



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JANUARY 21, 2025**

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

ROLL CALL: Mayor Jim Kuretski; Vice-Mayor Malise Sundstrom; Councilor Ron Delaney; Councilor Andy Fore; Councilor Cameron May; Town Manager Frank Kitzerow; Acting Town Attorney Brett Lashley and Town Clerk Laura Cahill.

CITIZEN COMMENTS

Mr. James Williams, resident of Murray Court, discussed his concerns regarding over development and a multi-family project in Abacoa

MINUTES

1. January 7, 2025 Town Council Meeting Minutes.

Councilor May moved to approve January 7, 2025 Town Council Meeting Minutes, as amended; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	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.

- Mr. Craig Mowery removed items 3 and 5.
- Staff pulled item 4.

Councilor Fore moved to approve the Consent Agenda, as amended; seconded by Councilor May; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

PUBLIC HEARING

2. **Ordinance 31-24, Second Reading, Ritz Carlton** - *Quasi Judicial* - Amendment to an approved 284± acre Planned Unit Development (PUD) on Lot 30 of Pod B, located at 502 Bald Eagle Drive.

Title read by Mr. Lashley.

PUBLIC BUSINESS

3. **Resolution 3-25**, Approving an Interlocal Agreement between the Town of Jupiter and the Treasure Coast Regional Planning Council (TCRPC) for planning services regarding the Center Street widening. **MOVED TO REGULAR AGENDA**
4. **Resolution 4-25**, Approving a contract with E&F Florida Enterprises Inc. D/B/A Creative Contracting Group to construct the Historic Aicher House deck and ramp. **MOVED TO REGULAR AGENDA**
5. **Resolution 6-25**, Authorizing Supplemental Agreement No. 1 to EPW 2024-23 for the Guaranteed Maximum Price for the Roadway at Cinquez Park and the Retaining Wall at Piatt Place in an amount of \$2,312,969. **MOVED TO REGULAR AGENDA**
6. **Resolution 7-25**, Approving a contract to H.C. Warner, Inc. for supplying cartridge filters to the Reverse Osmosis and Nanofiltration membrane treatment plants (W2508) for \$13.12 per filter.
7. **Resolution 25-25**, Approving an Interlocal Agreement with the Treasure Coast Regional Planning Council for planning services for the Town of Jupiter's Parks and Recreation Master Plan.
8. **Resolution 27-25**, Approving a partnership agreement with the Palm Beach North Chamber of Commerce to co-host and sponsor a Jupiter music festival in Fall, 2025 called "Jupiter HarborFest" in an amount of \$60,000.
9. Approving the purchase order to Kimley-Horn and Associates for construction phase engineering services for Floridan Aquifer System Wellhead Improvements and Repairs in the amount of \$324,100.
10. Approving the Land License Agreements for Town-owned property on Cypress Drive (S2342).
11. Approving the purchase of a Tactical Rescue Vehicle in the amount of \$599,247.
12. Approving an increase for the purchase order value for Professional Owner Representative Project Management Services for multiple Town playground restoration projects to Colliers Project Leaders USA NE, LLC to an amount not to exceed \$322,274.87.
13. Approving an increase to purchase order 20251187 for Crosswalk Installation Construction Services at Main Street in an amount not to exceed \$57,399.10.

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

3. Resolution 3-25, Approving an Interlocal Agreement between the Town of Jupiter and the Treasure Coast Regional Planning Council (TCRPC) for planning services regarding the Center Street widening.

Mr. Craig Mowrey, resident of resident of Blanca Isles Lane, spoke regarding traffic, level of service, roads under the Town's jurisdiction, and his support of the resolution.

Vice-Mayor Sundstrom stated the Town was a patchwork quilt of State, County, and Town roads that were in the Town's transportation element of the Comprehensive plan. She also mentioned maintaining the historic main street character and working with the County or Regional Planning Council to create or protect the character in the Town.

Councilor Delaney mentioned a map that signified the jurisdiction of the roads in the Town and adding it to the Town's website.

Mayor Kuretski discussed the designation, history, and safety of Center Street.

Councilor May moved to approve Resolution 3-25; seconded by Councilor Delaney; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

4. Resolution 4-25, Approving a contract with E&F Florida Enterprises Inc. D/B/A Creative Contracting Group to construct the Historic Aicher House deck and ramp.

