

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL SPECIAL MEETING
TOWN COUNCIL CHAMBERS
THURSDAY, AUGUST 3, 2023**

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

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

PRESENTATION

1. Legislative Summary by Tim Stanfield and Hayden Dempsey of Greenburg Traurig.

Mr. Tim Stanfield gave a presentation regarding the local funding initiative, Palm Beach County Loxahatchee River Preservation initiative, Hurricane recovery, State Bill 250, and top bills that failed the 2023 regular season.

Mayor Kuretski commented on residential building permits and thanked them for the work they had done for the Town.

Vice-Mayor Schneider and Councilor May also thanked them for their efforts.

CITIZEN COMMENTS

Mr. Eric Weitze, resident of Ocean Grande Boulevard, discussed concerns for numerous crossing signs on A1A and noted he had previously provided photos to Council.

Mayor Kuretski stated he was grateful for the comments but the area was Palm Beach County road and project.

Ms. Jenifer Borovy, resident of North Pennock Lane, said she had concerns for the five children who had been removed from her care by the Department of Children Services.

Mayor Kuretski stated he had no knowledge of what was discussed and asked the Town Manager to investigate.

Mr. Kitzerow said Staff would investigate with the Chief of Police.

MINUTES

2. July 18, 2023 Town Council Meeting Minutes, July 20, 2023 Town Council Special Meeting Minutes and July 25, 2023 Town Council Special Meeting Minutes.

Councilor Sundstrom moved to approve July 18, 2023 Town Council Meeting Minutes, as amended, July 20, 2023 Town Council Special Meeting Minutes and July 25, 2023 Town Council Special Meeting Minutes; seconded by Councilor May; motion passed.

Kuretski
Yes

Schneider
Yes

May
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 Sundstrom moved to approve the Consent Agenda; seconded by Councilor May; motion passed.

Kuretski
Yes

Schneider
Yes

May
Yes

Sundstrom
Yes

CONSENT AGENDA

PUBLIC HEARING

3. **Ordinance 14-23, First Reading, Zoning Text Amendments to the Mixed-Use Development (MXD) Zoning District** – to clarify density requirements and to delete the Residential, Estate (RE) subdistrict. (Second Reading 8/15/23)

Title read by Mr. Baird.

PUBLIC BUSINESS

4. **Resolution 51-23,** Approving contract award to Allied Universal Corporation for Supplying Liquid Chlorine (W2405A) for Fiscal Year (FY) 2024, at a unit cost of \$1,759.50 per ton.
5. **Resolution 52-23,** Approving contract award to Sulphuric Acid Trading Company, Incorporated for Supplying Sulfuric Acid (W2405B) for Fiscal Year 2024, at a unit cost of \$207.50 per ton.
6. **Resolution 53-23,** Approving contract award to Univar Solutions for Supplying Sodium Hydroxide (Caustic) (W2405C) for Fiscal Year 2024, at a unit cost of \$795.00 per dry ton.
7. **Resolution 54-23,** Approving contract award to Allied Universal Corporation for Supplying Sodium Hypochlorite (W2405H) for fiscal year 2024, at a unit cost of \$1.44 per gallon for deliveries to the water treatment plant and \$1.54 per gallon for deliveries to the Juno Beach Re-Pump Station.
8. **Resolution 55-23,** Approving contract award to Tanner Industries for Supplying Anhydrous Ammonia (W2405G) for Fiscal Year 2024, at a unit cost of \$1.07 per pound.
9. **Resolution 56-23,** Approving contract award to Carus, LLC for Supplying Corrosion Inhibitor (W2405D) for Fiscal Year 2024 at a unit cost of \$1.01 per pound.
10. **Resolution 86-23,** Approving contract award EPW 2023-16, Jupiter Community Park Improvements to American Design Engineering Construction, Inc. (ADEC) in an amount not to exceed \$3,294,070.
11. **Resolution 87-23,** Approving contract award EPW 2023-31, Sod Repairs at Abacoa Community Park to Briggs Golf Construction Inc. in an amount not to exceed \$54,700.

