays; for Code Compliance to monitor music outside the building; and requiring special permits for activities taking place outside the building. He noted the proposed plan would not cause significant impacts to traffic on Indiantown Road.

Councilor Delaney asked if there was a way to define smaller events for condition 7B which would not require a special permit.

Mr. Hart stated Staff had based the condition on the Town Code but Council could provide flexibility.

Mr. Garret Watson, Principal Planner, stated there was a distinction on what the PZC recommended and what the Town Code stated. He said the PZC was very strict on any outdoor activity and considered any activity outside would require a special event permit. He noted Staff had provided alternative conditions for Council consideration.

Vice-Mayor Schneider asked what the traffic management plan was for major holidays.

Mr. Hearing noted special events and larger gatherings would happen at the main campus in Palm Beach Gardens. He stated off-duty Police Officers would be hired during the high holidays when more people attend.

Vice-Mayor Schneider questioned the management plan for multiple events or services on a day or holiday. She asked for more information regarding working with Jupiter Police Department (JPD) as a duty or assignment.

Mr. Hearing stated there was a JPD detail paid by the Church for the current Harbourside location and that would continue at the Indiantown location.

Vice-Mayor Schneider stated she was looking for more specifics due to there not being a traffic light and asked how the traffic would be managed when there were several services in one day. She noted she wanted to avoid traffic leaching into neighborhoods as people find shortcuts. She reiterated the importance of a traffic management plan.

REGULAR AGENDA

PUBLIC HEARING

12. Resolution 30-23

Mr. Hearing stated the traffic management plan was very detailed and included manned traffic at each access point to avoid spillage into the nearby neighborhoods. He said the location was close to the Delaware traffic light, which would help with traffic timing. He noted they were doing far more to improve traffic than impacting it. He stated if there were flaws within the management plan, they would work with Palm Beach County regarding the signal timing.

Vice-Mayor Schneider asked if traffic on Saturday had been reviewed.

Mr. Hearing stated Saturday was not considered peak time and normally there were no services on Saturday unless a holiday, when traffic was already reduced.

Vice-Mayor Schneider asked how many officers would be needed to manage traffic.

Mr. Hearing said on a normal Sunday, none but on a holiday two or three officers.

Vice-Mayor Schneider stated there would be no active management on Indiantown Road, only management of the traffic as it left the complex.

Mr. Hearing confirmed.

Councilor Sundstrom asked if Churches were a special exception in all zone districts.

Mr. Hart stated yes.

Councilor Sundstrom noted several reasons Churches were considered special exceptions which included Churches could be schools; they could offer daycare services; be large flexible spaces; and it would be hard to know the uses. She shared Vice-Mayor Schneider's concerns and noted her concerns with the Church deciding to hold large events that may impact traffic.

Mr. Hart explained the traffic condition outlined in the Staff report, which included the Town's ability to write a notice to the owner to revise a new traffic management plan within 30 days.

Councilor Sundstrom asked about the events that would be planned.

Mr. Hearing stated Christ Fellowship's other locations did not have any issues and were good neighbors. He stated they did not anticipate being busy during peak hours. He assured Council that any large audience attended events would be held at the Palm Beach Gardens location.

Councilor Delaney clarified that if there were any change of events, Christ Fellowship would reach out to Staff for approval.

REGULAR AGENDA

PUBLIC HEARING

12. Resolution 30-23

Mr. Hearing said they would be happy to notify the Town if needed.

Mayor Kuretski clarified that the traffic circulation management plan would allow the Police department and the Town's traffic engineer to review if the statement of use changed.

Mr. Sickler said they provided protective measures in case the uses evolved over time.

Councilor Schneider asked what tools would be used to manage traffic.

Mr. Sickler stated several options the applicant could utilize to manage traffic including changing their service times, traffic signal management, or requesting PBC for signal override.

Mr. Leo Abdella, Senior Director for Real Estate Operations for Christ Fellowship, spoke about his history with Christ Fellowship and explained how the Church planned to be a good neighbor and serve the Town.