Mr. John Sickler, Director of Planning and Zoning, gave a brief update on the progress of the Aicher House project. He explained the Loxahatchee Guild had pledged \$20,000 towards the project and acknowledged their partnership with the Town. He also acknowledged Ms. Stephanie Thoburn for her efforts of shining a light on the Town's history.

Ms. Mary-Therese Delate, President of the Loxahatchee Guild, said she was excited to present the Town with \$50,000 towards the preservation of history. She explained they would like the money to go towards the boardwalk and ramp of the Aicher House.

Ms. Delate and current and former members of the Loxahatchee Guild presented a check to the Town of Jupiter and Town Council.

Councilor Delaney moved to approve Resolution 4-25; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. Resolution 6-25, Authorizing Supplemental Agreement No. 1 to EPW 2024-23 for the Guaranteed Maximum Price for the Roadway at Cinquez Park and the Retaining Wall at Piatt Place in an amount of \$2,312,969.

Mayor Kuretski indicated he planned to abstain from voting due to a conflict of interest involving his wife's niece, who worked for the contractor.

Mr. Craig Mowrey, resident of Blanca Isles Lane, stated he was in favor of the resolution and asked if the Town was still trying to negotiate with the County over the possibility of acquiring Station 18.

Councilor Delaney said the Town tried to negotiate.

Councilor May mentioned Station 18 had other unincorporated areas they provided service to. He also stated when Jupiter Fire Rescue was in effect, they would be able to provide immediate backup, as needed.

Vice- Mayor Sundstrom said the Town was on a tight timeline and supported the item.

Councilor May moved to approve Resolution 6-25; seconded by Councilor Fore; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Abstained	Yes	Yes	Yes	Yes

PRESENTATION

14. Annual Presentation on Traffic Data, Mitigation Strategies, and Projects.

Mr. Thomas Hernandez, Director of Engineering, presented the annual traffic update.

Mayor Kuretski clarified the item was a recurring strategic initiative to allow Staff and Council to remain engaged.

Mr. CJ Lan, Traffic Engineer, gave an overview of the Town's traffic conditions including traffic level of service (LOS) on Indiantown Road and arterials. He reviewed the 2023-2024 Town wide LOS which included failing roadways and post implementation safety evaluation.

Mr. Hernandez continued the presentation on mitigation strategies that included several Town projects and traffic management and safety improvements. He also noted the mitigation strategies implemented by partner agencies. Mr. Hernandez followed with current and proposed traffic mitigation strategies.

PRESENTATION

14. Annual Presentation on Traffic Data, Mitigation Strategies, and Projects.

Mayor Kuretski said Indiantown Road was entirely owned by Florida Department of Transportation (FDOT) however the Town stepped up and co-funded some projects to enable them to be completed ahead of what was projected.

Police Chief Michael Barbara, reviewed data for annual traffic crashes DUI-related crashes, major roadways and signalized intersection crashes, and bicycle and pedestrian crashes from January 1, 2022, to December 31, 2024.

Mayor Kuretski commended the Police Department with the success of the e-bike safety campaign. He mentioned that since the holidays have passed they may need to continue their efforts.

Chief Barbara said the Police department was dedicated to continue educating and informing parents and children.

ROUNDTABLE

15. 2025-2027 Proposed Strategic Plan

Ms. Nikki Carpenito, Senior Director of Strategic Initiatives, presented the strategic planning process and the strategic vision, mission and results definition modifications. This included corrections to 'Strong Local Economy' and 'Safety' initiatives. She highlighted the strategic initiatives completed in 2024 and which action items would carry over to 2025. Ms. Carpenito explained the difference between attachments 1 and 2, and reviewed the 2025-2027 proposed Strategic Initiatives and timeline.

Mayor Kuretski suggested the Florida Department of Transportation (FDOT) language should be used going forward. He also explained the role of the Palm Beach County transportation master planning effort and stated he agreed with incorporating and participating with them.

Vice-Mayor Sundstrom said that she proposed the Palm Beach County transportation master planning effort be added and would be open to having them as two separate items.

