



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, FEBRUARY 18, 2025**

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

ROLL CALL: Mayor Jim Kuretski; Vice-Mayor Malise Sundstrom; Councilor Andy Fore; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill. Councilor Ron Delaney and Councilor Cameron May were absent.

PROCLAMATION

1. 2-1-1 Helpline Awareness Month - Ms. Patrice Schroeder - 2-1-1 Palm Beach/Treasure Coast.

Mayor Kuretski presented the proclamation to Ms. Patrice Schroeder, Community Relations Specialist. Ms. Schroeder provided a summary of their programs.

2. Recognizing the Jupiter Police Foundation.

Mayor Kuretski presented the proclamation to Mr. Jay Alpert, President of the Jupiter Police Foundation.

Mr. Alpert expressed his gratitude to Council for recognizing the Jupiter Police Foundation.

3. Recognizing Government Communicator's Day.

Mayor Kuretski presented the proclamation to Mr. Shawn Reed, Director of Community Relations and Ms. Kate Pokorny, Communications Project Coordinator.

Mr. Reed thanked the Council for their recognition and support.

Mayor Kuretski stated the Town's Community Relations Department was second to none with any other local government.

Vice-Mayor Sundstrom noted Staff work day and night to maintain constant communication with the community. She noted how grateful she was for their continuous effort.

CITIZEN COMMENTS

Mr. Carlos Pena, resident of Doral, expressed his interest in the Town's centennial celebration and provided information regarding his drone light show business.

CITIZEN COMMENTS

Mr. Craig Mowrey, resident of Blanca Isles Lane, discussed the Jupiter Fire Rescue Department (JFRD), Palm Beach County Fire Rescue (PBCFR) service cost, and ethics.

Ms. Linda McDermott, resident of Chadwick Drive, thanked Council for recognizing 2-1-1 and proposed in-house dispatch for Jupiter Police and JFRD.

MINUTES

4. February 4, 2025 Town Council Meeting Minutes.

Councilor Fore moved to approve February 4, 2025 Town Council Meeting Minutes, as amended; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
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 item 6.
- Vice-Mayor Sundstrom and Councilor Fore pulled item 8.

Councilor Fore moved to approve the Consent Agenda, as amended; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

PUBLIC BUSINESS

- 5. Resolution 28-25**, Approving an application of Consumer Price Indexing to the rate for irrigation-quality water sold to the Loxahatchee River District (W2530).
- 6. Resolution 31-25**, Authorizing the Jupiter Fire Rescue Department to allocate and use the Florida Plan Funds recovered as a result of the Opioid Litigation. **MOVED TO REGULAR AGENDA**
- 7. Resolution 32-25**, Approving a contract to Ahrens Enterprises, Inc. dba Ahrens Companies for Public Works Storage Building Phase II (EPW 2025-09) in an amount not to exceed \$761,840.
- 8. Approving the purchase of traffic crash and crime scene mapping software from FARO Technologies Incorporated in an amount not to exceed \$87,900. MOVED TO REGULAR AGENDA**

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

- 6. Resolution 31-25,** Authorizing the Jupiter Fire Rescue Department to allocate and use the Florida Plan Funds recovered as a result of the Opioid Litigation.

Mr. Craig Mowrey, spoke in support of the item but asked if the expenditure should be put to a public vote.

Vice-Mayor Sundstrom moved to approve Resolution 31-25; seconded by Councilor Fore; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

- 8.** Approving the purchase of traffic crash and crime scene mapping software from FARO Technologies Incorporated in an amount not to exceed \$87,900.

Vice-Mayor Sundstrom and Councilor Fore stated they would like a presentation.

Captain Marc Bujnowski discussed the history of traffic accident reconstruction software and hardware, and crime scene reconstruction hardware. He showed a picture of the Police department and Community Center used by the latest reconstruction hardware and software from FARO. He stated the current software had met its end of life and noted the new software would help with efficiency, safety and mobility.

Vice-Mayor Sundstrom asked if the new software was accepted by Courts.

Captain Bujnowski stated yes, the new software was readable and easy to follow.

Vice-Mayor Sundstrom and Mayor Kuretski spoke in support.

Councilor Fore moved to approve the purchase of traffic crash and crime scene mapping software from FARO Technologies Incorporated in an amount not to exceed \$87,900; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

REGULAR AGENDA

PUBLIC HEARING

- 9. Ordinance 1-25, (First Reading), Neighborhood (NB) Subdistrict Signage** - Zoning Text Amendment to modify Section 27-1229, the sign regulations for neighborhood subdistrict. (Second Reading 3/18/25)

Mr. Scott Thatcher, Principal Planner, reviewed the proposed zoning text amendment including New Haven neighborhood proposed plan to update their entryway and signage. He stated the Planning and Zoning Commission recommended the item for approval.

REGULAR AGENDA

PUBLIC HEARING

9. Ordinance 1-25, (First Reading), Neighborhood (NB) Subdistrict Signage

Mayor Kuretski expressed his gratitude for Staff resolving and initiating the text amendment.