Mr. Greg Lyon, resident of Commerce Way, spoke about his support of the Church and the services and investments it would provide to the community.

Mr. Ray Megginson, resident of Sonoma Isles Circle, went over some of the outreach and volunteer community service's Christ Fellowship had provided throughout the community.

Mr. David D'Amico, resident of Marlbery Circle, stated his support and thought the application would benefit the community.

Mr. Andrew Russo, resident of Peninsula Road, stated his support for Christ Fellowship and they would be a great neighbor for the residents of Jupiter.

Mr. Greg Delvalle, resident of Riverside Drive, said Christ Fellowship served as a vital community center and provided positive impacts for the Town.

Pastor Ethan Shockley, resident of Palm Beach Gardens, stated the welfare of the Town was of the utmost importance.

Mr. Ray Knight, resident of Delaware Boulevard, spoke about serving the community and having a positive place for the youth.

Mr. John Ainley, resident of Bent Arrow Drive, spoke about Christ Fellowship and how it added value by supporting families. He stated the high rate of mental health crisis and how the Church connected people with professionals.

REGULAR AGENDA

PUBLIC HEARING

12. Resolution 30-23

Mr. Bob Fishbein, resident of Palm Beach Gardens, spoke about serving the youth in Jupiter.

Ms. Chloe Camilli, resident of Center Street, discussed the impact Christ Fellowship had on her life and expressed the need for youth outreach in Jupiter.

Councilor Schneider stated her main concern was traffic on Indiantown Road. She also asked to have a better definition of small activity or events to protect the residents that live in the area.

Councilor Sundstrom stated she was generally supportive of the application. She mentioned her questions regarding other uses. She stated she was grateful for the Planning and Zoning Commission's vigorous review of the application and was comfortable with the exiting traffic flow and parking.

Councilor Delaney stated he agreed and understood the concerns regarding parking and traffic but thought it could be managed and any future use changes would come back to Council. He mentioned his main issue was in regards to outside events and special permits.

Mr. Sickler gave options for the applicant to update the statement of use or for Council to make it clear that outside activities were not to occur on the rear or sides of the building to minimize impacts on the residential neighborhood.

Mayor Kuretski stated he appreciated the concerns regarding traffic impacts on Indiantown Road but believed the conditions were covered under the traffic circulation management plan page E. He supported the recommended language to page eight and to change the language in the resolution on page F to say any activities proposed to the rear or side of the building would require a special permit. He also supported adding language stating the applicant's submission would be subject to Staff approval.

Councilor Schneider mentioned to add to condition five for the plan to include holidays.

Councilor Sundstrom moved to approve Resolution 30-23, as amended to add language provided by Staff on page eight to exclude the rear and side building activities and to allow approval by Staff for smaller activities and for conditions related to traffic circulation to include holidays into any plan; seconded by Vice-Mayor Schneider; motion passed.

Kuretski
Yes

Schneider
Yes

Delaney
Yes

Sundstrom
Yes

ROUNDTABLE

13. Discussion of the 2023 strategic initiative on Areas of Local Importance.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, gave a brief overview of the 2023 Strategic Initiative: Areas of Local Importance. She reviewed the action plan, existing important areas or districts, and asked Council for their input.

Vice-Mayor Schneider proposed starting with Center Street to see what the Town could do to protect the architectural design guidelines and history.

Mayor Kuretski agreed on the urgency and supported Center Street being addressed first. He discussed Toney Penna, tri-rail station, and Palm Beach Transportation Planning Agency (TPA) project. He noted he met with Mr. Frank Kitzerow, Town Manager and doctors from Jupiter Medical Center regarding workforce housing and a Tri-rail station.

Councilor Sundstrom asked how the Community Redevelopment Agency (CRA) and Redevelopment Overlay Area (ROA) interacted.

Ms. Thoburn explained that the CRA includes a larger area.

Councilor Sundstrom agreed with prioritizing Center Street and industrial zoning on Toney Penna.

Council discussed transit services and its relation to workforce housing.

