

**TOWN OF JUPITER HISTORIC RESOURCES BOARD
FINAL MINUTES
August 18, 2025**

CALL TO ORDER:

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

ATTENDANCE:

Chair Debi Murray; Board Members Christine Pinello, Josh Liller, Christina Carr, and Christopher Yerkes; Asst. Director of Planning and Zoning, Stephanie Thoburn; Senior Planner, Thatcher Hart; and Secretary, Rodrekia Brown and Vernisa Ayers.

CITIZEN COMMENTS: None

ORDER OF BUSINESS

1. **Approval of Minutes and Agenda** - Board Member Christine Pinello moved to approve the May 19, 2025 minutes as presented; The motion was seconded by Board Member Christopher Yerkes and passed unanimously (5-0 vote) Board Member Josh Liller moved to approve the agenda as presented the motion was seconded by Board Member Christine Pinello and passed unanimously (5-0 vote).

Sara Misselhorn arrives at 6:05 p.m.

Swearing In:

Secretary Rodrekia Brown conducted the swearing-in of all witnesses for the quasi-judicial items on the agenda.

REGULAR AGENDA

A. OLD BUSINESS:

2. CONTINUED

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) (Continued)

Ex Parte Disclosures: Board Member Josh Liller stopped by the site.

Applicant presentation: Andrew Owens, the applicant archaeologist for the Beyel project, presented the findings of the archaeological assessment. Mr. Owens discussed the Archaeological assessment that was conducted by Dr. Baer in 2021 that discovered no historically significant cultural materials were observed on site. He further discussed the archaeological management plan that was developed to guide the proposed development, and the sites greater geographical importance in the context of the area. Mr. Owens also mentioned that new data from the

assessment will be submitted to the state to update the Florida Master Site File for the known archaeological site.

Staff presentation: Thatcher Hart, Senior Planner, discussed the application for the CTD on the subject property which was previously presented to the Board at the May 19, 2025 meeting. The Board voted to continue the item to the next Historic Resources Board meeting due to concerns with information of the Scheurich midden and the desire for further discussion with absent board members. The application was then scheduled for the June 16, 2025 meeting, however, the meeting was canceled due to scheduling issues.

Mr. Hart stated that prior to the meeting, town staff asked the applicant to provide additional information to address the concerns of the board. He noted that both the applicant and Town's archaeologist were present to help clarify any discrepancies, address boundary-related concerns, and answer questions. Mr. Hart stated that a number of archaeological assessments have occurred on the property over the years, with the most recent assessment occurring in 2021. The Town's archaeologist recommended that intensive archaeological monitoring be conducted during the construction of the project. This approach will ensure that if any artifacts or findings do emerge, they can be handled in accordance with proper archaeological procedures.

Town archaeologist Joe Mankowski added that both prehistoric and historic deposits were found on the site; however, they were not deemed significant.

Board Members asked questions of the Applicant and Staff:

Board Member Pinello asked how findings are determined significant? Mr. Mankowski stated that a finding is found significant if it is found intact within the same layer it was prehistorically or historically. He referenced Bob Baers' assessment, which noted that many of the intact deposits found were no longer in their original context and had been redeposited.

Board Member Pinello asked the attending Native American community members for their perspective on what is considered significant. However, Town Attorney Lashley interjected, stating that members of the public will need to wait to make comment until the public comment portion of the meeting.

Board Member Josh Liller asked why the majority of the shovel tests were conducted on the eastern portion of the site and not near the shoreline. Mr. Owens stated that while he was not sure of the exact methodology of Dr. Baer, the focus was most likely on undisturbed areas and the eastern portion of the site has likely been highly disturbed due to the seawall construction. The owner Tammy Beyel added that the reason was because the concrete on the site and how compact the rock was on that portion of the site. Mr. Owens mentioned that the area was probably made of "riprap".

Board Member Pinello inquired about what comprises "riprap". Mr. Owens stated that it is rocks made of limestone and coquina rock to stabilize the shoreline. Board Member Pinello clarified that the "riprap" would have removed anything that was there before. Mr. Owens agreed with her assessment adding that the site has been developed multiple times before.

Board Member Liller asked if the oak tree mentioned in the 1997 report was still on the property. Mr. Owens was unsure but does not believe so. Mr. Liller went on to ask Mr. Owens if he had reviewed the report for the Kempe property to the south of the subject property. Mr. Owens stated that he did read the report. Mr. Liller stated that he felt it was important to mention that in the report that orange fiber tempered pottery was found during the Kempe assessment. Mrs. Thoburn also mentioned that staff provided that information to the applicant after the last meeting that was in May to provide the applicant with the archaeological context of the site.

