

**TOWN OF JUPITER HISTORIC RESOURCES BOARD  
FINAL MINUTES  
May 19, 2025**

**CALL TO ORDER:**

Acting Chair Mayo called the meeting to order at 6:09 P.M.

**ATTENDANCE:**

Acting Chair Brad Mayo; Board Members Christine Pinello, Lee Webber and Sara Misselhorn, 1<sup>st</sup> Alternate (voting member); Asst. Director of Planning and Zoning, Stephanie Thoburn; Senior Planner, Thatcher Hart; and Secretary, Vernisa Ayers and Dennis DePalma.

**CITIZEN COMMENTS:** None

**ORDER OF BUSINESS**

1. **Approval of Minutes and Agenda** - Board Member Pinello moved to approve the agenda as presented; The motion was seconded by Board Member Misselhorn and passed unanimously (4-0 vote).

**Swearing In:**

Secretary Vernisa Ayers, 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. **Beyel** – Certificate to Dig application on a .51 +/- acre property for a future residential development on an archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project, and the Celestial Railroad (8PB233), located at the southwest corner of N A1A and Saturn Street. (PZ#24-6139)

**Ex Parte Disclosures:** None

**Applicant presentation:** Troy Holloway, representative of 2GHO presented the Certificate to Dig (CTD) application request, covering the level of disturbances that are requested as a part of the application. Mr. Holloway stated that the applicant has applied for a CTD application as required per code in order to construct a residential duplex. He also mentioned the deep archaeological history of the site and the neighboring area of the subject property. Lastly, Mr. Holloway mentioned that The Phase I and Phase II assessments that was conducted on the property discovered very minimal historic artifacts existing on the property and that the application was

deemed to meet the necessary requirements outlined within Town Code.

Staff presentation: Thatcher Hart, Senior Planner, reviewed the staff report and recommendations on the (CTD) for the Beyel property. Mr. Hart, discussed the history of the site and the archaeological significance of the area as well as the different assessments that have been conducted on the site, most recently in 2021 by Dr. Baer as a part of this application. Mr. Hart also reviewed the sufficient archaeological management plan that was created by the applicant and reviewed by the Town's archaeologist.

Board Members asked questions of the Applicant and Staff:

Board Member Pinello asked about the discrepancy of archaeological findings between the 1997 Cultural Resource Assessment Survey (CRAS), and the most recent shovel tests. Andrew Owens, the property owner's archaeologist, stated that the previous archaeologist who conducted the research did not find any significant findings due to the high degree of disturbance on the subject property. He noted that the proposed Archaeological Management Plan would provide adequate monitoring during construction should any substantial findings be found during subsurface disturbances. He noted that the boundary discrepancy is based on with the recorded Scheurich midden site filed with the State versus what was recorded data.

Ms. Thoburn clarified that the 1997 CRAS was conducted for a larger piece of property that was later subdivided to include the subject property, the Kempe property, and the Addario property. The Kempe property obtained a CTD in 2017 for that parcel. With the new information from the Kempe CTD, the findings of the 1997 report were refuted when the Addario's sold the subject property to the Beyel's. The Kempe CTD discovered fiber tempered pottery sherds, confirming that the midden was from the late archaic period. The Kempe CRAS has not been filed with the State's Florida Master Site File (FMSF). Ms. Thoburn stated that the Town's Archeologist visited the subject property in 2021 during Dr. Baer's, the previous archaeologist, excavation of the 44 holes confirming that no significant findings were discovered.

Board Member Pinello then asked how close to the subject property has a significant archaeological site been found. Ms. Thoburn responded that an intact midden was located on the Kempe property to the south of the subject property closer to the water, as well as toward the front of the Kempe property near A1A. Ms. Thoburn stated that Condition 2 of the CTD will address update the Florida Master Site File (FMSF) by requiring the property owner's qualified archaeologist to document any significant deposits and update the FMSF upon completion. Ms. Thoburn also mentioned that the Town has requested their consulting archaeologist to review all FMSF that the Town has received as a part of Certificate to Dig applications and confirm that they were recorded with the State.

Board Member Misselhorn asked where the archaeological items found on the site

are currently located. Mr. Owens responded that was unknown, as the location of the findings was not documented in the report.

Acting Chair Mayo asked about the likelihood that Coopers Road is the old Celestial Railroad. Ms. Thoburn confirmed that it is the former Celestial Railroad right-of-way, and stated that the Town has a State Historical Marker to honor the railway.

Acting Chair Mayo asked about the future development of the eastern portion of the property along A1A. The Owner responded that the area will remain green space. Mr. Mayo also asked if any additional shovel testing is anticipated. Mr. Owens stated that any future shovel tests would only be conducted per the management plan.

Board Member Pinello inquired about the planned depth of the proposed pool excavation and how it compares to the depth of the nearest midden. Mr. Holloway stated that the pool will be excavated approximately three feet into the existing grade. Mr. Owens stated that while the pool area is significantly disturbed, the nearest midden on the property is only a couple feet deep which is why intensive monitoring will occur based on the archaeological management plan. Board Member Pinello asked the distance to the closest archaeological site from the subject property. Mr. Owens responded that there is a registered site located a few hundred feet away.

Ms. Thoburn further noted that based on the information we have and the findings of Dr. Baer's report, no prehistoric artifacts were discovered which is why the Town's archaeologist was okay with moving forward with the CTD with the conditions of approval.

Public Comment: None

Deliberation by the Board:

Board member Misselhorn stated that given the letter from the Town's archaeologist and detailed report, it makes sense to move forward with the CTD.

Board Member Pinello proposed to delay the vote until the next meeting to allow for further discussion with additional board members.

Acting Chair Mayo agreed with Board Member Pinello, stating that there are still many unknowns and that he is not ready to proceed with a vote at this time.

Motion: Board Member Pinello made a motion to continue the item to the next Historic Resources Board meeting. Acting Chair Brad Mayo seconded. Motion to continue passed 3-1 with Board Member Misselhorn dissenting.

**Staff Updates** – Centennial Updates: Town staff updated the Board on the Children's archeological event and Train Depot Open House that occurred on Friday April 18<sup>th</sup> and a number of historic bus tours took place over the Spring. The Aicher house deck construction is also under way, and the Town will host an opening event of the facility at

the end of the 90-day contract

**Board Comments:** None

**Next Meeting:** Monday, June 16, 2025.

**ADJOURNMENT:** Board Member Misselhorn made a motion to adjourn the meeting; seconded by Acting Chair Mayo. The motion passed unanimously (4-0 vote). Meeting was adjourned at 7:02 pm.

  
Rodrekia Brown, Secretary

  
Debi Murray, Chair