REGULAR AGENDA

Councilor Sundstrom motion to rearrange the order of the Agenda, to take Item 13 before Item 12; seconded by Councilor May; motion passed.

Kuretski
Yes

Schneider
Yes

May
Yes

Sundstrom
Yes

PUBLIC BUSINESS

13. Approving the Town's Charitable Donations for 2023.

Ms. Satu Oksanen from Neighborhood Services gave a brief overview of the Town Council Charitable Donation Program and applications received. She noted that the applications were evaluated based on the program's impact to the community including safety, youth, and benefits to the Town. She also mentioned Staff recommendations regarding the funding.

Ms. Suzanne Rothman, resident of Bay Cedar Circle, thanked the Town for allowing Jupiter High School to have project graduation event last school year. She noted that the event helped keep teens safe during graduation time and any donation was appreciated.

Ms. Constance Holmes, resident of Third Street, thanked Council for the donation and support. She noted that the American Youth Soccer Organization requested roughly eight thousand dollars to assist with the cost of the field. She also explained that in the past the Town has covered the expense through the interlocal agreement. She asked Council for the full amount requested.

Councilor Sundstrom stated she would like to find a way to honor the request from the American Youth Soccer Organization while staying within the budget.

Mayor Kuretski agreed and mentioned when Council received the applications he was reluctant to make changes. He noted his support for Staffs recommendations and hoped something could be worked.

Councilor May motion to approve the Town's Charitable Donations for 2023 with modification for the full amount requested by American Youth Soccer Organization; seconded by Vice-Mayor Schneider; motion denied.

Kuretski
No

Schneider
Yes

May
Yes

Sundstrom
No

Councilor Sundstrom stated the process was complicated because of policy issues. She asked how can the needs be answered while staying within budget.

Vice-Mayor Schneider noted the requests Council received were over 100,000 dollars. She believed the Town could fulfill the American Youth Soccer Organization request

Councilor May proposed this year the Town could accommodate the American Youth Soccer Organization and connect with Palm Beach County School District to discuss a new interlocal agreement.

Councilor Sundstrom and Mayor Kuretski discussed their concerns regarding staying within budget.

REGULAR AGENDA

PUBLIC BUSINESS

13. Approving the Town's Charitable Donations for 2023.

Councilor May motion to approve the Town's Charitable Donations for 2023 with modification for the full amount requested by American Youth Soccer Organization; seconded by Vice-Mayor Schneider; motion passed.

Kuretski
Yes

Schneider
Yes

May
Yes

Sundstrom
Yes

PUBLIC HEARING

12. Resolution 61-23, Sea Glass Townhomes, – *Quasi-Judicial* – Approving a Small Scale Planned Unit Development and Site plan application to construct 23 multi-family residential units.

Ex-Parte Communications:

- Mayor Kuretski received an email from Staff.

Town Clerk swore in five people.

Mr. Miles Rich, representing Rich Properties, gave a brief presentation which included the project; developer; recently completed projects; subject request and consistency zoning; zoning and land use; neighborhood density comparisons; road density calculations; parking calculations; public benefit and green building; traffic study; material board; community outreach; and workforce housing in the previous project.

Mr. Peter Meyer, Senior Planner reviewed the application and provided some history from the previous denial. He noted the Applicant had provided a new application requesting was for 23 dwelling units and an increase in density from six to 7.8 dwelling units per acre for an additional five dwelling units. He stated the small scale planned unit development (SSPUD) and site plan application adhered to the Town Code. He said residents had voiced their concerns for traffic and how the intersection at Toney Penna and Bush Road are scheduled for the 2025 Community Investment Program (CIP) to address concerns.

Vice-Mayor Schneider asked for clarification over denied applications and the two-year waiting period.

Mr. Peter Meyer explained due to the applicant changing the application it was deemed to be a new application.

Mr. John Sickler, Director of Planning and Zoning, stated that there were significant differences in the project which were a 34 percent reduction in density, reduction in traffic, and all issues raised previously by Council had been addressed so it was treated as a different application. He said this was Staff's interpretation of the Code but Council would have the final decision.