Title read by Mr. Baird.

Councilor Fore moved to approve Ordinance 1-25, First Reading; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

10. Beyel Voluntary Annexation, Future Land Use Map Amendment and Rezoning

- applications for a 0.2+/- acre property located at 18019 Highway A1A.

- A. Ordinance 2-25, (First Reading),** Volunteer Annexation. (Second Reading 3/4/25)
- B. Ordinance 3- 25, (First Reading),** Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Commercial High with underlying Medium Residential, 5 dwelling units per acre (CH/5) to Town of Jupiter (TOJ) Inlet Village Flex. (Second Reading 3/4/25)
- C. Ordinance 4-25, (First Reading),** Zoning Map amendment from PBC Commercial Neighborhood (CN) to the TOJ Inlet Village District, Flex South Subdistrict (IVFS). (Second Reading 3/4/25)

Mr. Alec Dickerson, with 2GHO and for the Applicant, gave a brief presentation which included requests; view of property location; key development milestones; history of property; recent notice of violation by Palm Beach County (PBC); subject tree from violation; criteria for voluntary annexation; small scale future land use map (FLUM) and zoning map amendments; existing land use verses proposed land use; existing zoning verses proposed zoning; criteria for amendments; and conclusion.

Mr. Martin Schneider, Principal Planner, reviewed the items for approval. He noted the Applicant agreed to voluntary cap the trips based on the maximum floor area ratio of the existing PBC land use designation, which equated to 463 trips. He discussed the comparison information provided to the Council regarding traffic trips.

Mayor Kuretski asked if the trip cap for Parcel 19 was around 9000 plus.

Mr. Schneider stated 9,200 trips.

Mayor Kuretski asked if the trip cap was for the 0.2 acres.

REGULAR AGENDA

PUBLIC HEARING

10. Bevel Voluntary Annexation, Future Land Use Map Amendment and Rezoning - applications for a 0.2+/- acre property located at 18019 Highway A1A.

A. Ordinance 2-25

B. Ordinance 3- 25

C. Ordinance 4-25

Mr. Schneider said yes.

Mayor Kuretski stated he heard the Applicant intended to do multifamily residential use. He explained he would not be supportive of the trip cap. He noted there were already challenges to the level of service on A1A. He thought excluding it for now would be fine and then adding a cap to the future site plan.

Mr. Schneider agreed with the Mayor that it was best to address trip use during site plan approval and not future land use.

Ms. Stephanie Thoburn, Assistant Planning and Zoning Director, asked if the Council would like Staff to provide an analysis for the comparison for the second reading. She noted the second reading was scheduled for March 4, 2025 and there was not enough time to provide. She explained Staff would need to push back the item to complete the analysis.

Mayor Kuretski said he was inclined to support the item without a trip cap and asked for it to be removed.

Councilor Fore agreed with the Mayor's comments.

Vice-Mayor Sundstrom also agreed.

A. Ordinance 2-25, (First Reading), Volunteer Annexation. (Second Reading 3/4/25)

Title read by Mr. Baird.

Councilor Fore moved to approve Ordinance 2-25, First Reading; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

REGULAR AGENDA

PUBLIC HEARING

10. Beyel Voluntary Annexation, Future Land Use Map Amendment and Rezoning - applications for a 0.2+/- acre property located at 18019 Highway A1A.

- B. Ordinance 3- 25, (First Reading),** Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Commercial High with underlying Medium Residential, 5 dwelling units per acre (CH/5) to Town of Jupiter (TOJ) Inlet Village Flex. (Second Reading 3/4/25)

Title read by Mr. Baird.

Councilor Fore moved to approve Ordinance 3-25, First Reading, as amended to remove the trip cap; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

- C. Ordinance 4-25, (First Reading),** Zoning Map amendment from PBC Commercial Neighborhood (CN) to the TOJ Inlet Village District, Flex South Subdistrict (IVFS). (Second Reading 3/4/25)

Title read by Mr. Baird.

Vice-Mayor Sundstrom moved to approve Ordinance 4-25, First Reading; seconded by Councilor Fore; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

11. Resolution 5-25, Wendy's -Quasi-Judicial- Site plan amendment to remove and replace an existing nonconforming fast food restaurant.

Ex-parte:

- Councilor Sundstrom said she met with the applicant today.

Town Clerk swore in 6 people.

Mr. Craig McDonald with Corporate Property Services representing the applicant, presented Wendy's requests for a site plan amendment to remove and replace the existing nonconforming Wendy's restaurant, decrease existing site nonconformities, and enhance vehicular and pedestrian access. He explained the Applicant agreed with all conditions proposed in the Staff report except 7B which was to add a decorative street lights and asked for consideration to eliminate that item.

Mr. Garrett Watson, Principal Planner, explained the Planning and Zoning Commission previously voted unanimously to approve the project and elected to maintain the condition of the streetlight.

