



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, MARCH 4, 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; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill.

PROCLAMATION

1. Bicycle Month – March 2025.

Mayor Kuretski presented the proclamation to Ms. Stephanie Thoburn, Assistant Director of Planning, Zoning and Director and Chair of the Vision Zero Advisory Committee (VZAC), and a Committee Member of the Technical Advisory Committee (TAC) for the Palm Beach Transportation Planning Agency.

2. Flood Awareness Week - March 3-9, 2025.

Mayor Kuretski presented the proclamation to Brett Warwick, Construction Services Coordinator.

Ms. Amanda Barnes, Director of Utilities, thanked Council and the Town Manager's office for their support. She explained the Stormwater and Utilities department have worked together for many years to provide flood protection for Jupiter's businesses and residents.

Mayor Kuretski emphasized his recognition of the flood mitigation in Pine Gardens North.

PRESENTATION

3. Loxa-Lucie Headwaters by Greg Braun, Executive Director of the Guardians of Martin County.

Mr. Greg Braun, Executive Director of the Guardians of Martin County, gave a presentation regarding the Loxa-Lucie Headwaters initiatives which included background of the initiatives; regional context; ecological context; water quality; and relevancy to the Loxahatchee River. He explained the saltwater intrusion concerns and water quality issues that were flowing into the Loxahatchee River. Mr. Braun stated the projects goal was to acquire land for conservation and avoid future development.

PRESENTATION

3. Loxa-Lucie Headwaters by Greg Braun, Executive Director of the Guardians of Martin County.

Mayor Kuretski clarified that Martin County voters approved 183 Million dollars toward the conservation effort.

Mr. Braun said yes through a sales tax increase of a half cent for 10 years.

Mayor Kuretski mentioned that when the Town purchased the Delaware scrub it was left titled to two government's making it less likely to be used for anything but its intended purpose.

Mr. Braun said the parcels within the Florida Forever Project Boundary are within the unit management plans for state parks and a third-party conservation easement holder was necessary.

Mayor Kuretski thanked Mr. Braun for his presentation.

Councilor Fore thanked Mr. Braun for the presentation and asked how the project will improve the river and water quality.

Mr. Braun said the water is currently flowing with no pre-treatment and their initiative is to acquire and essentially plug up the drains that flow into the rivers which have led to the deterioration of the wetlands.

Councilor Fore explained a similar project in Kissimmee worked and the water quality improved.

Councilor Delaney asked what the cost was on parcel 3 and thanked Mr. Braun.

Mr. Braun said they acquired 800,000 dollars and had a 3-million-dollar campaign. He explained he was not asking for donations but an endorsement.

Vice-Mayor Sundstrom thanked Mr. Braun for their effort.

Councilor May suggested Council endorse the project.

Mayor Kuretski said it should be a resolution.

Councilor May agreed.

CITIZEN COMMENTS

Ms. Beth Dellinger, resident of Beverly Road, expressed her concerns regarding mean comments being said towards council members.

Mr. Brett Leone, resident of Barbados Drive, discussed the Loxa-Lucie Headwaters and expressed his appreciation for Staff and Council regarding the Jupiter Jubilee and Business Partners Committee. He also thanked Councilor Fore for his service.

Mr. Linda McDermott, resident of Chadwick Drive, mentioned the Jupiter Tequesta Athletic Association (JTAA) and her support for the Fire Union.

Ms. Linda Smithe, resident of Via Rio, thanked Council for recognizing bicycle safety, encouraged residents to vote on March 11, and suggested Council install eco-friendly charging stations, solar panels and purchase electric vehicles.

MINUTES

4. February 18, 2025 Town Council Meeting Minutes.

Councilor Fore moved to approve February 18, 2025 Town Council Meeting Minutes; seconded by Councilor Delaney; 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.

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

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

- 5. Resolution 26-25,** Approving the award of EPW 2025-07, Sea Grape Trimming and Exotic Removal to Lucky Landscaping, LLC in an amount not to exceed \$96,547.26.
- 6. Resolution 34-25,** Approving the Interlocal agreement with Palm Beach County for the redetermination, re-adoption and ratifying the existing distribution formula for a six (6) cent local option fuel tax.
- 7.** Approving an annual license renewal for Arctic Wolf Managed Detection and Managed Response Cybersecurity Protection in the amount of \$106,690.90.

REGULAR AGENDA

PUBLIC HEARING

8. 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, Second Reading, Voluntary Annexation.

