

**TOWN OF JUPITER HISTORIC RESOURCES BOARD
FINAL MINUTES
JANUARY 27, 2025**

CALL TO ORDER:

Chair Murray called the meeting to order at 6:00 P.M.

ATTENDANCE:

Chair Debi Murray; Vice Chair Brad Mayo; Board Members; Christine Pinello, Josh Liller, Lee Webber, Sara Misselhorn 1st Alternate (voting member); Asst. Director of Planning and Zoning, Stephanie Thoburn; Senior Planner, Thatcher Hart and Secretary, Michael Schneider.

CITIZEN COMMENTS: Mr. Peter Leo, resident of Harbor Road North, presented copies of stories and photographs to the board relating to the "Jupiter Wreck", the wreck of the Windward Jack, and the wreck of the Dory.

ORDER OF BUSINESS

1. **Approval of Minutes and Agenda** - Chair Murray sought clarification on which lodge was being referred to in the final paragraph of page 3. Board Member Liller indicated that this is referring to the Masonic Lodge and Asst. Director Stephanie Thoburn concurred. Board Member Liller indicated that the next sentence erroneously referred to The Shores when it should be referring to the Masonic Lodge. He continued that page two, full paragraph two, refers to the presence of fiber-tempered pottery indicating inhabitants from 5,000 years ago should be corrected to 3,500 years ago. Board Member Liller moved to approve the minutes from October 21, 2024 with corrections to pages 2 and 3; seconded by Board Member Pinello. The motion passed unanimously (4-0 vote).

Board Member Pinello moved to approve the agenda without any changes; seconded by Board Member Liller. The motion passed unanimously (4-0 vote).

Swearing In:

Secretary Michael Schneider, conducted the swearing-in of all witnesses for the quasi-judicial items on the agenda.

REGULAR AGENDA

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

2. **20 West Riverside** - Application for an archaeological Certificate to Dig on a .69+/- acre single family residential lot. **(PZ 24-6301)**

Vice Chair Mayo arrived at 6:06 PM.

Ex Parte Disclosures: Vice Chair Brad Mayo disclosed that he knows the applicant. Board Member Pinello disclosed that she lives nearby and has seen the property but hasn't discussed the issue with the applicant.

Applicant presentation: Zach Ciciera, representative of Coutler & Hearing presented the Certificate to Dig (CTD) application request.

Staff presentation: Thatcher Hart, Senior Planner, reviewed the staff report and recommendations on the Certificate to Dig (CTD).

Board Members asked questions of the Applicant and Staff:

Board Member Liller asked for clarification regarding the map on page 1-62 showing that a driveway overlaps with shell midden. Mr. Ciciera responded that the plan has been revised and indicated that the driveway will not affect the midden. Asst. Director Thoburn further clarified that there is a condition of approval in which the applicant must submit representations, narratives, and plans clarifying this as part of the building permit.

Vice Chair Mayo asked if the purpose of Staff's recommendation to raise the grade of the property 2 ½ feet was to avoid impacting the existing grade and if this will occur across the entire property. Ms. Thoburn confirmed this was correct and further indicated that areas of archaeological importance on the site plan marked in red will be covered with fill and preserved, whereas the area marked in orange is currently above grade and will be preserved in place.

Board Member Pinello asked how this could impact any potential docks and noted how there were no shovel tests along the shoreline wondering if there was any research needed in the area. Mr. Mankowski stated that the southernmost shovel test determined that the area and water's edge was highly disturbed. Board Member Pinello noted that the parcels boundaries were outlined in blue, and asked whether the parcel would include the sandy beach area and asked whose purview that falls under. Ms. Thoburn indicated that it is state waters and suggested that the applicant speak to their plans regarding the dock. Mr. Ciciera confirmed that the property line extends to the seawall and that the existing dock will remain until the homeowner applies for a permit for a new dock that will comply with Town and state agency regulations. Ms. Thoburn noted that if the board wishes to ensure no impacts are made to the shoreline area, they can add a condition of approval stating that a new dock should not impact the southeast corner of the property or any mangroves. Board Member Pinello indicated that such a condition is not needed.

Board Member Lee Webber asked which entity owned the coastal area along the river and if the archaeological dig extends into the water. Ms. Thoburn replied that the area is waters of the State. Mr. Mankowski added that archaeological sites can extend into the water, however, the area along the shoreline was heavily disturbed. Chair Murray asked if the white line on the map indicated a seawall to which Mr. Mankowski replied in the affirmative.