REGULAR AGENDA

PUBLIC HEARING

11. Resolution 5-25, Wendy's -*Quasi-Judicial*– Site plan amendment to remove and replace an existing nonconforming fast food restaurant.

Mayor Kuretski clarified the actual Wendy's location and said the signage easement was on the southwest corner and asked if it should be on the northwest corner. He mentioned the opportunity to add a monument sign for the Town campus.

Mr. Watson explained there would be enough area for a monument Town sign on the Daniel's Way property.

Mayor Kuretski explained it was important there be a Town sign if there was access to the campus and Staff could work that out with the Applicant.

Councilor Fore recommended adding a pedestrian crossing sign and applauded the new ADA entrance.

Councilor Sundstrom said she supported the project and was happy the one-way entrance to Wendy's would be eliminated. She mentioned she was grateful for the landscaping and wanted to ensure there was enough around the dumpster.

Councilor Fore agreed and said he was happy with the new architectural aspects of the new structure.

Mayor Kuretski said he was grateful for Staff and the Applicant. He said having Town signage present was important and suggested adding a condition or having Staff work up some sketches to share with Council and the Applicant.

Councilor Fore moved to approve Resolution 5-25; seconded by Vice-Mayor Sundstrom; motion passed.

Kuretski
Yes

Sundstrom
Yes

Fore
Yes

REPORTS

TOWN ATTORNEY – NONE

TOWN MANAGER

- AEDs at the Jupiter Lighthouse – Mr. Kitzerow stated the Jupiter Fire Rescue department (JFRD) team met with Jupiter Lighthouse Staff to add AEDs at the Lighthouse site. JFRD identified two locations for new AEDs, one in the Barracks Building that houses the museum and gift shop and one at the base of the Lighthouse on the exterior wall of the restroom building. He added the AEDs were purchased and would be installed later this week.
- Crosswalks - Mr. Kitzerow mentioned the Town celebrated the completion of five new crosswalks and the impending completion of a sixth.

REPORTS

TOWN MANAGER

- Alternate A1A and Riverside Drive - Mr. Kitzerow stated traffic officers continued to monitor the intersection at Alt A1A and Riverside Drive to educate and enforce compliance among drivers stopping on the tracks.
- Jupiter Centennial Jubilee - Mr. Kitzerow discussed the Centennial Jubilee being a huge success, with an estimated attendance of up to 4,000 people coming out to celebrate Jupiter's 100th birthday.
- Town's Fire Station Groundbreaking Ceremonies - Mr. Kitzerow mentioned the groundbreaking ceremonies for the two new Jupiter fire stations. The first being Cinquez Fire station Thursday, February 20, 2025 at 3:00 pm and the second being the Piatt Place Fire Station, Friday, February 21, 2025 at 10:00 am.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

VICE-MAYOR SUNDSTROM

- Jupiter Jubilee – Vice-Mayor Sundstrom thanked everyone involved for the 100th anniversary and the Jubilee. She added the Town's municipal campus was the best place for the event.
- Time Capsule Display Case - Vice-Mayor Sundstrom also mentioned the time capsule that was found while demolishing the old Town Hall building. She stated the items in the capsule were now displayed in the lobby of Town Hall.

COUNCILOR FORE

- AEDs at the Jupiter Lighthouse – Councilor fore thanked Staff for their efforts to add the AEDs at the lighthouse.

MAYOR KURETSKI

- Crosswalks – Mayor Kuretski asked about the crosswalk locations.

Mr. Kitzerow stated the completed locations include South Loxahatchee Drive at 6th Street, South Loxahatchee Drive at 8th Street, Toney Penna Drive near the Jupiter Village Community Pool, Maplewood Drive at Pinewood Trail, South Old Dixie Highway near Jupiter Medical Center. The crosswalk on Palmfield Way between Coco Lane and Via Rosina will be completed shortly.

Mayor Kuretski asked about the crosswalk that was contingent upon Florida Power and Light (FPL) power.

Mr. Kitzerow and Mayor Kuretski discussed the total number of crosswalks and future crosswalk completions.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR KURETSKI

- Cinquez Park Phase One – Mayor Kuretski asked about the landscaping.

Mr. Kitzerow stated the Town had worked with the Community to develop a landscaping plan. He added the primary piece was the road that would cut through to access the traffic signal.

Mayor Kuretski mentioned he was grateful Staff recognized serving the public first and by completing the landscaping first it would buffer the residents during the construction.

Mr. Kitzerow added a comment regarding the crosswalks, stating the ones on Main Street and University at Greenway were waiting on FPL.

- Time Capsule Display Case - Mayor Kuretski stated it was a delightful presentation of the capsules content.
- Jupiter Jubilee – Mayor Kuretski mentioned Staff had been working on the event for a year and a half and it showed. He added it was an incredible event and he was grateful to Staff. He also mentioned the business participation and the year long celebration put together by the Community Relations department.

ADJOURNMENT - 8:43 P.M.

Laura Cahill, Town Clerk