



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL SECOND MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, APRIL 1, 2025**

Mayor Kuretski called the meeting to order at 7:34 P.M.

ROLL CALL: Mayor Jim Kuretski; Vice-Mayor Malise Sundstrom; Councilor Phyllis Choy; Councilor Ron Delaney; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill.

Councilor Choy thanked everyone in the Council Chamber, The Honorable Judge Curley, Council, Town Manager and Staff. She expressed her gratefulness and would represent the residents fairly. She thanked her family for their support and also recognized the candidates and wished them well and good health.

PRESENTATION

1. JILONA Shoreline Stabilization and Restoration Project update provided by Peter Dewitt, Bureau of Land Management.

Mr. Peter Dewitt, Jupiter Inlet Lighthouse Outstanding Natural Area Manager, gave a presentation regarding the Jupiter Inlet Lighthouse Outstanding Natural Area. He mentioned a new project to alleviate the erosion and stabilize the shoreline. He reviewed the project objectives, public involvement, wave breaks, project status, and funding.

Vice-Mayor Sundstrom thanked Mr. Dewitt for coming and all his work in finding the funding for the project. She added the project enhanced the recreation and protected the shoreline. She asked if he could provide a one-page flyer with information regarding protection and recreation.

Councilor Delaney thanked Mr. Dewitt and asked if the area would be closed to boaters.

Mr. Dewitt stated the project would only close the area in sections so parts were still open to boaters and pedestrians. Councilor Delaney and Mr. Dewitt discussed breakwaters.

Councilor Choy and Mr. Dewitt discussed the boardwalk.

Mayor Kuretski thanked Mr. Dewitt for his presentation and welcomed him back to provide a status update.

CITIZEN COMMENTS

Mr. Michael Culpepper, resident of Park Street, congratulated Mayor Kuretski, Vice-Mayor Sundstrom, and Councilor Choy for their elections and re-election to Council. He spoke about the historical parking issues concerning Old Dixie Highway.

Mr. Wayne Posner, resident of Carina Drive, congratulated the candidates who won the election. He spoke about several Town projects he supported including the A1A bridge, Jupiter Fire Rescue Department (JFRD), and Indiantown Road improvements. Mr. Posner also said Council salary has not increased in 20 years and it needed to be raised.

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 Choy moved to approve the Consent Agenda; seconded by Councilor Delaney; motion passed.

Kuretski
Yes

Sundstrom
Yes

Choy
Yes

Delaney
Yes

CONSENT AGENDA

PUBLIC BUSINESS

2. **Resolution 30-25**, Approving contracts to Kimley-Horn and Associates, Inc. (WS2524A), Hazen and Sawyer (WS2524B) and Carollo Engineers, Inc. (WS2524C) for Professional Engineering Continuing Consulting Services.
3. **Resolution 41-25**, Supporting the Loxa-Lucie Headwaters Initiative.
4. Approving a three (3) year GIS Small Government Enterprise Agreement (SGEA) to Environmental Systems Research Institute (ESRI) in the amount of \$180,900.
5. Approving the use of Federal Forfeiture Funds for the purchase of a Key Management System in the amount of \$26,696.
6. Approving a three (3) year license renewal for VMware Virtual Server Host Software in the amount of \$270,323.40.
7. Approving a purchase order to WGI, Inc. for construction phase services related to the playground and restroom construction at Maplewood Park, Jupiter Community Park, and Indian Creek Park, for an amount not to exceed \$128,616.16 in accordance with Contract EPW 2016-12D.

REGULAR AGENDA

PUBLIC HEARING

8. Resolution 23-25, 1352 South US Highway One - *Quasi-Judicial* - Site plan application to construct a four-story medical office building on a 1.35+/- acre.

Ex-Parte Communications:

- Vice-Mayor Sundstrom said she met with the applicant a week ago, had a meeting with Staff today, and drove by the site.
- Mayor Kuretski mentioned he visited the site today to observe conditions.
- Councilor Delaney stated drove by the site today and had a phone call with Mr. Donaldson Hearing and the Applicant.
- Councilor Choy said she had a phone call with Mr. Hearing.

Town Clerk swore in 7 people.

Mr. George Missimer, with Coteleur & Hearing representing the Applicant, gave an overview of the site plan application to construct a medical office building. He reviewed the location; the existing land use and zoning district; the proposed site plan; traffic flow including access to the building and circulation; architectural elevations and renderings; landscaping improvements; and the Water Pointe property proposed compromise.

Mr. Peter Meyer, Senior Planner, highlighted key points and issues related to the cross access and landscaping concerns related to the Water Pointe property. He also reviewed the Planning and Zoning Commission recommendations for approval of the application including the three options for Council consideration.

Mayor Kuretski stated there was an intervener for this item.

Mr. Craig Rubenstein, Counsel representing the Water Pointe Property, reviewed the cross-access easement in section four of the recorded plat which is reserved by Water Pointe. He said the cross-access point was not needed. However, the property owner proposed that if an easement is required it could be used for emergency purposes only.