1st Alternate Sara Misselhorn arrived at 6:20 PM.

Board Member Liller asked if there's another site nearby with a similar level of both significance and disturbance. Mr. Mankowski referred to similarities between this site and the findings of Sawfish Bay Park.

Vice Chair Mayo commented that he did not recall hearing that the two properties northwest of the subject property had to apply for a Certificate to Dig. Ms. Thoburn replied that there was no investigation as no one informed the Town like they did for the subject property.

Chair Murray inquired about the history of three lots northwest of the subject property. Ms. Thoburn replied that they don't have any information regarding potential shell midden on the two lots with brand new construction. She continued that Planning and Zoning notified the owner of the third property near Sylvia Avenue that there may potentially be an unidentified archaeological site and that the Town has the opportunity per the Town code to investigate. Chair Murray suggested adding a note notifying applicants that they will need to check with the Town regarding potential unidentified archaeological sites as part of the permitting process.

Vice Chair Mayo asked how far down would one dig to which Mr. Mankowski replied that three feet is a manageable depth. Board Member Liller asked whether there was another known site between the subject property and the railroad to which Ms. Thoburn replied in the affirmative. Mr. Liller noted that this site should be given careful consideration alongside the aforementioned properties regarding future building permits.

Board Member Pinello mentioned documentation she had received regarding an area with a red barn along Riverside Drive in case it is of interest to the board or Town staff.

Ms. Thoburn added comments stating that the property is a single-family lot and that when the archaeological codes were written in 2000, they denoted exemptions and differences when the process of creating a development is required. Chair Murray commended the process being undertaken regarding this property and asked if the fill would be compacted. Mr. Ciciera replied that it would be. Chair Murray noted that this may do some damage.

Public Comment: None

Deliberation by the Board:

Board Member Pinello spoke positively of the process and stated that this is a good example of how things can be preserved for the future without being a hassle to the homeowner.

Board Member Webber complimented how thorough the process was.

Vice Chair Mayo complimented the staff and their recommendations.

Board Member Liller echoed the previous comments and thanked all involved for working together to preserve the most important parts of the site.

Board Member Misselhorn complimented all involved.

Chair Murray complimented the report and how easy it was to read.

Motion: Board Member Pinello moved to approve the Certificate to Dig application with staff recommended conditions; seconded by Board Member Webber. The motion passed unanimously (6-0 vote).

Staff Updates –

4. **Historic Centennial Committee:** Ms. Thoburn provided an update on the preparations for the centennial celebration. She mentioned the upcoming bus tour on Thursday, January 30, was sold out and they will be discussing cultural landscapes. The tour will then continue to the DuBois house and the Jupiter Inlet Lighthouse. She continued by mentioning Board Member Liller's Pioneer History discussion at the library.

Board Member Liller thanked the Town for advertising for his events.

Ms. Thoburn then mentioned the natural history presentation featuring Board Member Liller in February. She then mentioned the African American Jupiter History presentation at the Jupiter Library taking place February 28. Board Member Liller encouraged residents to attend and learn about part of Jupiter's history that's been sadly neglected. Ms. Thoburn continued to talk about the upcoming Centennial Jupiter Jubilee celebration including the photo cutouts, historical character actors, and historic toys. She continued that this is only the first quarter and that there will be more to come throughout the year.

She continued with updates on Sawfish Bay Park. The Loxahatchee Guild donated \$50,000 to the Town earmarked for the Aicher House deck. She then spoke about the Phase II living shoreline at Sawfish Bay Park and how they're putting in riprap, creating mangrove planters, and how they won't be doing any digging.

Board Comments: Board Member Pinello asked if there was any progress regarding Native American tribes being included on future events. Ms. Thoburn indicated that staff has not reached out, that the year of events has already been planned and budgeted, and suggested that the Lighthouse may be able to assist.

Next Meeting: February 24, 2025.

ADJOURNMENT: Board Member Liller made a motion to adjourn the meeting; seconded by Vice Chair Mayo. The motion passed unanimously (6-0 vote). Meeting was adjourned at 6:49 pm.



Michael Schneider, Secretary

Debi Murray, Chair