B. Ordinance 3-25, Second 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.

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

Mr. Alec Dickerson, with Gentile Holloway O'Mahoney & Associates, Inc (2GHO), representing the Applicant, gave a brief summary of the request; property location; key development milestones; potential certificate to dig and site plan; recent code violation from Palm Beach County (PBC); criteria for voluntary annexation; small scale future land use map and zoning map amendments; existing land use and proposed land use; reviewed the criteria for future land use and zoning map amendments.

Ms. Emily O'Mahoney, with 2GHO, discussed the traffic concerns, trip comparisons and trip cap.

Mr. Schneider, Principal Planner, provided information from ordinance first reading regarding Council's approval without a trip cap. He explained that the Inlet Village Flex Land Use which had been proposed for the property, would allow for almost twice the intensity of what was allowed under Palm Beach County (PBC). He noted the Applicant had agreed to 463 external trip caps based on the maximum floor area ratio (FAR). He stated if the Council proposed adding a trip cap, then Section 2 of Ordinance 3-25 would need to be amended.

Councilor Fore asked for clarification on what the wording would be if Section 2 was changed.

Mr. Schneider said he would provide a highlighted copy to the Town Clerk for distribution to Council.

Councilor Fore asked if there was a proposed development.

Mr. Schneider explained there was not one at that time, but they could come in after their certificate to dig.

Councilor Fore and Mr. Schneider went on to discuss trip cap.

Mayor Kuretski stated he believed that at the last meeting the Applicant stated it would be primarily used as residential.

REGULAR AGENDA

PUBLIC HEARING

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

Mr. Dickerson confirmed multifamily residential.

Mayor Kuretski said he needed some clarification and believed what was being presented was a land use and zoning amendment. He noted he challenged the analysis and felt it was inappropriate to state it would not have a negative traffic impact. He stated the Town had a Comprehensive Plan (Comp Plan) which included the level of service limits that the Town was bound to on A1A.

Mr. Schneider said he was correct in saying the Comprehensive Plan stated the level of service needed to be met during the buildout period.

Mayor Kuretski explained A1A had a level of services for vehicles, bicycles and pedestrians. He discussed the number being presented was too high for residential and stated the level showed it was about four units per acre and about 35 trips. He said four units on .03 acres or 16 units per acre was more than what he believed the Applicant needed. He stated he was disappointed and if the intent was residential, Council was being asked to establish a trip cap that would result in something that could not be built on the property. He noted the trips needed to be managed.

Mayor Kuretski stated he asked Mr. Sickler, Planning and Zoning Director, to meet to with the Applicant and see what they would propose. He felt 250 trips per day would be like 120 residential units per acre and believed that was crazy.

Ms. O' Mahoney stated that as an Agent for the Applicant, they bought property with the initial intent of doing multifamily residential however, if they were not able to, they would like to protect the potential of the land. She felt it would not be a problem for traffic.

Councilor Delaney asked if there was a garage on the property.

Ms. O' Mahoney stated there were two nonconforming structures.

Councilor Delaney asked there were utilities on the property and if they needed to incorporate the property for them to have utilities.

Ms. O' Mahoney said anyone wanting to do anything with the property would need to come to the Town. She noted all the utilities had been supplied by the Town.

REGULAR AGENDA

PUBLIC HEARING

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

Councilor Delaney asked what the trip count would be once the properties are joined.

Ms. O' Mahoney said it would be something which would need to be determined at the site plan.

Councilor May stated that without seeing a site plan, it was hard to see trip caps. He noted he would rather deal with the issue of trip caps during site plan and not worry about it now.

Councilor Fore said traffic was the biggest challenge and agreed with both the Mayor's comments and Councilor May's.

Vice-Mayor Sundstrom stated she agreed.

Mayor Kuretski said no one knew what the proposed traffic caps would be but was appreciative that the residents could see that Council was working on traffic concerns.

Councilor Delaney agreed and did not want to make it too low as it would diminish the property value. He noted he was not ready to determine what the cap number should be.

Mayor Kuretski said the Town does not want to be bound by a number which was too high.

A. Ordinance 2-25, Second Reading, Voluntary Annexation.

Title read by Mr. Baird.

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

Kuretski
Yes

Sundstrom
Yes

Delaney
Yes

Fore
Yes

May
Yes

REGULAR AGENDA

PUBLIC HEARING

8. 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, Second 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.

Title read by Mr. Baird.