Mr. Shaun MacKenzie, Mackenzie Engineering and Planning, Inc. reviewed the traffic concerns in relation to the cross-access easement and suggested it be used by emergency vehicles only.

Councilor Delaney asked Staff if the cross access was part of Water Pointe development plan.

REGULAR AGENDA

PUBLIC HEARING

8. Resolution 23-25, 1352 South US Highway One - *Quasi-Judicial* - Site plan application to construct a four-story medical office building on a 1.35+/- acre.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, confirmed it was required as part of Water Pointe development approval. She explained that it was typical to ask for cross access throughout the Town.

Mayor Kuretski stated on the north side there was one-way traffic and asked for the purpose of that.

Mr. Missimer stated part of it was directionality with entrance to the building and dimensionally enhance the greenspace around the building.

Mayor Kuretski asked Mr. Missimer if he believed the one-way traffic on the northside would limit cross access.

Mr. Missimer said vehicles entering the northern access point would be directed to the right and there would be signage and road striping which would direct them to the west. He felt it did not limit the functionality of the property and promoted circulation around the site.

Mayor Kuretski read page 6 of the Staff Report which stated the Town Engineer and/or Town Traffic Engineer did not view any safety concerns as presented.

Ms. Thoburn stated yes and noted the Town's Traffic Engineer reviewed the new information and did not disagree, and agreed with the requirement for cross access. She noted he did not disagree with the site visibility issue but it agreed with the Town's Comprehensive Plan.

Mayor Kuretski said there were three lanes at the exit from Water Pointe to US Highway One, one inbound lane and two outbound, one left and another right turn. He noted that between the eastbound and westbound there was a double yellow line and asked if it would be illegal to turn into if you were coming southbound.

Ms. Thoburn noted that was one of the comments Mr. CJ Lan, Town Traffic Engineer, had made, was the need for restriping the area.

Vice-Mayor Sundstrom asked Staff if there had been any comments from the Tierra Del Sol community.

Ms. Thoburn stated there had not been.

Vice-Mayor Sundstrom asked if residents had moved into Water Pointe or was the property still under construction.

REGULAR AGENDA

PUBLIC HEARING

8. Resolution 23-25, 1352 South US Highway One - *Quasi-Judicial* - Site plan application to construct a four-story medical office building on a 1.35+/- acre.

Ms. Thoburn said that they were close to obtaining their Certificate of Occupancy (CO).

Vice-Mayor Sundstrom clarified if you enter the medical office, you would take a right turn from US Highway One and then exit, a right down to a U-turn at Ocean Way. She noted there was not a left turn out of the parcel without the cross access.

Ms. Thoburn agreed.

Vice-Mayor Sundstrom stated she agreed with the Intervener regarding the visibility issues with proximity to US Highway One and given the curvilinear design she said it may be safer with a straighter, more direct access. She noted the Water Pointe cross access was a setback *from US Highway One* and asked what the planning principle was for creating cross access easements across parcels so close to arterial roads and if there was a thought of public safety where you would turn into or out of the development. LC 4/15/25

Ms. Thoburn stated that it depended on the site design providing for cross access in a positive and meaningful way.

Vice-Mayor Sundstrom noted section 3.2.5 of the Transportation Element Plan required vehicular and pedestrian connections and asked if it was in the Town's *Land Development Regulations (LDR)*. LC 4/15/25

Ms. Thoburn stated it was not.

Vice-Mayor Sundstrom stated she had concerns about safety, especially when it came to design.

Councilor Choy asked if there had been any concerns from prior tenants regarding traffic accidents.

Ms. Thoburn said she was not aware of any due to there being no cross access.

Mr. Missimer thanked the Council and the Intervener and stated we are all trying to make the Town better.

Mr. Rubinstein noted the development order was done prior to the plat and his comments were regarding the recorded plat. He noted the plat had no requirement for a cross access easement.

REGULAR AGENDA

PUBLIC HEARING

8. Resolution 23-25, 1352 South US Highway One - *Quasi-Judicial* - Site plan application to construct a four-story medical office building on a 1.35+/- acre.

Mr. Baird stated the issue was the application of the two transportation policies. He noted the Town applied the Comprehensive Plan policy to properties when development applications came in and then applied them on a case-by-case basis. He said in the past there had been cross access easements were functionally warranted and addressed the three safety concerns. He explained there may be instances where the application of those policies to a particular property did not implement those policies. He noted that as Council deliberated, they needed to consider under the conditions of this site whether the application of those policies warranted the cross-access easement in this particular location.

Mayor Kuretski believed when Water Pointe was improved, the development order was issued with a clear intention in the future to have a right for cross access. He said a left turn opportunity was no less risky than a U-turn. He agreed and accepted the opinion of the Town Traffic Engineer and Town Engineer and was inclined to go with the Staff's recommendations.

Councilor Delaney agreed with the cross access for safety and was not in favor of compromise.

Vice-Mayor Sundstrom was in favor of the compromise. She had concerns about the design and visibility and felt the emergency access left the easement open for future use.