Mayor Kuretski clarified that due to the reduced density of the application there would be no workforce housing.

REGULAR AGENDA

PUBLIC HEARING

12. Resolution 61-23, Sea Glass Townhomes, – Quasi-Judicial – Approving a Small Scale Planned Unit Development and Site plan application to construct 23 multi-family residential units.

Mr. John Sickler agreed.

Councilor Sundstrom asked if there were any other applications recently that had gone through changes that could be brought back before the two-year period.

Mr. John Sickler said he wasn't aware of any.

Jake Shulman, Attorney for Mason Yaeger, stated the project presented would bring a positive economic impact to the community. He also mentioned Mr. Rich's other successful projects demonstrated a commitment to excellence.

Councilor May sated he appreciated the changes that were made to bring the project into compliance, but did not like that they were able to come back so soon. He said he would like to look at the policy to see if changes needed to be made.

Mayor Kuretski noted both applications were similar in nature and while the second had some improvements he was not in support.

Vice- Mayor Schneider said she was bothered by the change in policy and noted the rule may need to be changed.

Councilor Sundstrom said she agreed with Vice-Mayor Schneider in terms of the policy issue. She said she *understood* the Applicant's frustration over workforce *and discussed the challenges of balancing competing concerns from residents*. LC 8/15/23

Mayor Kuretski said if there were more substantial public benefit he would be more inclined to support the project.

Councilor Sundstrom agreed with adding additional public benefit and would like to look to clarify the Code. All council members agreed.

Councilor Sundstrom motion to postpone Resolution 61-23; seconded by Councilor May; motion passed.

Kuretski
Yes

Schneider
Yes

May
Yes

Sundstrom
Yes

Ms. Melanie Parker, on behalf of Restoration Bridge International, thanked Council for the charity donation.

REPORTS

TOWN ATTORNEY- NONE

TOWN MANAGER-

- Policy and Town Code – Mr. Kitzerow stated the Town Code needed revisions and would bring something forward for Council.
- Community Redevelopment Agency meeting and Budget workshop - Mr. Kitzerow mentioned the Community Redevelopment Agency meeting and Budget Workshop that was scheduled for August 10, 2023.
- Treasure Coast Section for the American Society of Landscape Architects (ASLA) Mangrove Shoreline Clean Up - Mr. Kitzerow acknowledged Stephanie Thoburn, Assistant Director of Planning and Zoning, Lizzi Conley, Staff Planner, and other Planning and Zoning Staff for their efforts at the ASLA Mangrove Shoreline Clean Up and kayak tour at Sawfish Bay Park on Saturday, July 15, 2023.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR SUNDSTROM

- National Night Out – Councilor Sundstrom mentioned the incredible National Night Out and that her kids loved it.

VICE-MAYOR SCHNEIDER

- Resignation – Vice-Mayor Schneider informed the public of her decision to step down as a Council member. She stated it was not an easy conclusion but was necessary due to her health. She assured the residents that even though she was leaving Council that she would not be stepping away from the issues that were important or the things she had fought for over the last nine years. She mentioned her first involvement with the Town was in 2014 advocating for the reduction and relocation of the live-work units in the Abacoa neighborhood. She also mentioned her battle to scale back Love Street and helping the residents of Suni Sands. Vice-Mayor Schneider stated she and MB Hague cofounded the Jupiter Inlet Foundation in 2015 to try and save the marine life and seagrass beds in the Suni Sands area. She included the recent election cycles and her priority to protect the voice of the residents. She stated it had been difficult for her to balance the need to fight for the residents and protect her health. She would still be a citizen advocate and focus her efforts on the Jupiter Inlet Foundation. She concluded it had been an honor to serve.

Mayor Kuretski stated they appreciated Vice-Mayor's activism and that she had made quite a difference in the Community.

ADJOURNMENT- 8:40 P.M.

Laura Cahill, Town Clerk