Mayor Kuretski stated it was a consensus of Council to split and secure project budget commitments from other agencies and participate in Palm Beach County's transportation master planning effort. He agreed the items could be separate.

Ms. Carpenito continued to review the Recreation Facility Master Plan Strategic Initiative.

ROUNDTABLE

15. 2025-2027 Proposed Strategic Plan

Mayor Kuretski noted the Council had heard from the public and how Vice-Mayor Sundstrom had been championing the item. He clarified that the Recreation Master Plan covers all aging parks. He said in another area it speaks regarding neighborhood parks but the Recreation Master Plan covers all of them. He noted Lighthouse Park had a need and was included.

Vice-Mayor Sundstrom stated West Jupiter Community Center was a County property and a Town priority and the Town was trying to partner where they could. She noted that Palm Beach County (PBC) had come up with a Master Plan for recreation back in December and prior to that meeting they had a number of meetings to collect information. She said PBC knows what the public's interests were from those meetings and what needed to be prioritized. She explained the Town was reviewing PBC's Master Plan and having meetings with them to determine where it aligns with the Town's to move forward.

Ms. Carpenito discussed Piatt Place and the Western Portion of Indiantown Road.

Mayor Kuretski said Council changed the Comprehensive Plan to adopt the road going from six lanes with turn lanes to six lanes with a thru turn lane. He explained FDOT worked with the Town to see what could be done easily and they had determined east bound to Central Boulevard from Chasewood Plaza. He said there would be three lanes east bound with a thru turn lane, which would increase the intersection capability. Mayor Kuretski stated west bound at the Mobile Station and Central Boulevard had some right-of-way issues, but now west bound from there to Jupiter West Plaza was going to be completed.

Mayor Kuretski discussed Staff monitoring the Indiantown Road Phase Two design progress. He noted people were frustrated coming into Town eastbound or going out of Town westbound. He felt the Mobile Station right-of-way would be addressed when the intersection modification was done and said the Town needed to pursue FDOT funding for a study.

Mayor Kuretski continued to discuss a possible connection from Walmart to Home Depot without getting on Indiantown Road. He noted Indiantown was an FDOT road, but the Town had been proactive in offering funds, if needed. He said it could be possible that FDOT could fund all of it, if they do not need to acquire right-of-way. Mayor Kuretski stated Staff had pursued a grant for adaptive signal control technology along the Indiantown Road corridor. He said he believed the grant had been funded but PBC would not proceed with it. Mayor Kuretski mentioned the County was proceeding with adaptive signal control in other locations and the Town may possibly reactivate this item to work with PBC on it. He concluded by asking Staff to change the wording on the item.

ROUNDTABLE

15. 2025-2027 Proposed Strategic Plan

Ms. Carpenito discussed high speed rails.

Mayor Kuretski stated Brightline had committed to the safety fencing and Quiet Zones.

Councilor Delaney explained the Town had done everything they could do for the Quiet Zones and they were waiting to hear back.

Mayor Kuretski noted everyone had done their portion, but then the list changed due to Federal Railroad Administration (FRA) finding additional safety items in *Jupiter as well as areas further south and throughout the County*. He noted ~~FRA Brightline~~ had committed to starting in Jupiter first. LC 2/4/25

Ms. Carpenito discussed athletic facility usage; municipal complex; protecting local seagrass and the Loxahatchee River; anchored vessels; US One Bridge; South Island Way; maintenance facility; protect local seagrass; comprehensive plan review; public safety training facility; areas of local importance, the Arts; community webcams; sustainability plan; baseball/Roger Dean Chevrolet Stadium; A1A Beach Road roundabout decorative element; and historic preservation.

Councilor Fore asked to make sure the art piece at the A1A roundabout did not obstruct the view for safety purposes.

Councilor May asked if it was possible to have the Art Committee do a contest for the piece.

Mayor Kuretski thanked Staff for all the work.

Ms. Carpenito stated she would finalize the plan with all notes provided and bring back to Council for adoption at the February 4, 2025, meeting.

REPORTS

TOWN ATTORNEY – NONE

TOWN MANAGER

- Jupiter Jubilee – Mr. Kitserow gave a reminder that the Jupiter Jubilee, 100th anniversary, would be February 8, 2025 from 11am-4pm.
- Toney Penna Traffic Signal - Mr. Kitserow stated he was coordinating with the Town Attorney's office and the County to get the project going. He stated the County was interested in including other initiatives and given the nature and safety of the project the Town was working to have that separated.