Councilor Choy agreed with the Council's comments, but she wondered if the emergency access was there due to it being a medical building and there could be a need.

Mayor Kuretski noted that under the site plan if there was a need for emergency vehicle access, it would be identified and addressed.

Councilor Choy agreed with the Staff's recommendations.

Vice-Mayor Sundstrom reiterated her concern for safety regarding the cross-access easement.

Councilor Delaney believed it was the best purpose for the parcel and liked the architectural design.

Councilor Delaney moved to approve Resolution 23-25; seconded by Councilor Choy; motion passed.

Kuretski
Yes

Sundstrom
No

Choy
Yes

Delaney
Yes

REPORTS

TOWN ATTORNEY

- Welcome Councilor Choy – Mr. Baird welcomed Councilor Choy and stated he would be sending her a memo regarding Quasi-Judicial proceedings, ethics, and voting conflicts.

TOWN MANAGER

- Art Committee's Gallery Exhibition – Mr. Kitzerow mentioned the Art Committees' next gallery titled *Dreamscapes Beyond Frame* opened Friday, April 4, 2025 at the Jupiter Community Center.
- JupiterU Tours Registration – Mr. Kitzerow stated registration for the JupiterU Tours was open. He added several of the tours were full but five of the tours still had availability. He mentioned there would be a JupiterU State of the Town event with Council's participation at the Maltz Theater on May 8, 2025.
- Trash along I-95 and Indiantown Road - Mr. Kitzerow mentioned the Town had received calls regarding trash along I-95 and Indiantown Road. He stated Staff had been in contact with the Florida Department of Transportation and its contractors that were responsible for maintaining those roadways. He would provide an update once the Town received more information.
- Centennial Celebration - Mr. Kitzerow stated the Centennial celebration continued with a history presentation on Wednesday, April 9, 2025 titled *Small Town the Coastal Gem* that will feature the Town's former Mayor, Karen Golanka. On April 11, 2025 the Town would host the Touch A Truck Spring Fling and a Connect with Council on April 10, 2025.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR CHOY

- Thank you – Councilor Choy stated it had been a great night and was ready to continue working.

COUNCILOR DELANEY

- Councilor Choy – Councilor Delaney welcomed Councilor Choy.

MAYOR KURETSKI

- Trash along I-95 and Indiantown Road – Mayor Kuretski added that during the winter months the grass did not grow as much and was not mowed as often for the trash to be picked up.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR KURETSKI

- Council Vacancy – Mayor Kuretski mentioned the process to fill the Council vacancy for District 1 was for less than a year term. He stated the Run-off Election was \$160,000. He added since there was less than a year left, he imagined the consensus would be not to have an election. He stated the other options would be to appoint someone or ask for interested residents to submit a resume. He added he was inclined to ask residents that have interest in the District 1 seat to apply.

Vice-Mayor Sundstrom stated she agreed and that basic criteria would need to be met. She added that it would be best to accept applications and understand more about who was interested from District 1. She noted the Council had two meetings to discuss and agree on an applicant. She stated Council would need to direct Staff what the criteria would be and what the application process would look like.

Councilor Delaney stated the Town would need to advertise and make sure residents knew which District they were in.

Councilor Choy was in support.

Council discussed coming up with a timeframe and criteria at the next meeting.

Mayor Kuretski asked Staff to share with Council the timeframe used during the last appointment process. He said it was important for Council to state the criteria they thought was important. He added he was inclined to want someone from District 1.

- Strategic Plan – Mayor Kuretski asked Councilor Choy to meet with Staff to add to the strategic plan.
- Abacoa at Town Center Residential Density – Mayor Kuretski stated there was a policy guidance opportunity and he did not want to waste Staff's time reviewing an application if the majority of Council would not support. He mentioned in this case would not support increasing the density entitlement. He emphasized he did not support increasing the density entitlement.

Vice-Mayor Sundstrom added she agreed with supporting the entitlements that were already there and not going beyond that. She stated there were a lot of changes happening in terms of traffic flow. She agreed with Mayor Kuretski that she would not support increasing the density entitlement.

Councilor Delaney stated the Applicant was one of his customers and probably would abstain if the application came in front of Council.

Councilor Choy stated no variances were allowed and she supported not increasing the density.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR KURETSKI

Mayor Kuretski stated there seemed to be a majority and they were simply stating a policy guidance that three members did not support increasing the residential density entitlement.

VICE-MAYOR SUNDSTROM

- Councilor Choy – Vice-Mayor Sundstrom welcomed Councilor Choy. She stated she was excited to work with her.
- E-Bike Event – Vice-Mayor Sundstrom stated the event was incredible and exceeded her expectations. She added the Jupiter Police had been active for a long time regarding that issue and people were pleased with the enforcement and education measures.

Mayor Kuretski mentioned he had heard it was a well implemented meeting. He discussed a balloon releasing event after the e-bike incident and asked about providing education regarding releasing balloons.

Councilor Delaney added not everyone was aware of the environmental issues with balloons.

ADJOURNMENT – 9:23 P.M.

Laura Cahill, Town Clerk