Councilor Fore moved to approve Ordinance 3-25, Second Reading; seconded by Councilor Delaney; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

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

Title read by Mr. Baird.

Councilor May moved to approve Ordinance 4-25, Second Reading; seconded by Councilor Delaney; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY

- North Old Dixie Highway Parking – Mr. Baird mentioned the property owned by the Reedy family on North Old Dixie Highway, which was subject to a prior agreement requiring multiple property owners to collectively build parking on Florida East Coast Railway (FEC) land to resolve parking issues. He added the Reedy family's property has met its individual parking requirements, but they are unable to obtain a building permit due to the unresolved parking condition. He stated to avoid potential litigation and enable the Reedy family to proceed with their development, Staff proposed an administrative solution to remove the parking condition specifically for their property.

Councilor May motion to authorize Staff to remove the condition regarding property owners adding parking to land owned by the FEC on the east side of Old North Dixie Highway and address parking administratively; seconded by Councilor Fore; motion passed.

Kuretski	Sundstrom	Delaney	Fore	May
Yes	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY

- Mr. Greg Braun – Mr. Baird stated Mr. Braun was the Town's environmental consultant years ago and was the expert witness for the hearing regarding removed mangroves from the Bird property.

TOWN MANAGER

- Summer Camp Registration – Mr. Kitzerow thanked the Parks and Recreation Staff for their exceptional work during summer camp registration.
- Deputy Fire Chief Michael DeStefano obtained his Doctorate of Strategic Leadership - Mr. Kitzerow congratulated Deputy Fire Chief Michael DeStefano for officially obtaining his Doctorate of Strategic Leadership through Liberty University.
- Traffic Saturation Patrol - Mr. Kitzerow stated the Jupiter Police Department would conduct a Traffic Saturation Patrol with Palm Beach Gardens Police Department, Palm Beach County Sheriff's Office, and Florida Highway Patrol to enhance road safety and ensure compliance with traffic laws throughout the area.
- Town Election on March 11 – Mr. Kitzerow mentioned the upcoming Election on March 11th.
- Centennial Celebration at Roger Dean Chevrolet Stadium – Mr. Kitzerow thanked Mr. Mike Bauer and his Staff for the Centennial Celebration at Roger Dean Chevrolet Stadium.
- Jupiter U registration – Mr. Kitzerow stated the Jupiter U registration opened tomorrow and the tours included the Maltz Theater, the Police Department, Riverbend Park, UF Scripps, the Town's Water Plant, Loxahatchee River District's Wastewater Plant, the Lighthouse, and Town Hall. He added the Town would host the Centennial celebration History presentation called Preserving Paradise on March 19th.
- Crosswalks – Mr. Kitzerow mentioned there were seven completed crosswalks. He stated later this week the crosswalks on Palmfield Way, Main Street, and University Boulevard would be completed. He added the third crosswalk on Greenway would be completed by the end of March and the locations at Central Boulevard and Longshore Drive were scheduled to be completed by the end of June.
- Derelict Vessels - Mr. Kitzerow stated the jet ski located in Jones Creek was removed by the owner over the weekend. He added there were two derelict vessels that were removed from Jupiter's waterways thanks to Jupiter Police department (JPD) and the Marine Patrol Unit.

REPORTS

TOWN MANAGER

- Crosswalk Issue on A1A – Mr. Kitzerow stated JPD followed up on an email from Mr. Meyers concerning crosswalk issues on A1A. He stated JPD increased patrols and enforcement in that area.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR MAY

- Centennial Celebration at Roger Dean Chevrolet Stadium – Councilor May stated the event was amazing and his kids thought it was a lot of fun.

VICE-MAYOR SUNDSTROM

- Splash Pad at Toney Penna Aquatic Center – Vice-Mayor Sundstrom mentioned partnering with the County to help fund a splash pad at the Aquatic Center. She stated it was the County's property and there was a master plan for improvements.

Council Discussed the opportunity to fund part of the improvements and their interested in the County presenting the plan to Council. There was a consensus from Council.

COUNCILOR FORE

- Window Restrictors – Councilor Fore mentioned window restrictors on apartments two stories and above. He suggested incorporating it into an ordinance to reduce any risk of falling through.
- Flood Insurance - Councilor Fore discussed flood insurance.

Council continued discussion regarding window restrictions. Councilor May stated window restrictors did not stop emergency services from coming through the windows.

ADJOURNMENT - 8:46 P.M.

Laura Cahill, Town Clerk