REPORTS

TOWN MANAGER

- Riverside Drive and Alternate A1A Intersection - Mr. Kitzerow mentioned he was working with the Town Traffic Engineer, Mr. CJ Lan, who was coordinating with the County to look at potential solutions for the traffic concerns. He stated Mr. Lan was able to get the timing of the light for the right turn extended.
- Mary Hinton Memorial - Mr. Kitzerow stated Mr. Roger Held met with members of the Hinton family and they selected the semi-circle design.
- Abacoa Community Park (ACP) Tennis Courts - Mr. Kitzerow mentioned the renovations of the tennis courts at ACP were completed last week. He thanked Parks and Recreation Staff for their efforts.
- Centennial Celebrations - Mr. Kitzerow stated the upcoming events included the Jupiter Jubilee on February 8th and a special celebration with Roger Dean Stadium the first weekend of March.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR MAY

- Flagler Wharf Property – Councilor May stated he met with the owner of the Flagler Wharf property who Council just approved a project for a café off Alternate A1A. He mentioned there was an interest from the owner to potentially sell the property to the Town for greenspace preservation. He added the property meet two of the possibly three criteria for utilizing the greenspace bond. He asked to direct Staff to potentially approach the owner regarding purchasing the property.

Mayor Kuretski stated he was surprised the owner was interested in selling as they claimed to be excited about the café project. He mentioned his concerns regarding cost and *that* the Suni Sands property *was top priority*. He added he would keep an open mind. LC 2/4/25

Councilor May added Community Redevelopment Agency funding could be utilized for the Suni Sands property.

Councilor Fore and Councilor Delaney agreed with the Mayor's concerns regarding cost and wanting to prioritize the Suni Sands Property.

Vice-Mayor Sundstrom added the property would be valued at its current zoning and as a commercial zoned waterfront property it would be wildly expensive. She stated the Town needed to focus funds on the Suni Sands preservation.

Mayor Kuretski suggested having Councilor May contact the property owner to reach out to Staff *regarding the asking price for the property*. LC 2/4/25

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

VICE-MAYOR SUNDSTROM

- Smart and Connected Task Force – Vice-Mayor Sundstrom stated she had a meeting with the Smart and Connected Task Force which was a part of the Chamber of Commerce. She mentioned the Task Force identified two areas of focus including transportation planning and assisting small businesses. She added they had an online resource with information provided by municipalities for small business.

COUNCILOR DELANEY

- Mary Hinton Memorial – Councilor Delaney stated he reached out to Mary Hinton's daughter and she was appreciative and liked the stand-alone option in the green.

COUNCILOR FORE

- AED for Town Facility – Councilor Fore asked if the Town could acquire an AED for the Town facility at the bottom of the Lighthouse.
- Traffic – Councilor Fore thanked Mayor Kuretski for his knowledge and being proactive regarding traffic.

VICE-MAYOR SUNDSTROM

- Road Ownership Map – Vice-Mayor Sundstrom asked if the Town could share the ownership map on social media and add to the Engineering department's website.

COUNCILOR DELANEY

- Interstate 95 Eastbound Lane on Indiantown – Councilor Delaney mentioned the traffic improvement on Interstate 95 going east bound during rush hour and how it seemed to flow better. Councilor May agreed.

MAYOR KURETSKI

- Interstate 95 Eastbound Lane on Indiantown – Mayor Kuretski spoke on the design change and Florida Department of Transportation's responsibility.
- Toney Penna Signalization – Mayor Kuretski stated the County was trying to make the Town take over the maintenance of a County road as a part of adding a traffic signal. He added he could be reaching out to PBC Mayor Marino to try and separate those two issues so the signalization that was needed for public safety was not held hostage. LC 2/4/25

Mr. Kitzerow stated the Town Attorney was working with the County's attorney's office to separate the two and push ahead on the signalization. He added the intersection was dangerous and the signal needed to be installed for public safety.

ADJOURNMENT – 9:01 P.M.

Laura Cahill, Town Clerk