

**AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 19, 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 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

PUBLIC HEARINGS

1. **Ordinance 16-23, Second Reading**, Approval of 2024 Millage Rate. [\[TAB 1\]](#)
2. **Resolution 94-23**, Approving the 2024 Fiscal Year Operating Budget and Pay Plan. [\[TAB 2\]](#)
3. **Ordinance 17-23, Second Reading**, Approval of Fiscal Year 2024-2028 Community Investment Program. [\[TAB 3\]](#)

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

4. September 5, 2023 Town Council Meeting Minutes. [\[TAB 4\]](#)

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

5. **Ordinance 5-23, Second Reading, Jupiter Medical Center Zoning District Front Setback Reduction** - Zoning text amendment to the Medical Center (MC) Zoning District, Section 27-964, entitled "Area and dimension regulations", to reduce the front setback through a waiver process. [\[TAB 5\]](#)

PUBLIC BUSINESS

6. **Resolution 84-23**, Approving contract award to Membrane Treatment Services, LLC, Inc, to provide membrane maintenance and repair services for the Town's Reverse Osmosis (RO) and Nanofiltration (NF) membrane water treatment facilities, for an initial two-year term with estimated budget of \$210,000. [\[TAB 6\]](#)
7. **Resolution 85-23**, Approving contract award to All Webbs Enterprises, Inc for well rehabilitation services for the Town's Floridan Aquifer production wells, with an estimated budget of \$350,000 for the initial 435-day contract term. [\[TAB 7\]](#)
8. **Resolution 100-23**, Approving an extension of the Interlocal Agreement for administrative services and advanced funding with the Palm Beach Metropolitan Planning Organization, doing business as the Palm Beach Transportation Planning Agency (TPA) for an additional five (5) years. [\[TAB 8\]](#)
9. Approving contract award to Avaya, Inc. for Avaya Cloud Office phone upgrade in the amount of \$252,342.64. [\[TAB 9\]](#)
10. Approving the authorization for the Mayor to execute an engagement letter extension appointing the law firm of Lewis, Longman & Walker, PA (LLW) as the Town of Jupiter Bond and Disclosure Counsel for an additional 5-year term. [\[TAB 10\]](#)
11. Approving the First Amendment to the Employment Agreement for the Town Manager. [\[TAB 11\]](#)

REGULAR AGENDA

PUBLIC HEARING

12. **Ordinance 7-23, First Reading, Evaluation and Appraisal Report (EAR) based Comprehensive Plan Text Amendments** – To modify eight comprehensive plan elements related to incorporating statutorily required changes and additional revisions to reflect changes in local conditions and the Town's strategic priorities. (Second Reading 12/19/23) [\[TAB 12\]](#)

REGULAR AGENDA

PUBLIC HEARING

13. Town initiated Small Scale Future Land Use Map (FLUM) and Zoning Map Amendments.

- A. **Ordinance 10-23, First Reading**, changing the Future Land Use designation on 7.9+/- acres located in the Town from: "Medium Density Residential" to "Conservation" on 7.6+/- acres (500 N Delaware Boulevard) "Not designated" to "Conservation" on 0.3+/- acres (Indiantown Road/FL Turnpike intersection) (Second Reading 12/19/23)
- B. **Ordinance 11-23, First Reading, -Quasi-judicial** - changing the Zoning designation on 7.9+/- acres located in the Town from: "Residential, Single-family" to "Conservation Preservation" on 7.6+/- acres (500 N Delaware Boulevard); "Not zoned" to "Conservation Preservation" on 0.3+/- acres (Indiantown Road/FL Turnpike intersection) (Second Reading 12/19/23) [\[TAB 13\]](#)

14. Resolution 49-23, 1000 Town Hall Avenue (Old Town Hall) – Quasi-Judicial – Requesting a Town-initiated Local Historic Designation for a property located at 1000 Town Hall Avenue. (Continued from 8/15/23) [\[TAB 14\]](#) [\[Presentation\]](#)

PUBLIC BUSINESS

15. Discussion regarding filling the Town Council vacancy. [\[TAB 15\]](#)

ROUNDTABLE

16. Property Owner's Unilateral proposal to amend the Development Agreement between the Town and Crossroads 6106 LLC as successor in interest to Developer Diversified Realty (DDR) Jupiter Falls LLC also referred to as Santé Circle. (continued from 8/15/23) [\[TAB 16\]](#)

REPORTS

TOWN ATTORNEY

TOWN MANAGER

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

ADJOURNMENT

Town Council Future Meetings

October 3, 2023, 7PM, Town Council Meeting – Town Council Chambers
October 17, 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.
www.jupiter.fl.us/Live

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

= no materials attached *revisions may occur*

www.jupiter.fl.us

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.*

9/12/2023 4:58 PM