Mr. Daniel Williams, resident of Boynton Beach, spoke regarding an overlap of the ROA and the CRA plan, future plans for Jupiter and the Riverwalk extension to the Sperry Boathouse.

Mayor Kuretski asked what were the boundaries for Center Street.

Ms. Thoburn reviewed the existing boundaries.

Councilor Sundstrom mentioned the area was residential, not commercial and there could be impacts.

Ms. Thoburn discussed historic preservations, historic districts, and historic compatibility. She also mentioned adaptive reuse for the two structures along Center Street that were in residential zoning districts but have commercial characteristics.

Mayor Kuretski and Ms. Thoburn spoke about the discussion from 2009-2010 regarding adopting a ROA for the industrial area behind Old Dixie Highway and the Ale House.

Mayor Kuretski emphasized preserving the industrial areas within the Town.

Council discussed widening Center Street to three lanes.

Ms. Thoburn stated she confirmed with the TPA that the Center Street improvement project that the County had listed on the transportation improvement plan was still in the plan. She mentioned she would include information in the weekly update to Council.

ROUNDTABLE

13. Discussion of the 2023 strategic initiative on Areas of Local Importance.

Mayor Kuretski stated he would like to make sure the Town had input regarding the project.

Councilor Sundstrom agreed and mentioned it was a strategic item for Council.

Ms. Thoburn summarized the discussion to prioritize Center Street and A1A and Staff would come back with an update. The second phase would include the Toney Penna ROA and would coordinate with Jupiter Medical regarding redevelop, concurrently looking at the Old Dixie industrial ROA. She mentioned there would not be anything regarding the ROA related to the Inlet Village as that was separate with the CRA. She also mentioned conducting public outreach regarding the Center Street and A1A ROA changes.

Mayor Kuretski asked Council to get with Staff individually to give them their ideas then it would come back as a roundtable. Council unanimously agreed.

REPORTS

TOWN ATTORNEY- NONE

TOWN MANAGER

- Code Compliance Appreciation Week – Mr. Kitzerow thanked Code Compliance for their efforts.
- New Town Hall Topping Out Ceremony – Mr. Kitzerow mentioned the Topping Out ceremony would be on Thursday, June 8, at 12:00 pm. at the Community Center portico.
- First Budget Workshop – Mr. Kitzerow stated the first budget workshop was scheduled for June 22, 2023 at 6:00 pm in the Council Chambers.
- Sperry Property meetings - Mr. Kitzerow mentioned two special meetings regarding the Sperry property would be on June 27, 2023 at 6:00 pm and June 28, 2023 at 6:00 pm, if needed, in the Council Chambers.
- Community Service, Outreach, and Lifesaving award – Mr. Kitzerow recognized Officer Trish Heuser for receiving the Community Service Award from the Jupiter Light Lodge, Officer Diana Zeitz for receiving the Community Outreach Award, and Captain Mike Salvemini received a Lifesaving Award from the First Responders Appreciation Foundation.
- Chief David England's 25 years of service - Mr. Kitzerow congratulated Chief England on his 25 years of service to the Town.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS
COUNCILOR DELANEY

- US Highway One Bridge construction – Councilor Delaney stated the bridge construction was moving along.

COUNCILOR SUNDSTROM

- Code Compliance Appreciation Week – Councilor Sundstrom thanked Code Compliance and mentioned their efforts to improve Indiantown Road.

MAYOR KURETSKI

- Code Compliance Appreciation Week – Mayor Kuretski thanked Code Compliance and stated it took a special person to do that job.
- Sperry property Town Council Special meetings – Mayor Kuretski mentioned the process and that there would be no public comment during the meetings.

Mr. Baird stated each side would have 30 minutes to present their case then Council would have time to question and deliberate.

- Bioscience Overlay Committee Meeting – Mayor Kuretski mentioned he went to the meeting and the committee could sunset in 2025.
- Happy Birthday Councilor May – Mayor Kuretski wished Councilor May a happy birthday as did the rest of Council.

ADJOURNMENT- 9:26 P.M.

Laura Cahill, Town Clerk