Mrs. Thoburn addressed the concerns expressed by Board Member Pinello reiterating that the shovel tests that were conducted on the subject property did not result in findings as significant as those in the Kempe report or on the Town's Inlet Village Marina property to the north. In addition, Mrs. Thoburn stated that when Dr. Baer conducted the excavation there was a house and a garage on the property that prevented any shovel tests from being conducted within their footprints.

In addition, Mrs. Thoburn mentioned that the Town purchased the property to the north after significant destruction occurred and worked through a notice of Violation with Palm Beach County before it was annexed into the Town and before the Town purchased it. The previous owner was responsible for significant excavations prior to the Town installing the seawall.

Chair Murray did not have any questions but wanted to express her concern over the number of errors of fact within the archaeological report that will become part of the legal record. Ms. Murray also stated that the report should contain more local information about the historic Town of Jupiter rather than a narrative regarding South Florida, and that it would be helpful to have the history of ownership of the land since it has been part of the Florida Land Trust.

Mrs. Beyel stated that she has information on the previous owners of the property. Board Member Pinello asked if that information was in the report to which Chair Murray stated it was not.

Public Comment:

Mr. Stuart of the Miccosukee Tribe expressed his appreciation for the boards respect for the indigenous nations. He mentioned concerns about the current process of determining what is considered "significant." He emphasized that decisions regarding significance should not be made by individuals who may not fully understand or appreciate its cultural or historical value. He stated that the physical relocation of an item or site does not diminish its significance and made it clear that

he does not support any proposed excavation or dig. Mr. Stuart also highlighted the importance of asking the right questions when assessing significance, as what may seem insignificant to one person could hold deep cultural importance for another. Mr. Stuart strongly recommended that the tribes be consulted directly to determine what is culturally and historically significant from their perspective.

Ms. Namath emphasized the importance of preserving local and world history. She referenced past efforts to stop development at Suni Sands and expressed concern that the subject application would be treated any differently. She urged denial of the Certificate to Dig to respect the local and indigenous history of the area.

Mr. Williams identified himself as a descendant of the Taino Tribal nation of the Caribbean, emphasizing that despite common misconceptions, the tribe still exists with over six million members, making it one of the largest native American bodies in the northern hemisphere. Mr. Williams discussed the importance of the Jupiter inlet to his tribe and the interconnectedness of the Caribbean islands.

Mr. Williams requested permission to submit an email to formally express his concerns for the record. The town attorney, confirmed he may submit written comments, but clarified that the Board would still proceed with a vote today.

Deliberation by the Board:

Board Member Liller acknowledged the complexity of the site, noting it spans multiple adjacent properties and is not well understood. He stated that much of the area has been disturbed by past use, including moderate habitation. He emphasized that archaeologists will be involved throughout the process underlying the importance of archaeological monitoring.

Board Member Pinello expressed appreciation for Jupiter's historical significance and unique character. She expressed concern over the application stating concerns that there was not enough consideration of the impacts of the development and that she did not support the application.

Board Member Misselhorn appreciated the additional information that was provided by the applicant and stated that she was more comfortable with the application based on the information provided by the Town's archaeologist.

Board Member Carr expressed concern over the information that was not considered within the report. She further expressed concerns with digging on a site without a better understanding of the greater context of the site. However, she felt comforted that the archaeological monitoring will ensure that if anything is discovered it will be handled with care.

Board Member Yerkes commented on the intensity of the property's use and emphasized the importance of monitoring throughout construction.

Chair Murray stated that the project could move forward with intense monitoring, noting that if anything significant is found, it should be protected and interpreted properly.

Board Member Pinello asked the board how they believe the project can be best protected moving forward. Chair Murray responded that having an archaeologist on-site throughout the project would be the most effective approach. She further went on to state that from the research, the site was a kitchen area.

Board Member Misselhorn inquired about where the items found on the property were located and stated that previously the applicant did not know where they were located. She further stated that they should have a better idea of where they were. Ms. Beyel stated that she received the findings from Bob Baer, the archaeologist which included a broken bottle and a couple pieces of pottery that was found on the property, offering to provide it to the Town.

Motion: Board Member Liller made a motion to accept the Certificate to Dig subject to correcting the grammar and accuracy of the report provided by the Board, and include the Kempe Report in the subject report. The motion was seconded by Board Member Misselhorn. Motion passed 4-1, with Board Member Pinello dissenting.

B. NEW BUSINESS:

Officer Elections:

Board Member Misselhorn nominated Debi Murray to serve as Chair and was confirmed by a vote of (5-0). Chair Murray nominated Brad Mayo for Vice Chair, with the nomination seconded by Board Member Pinello that was approved unanimously by a vote of (5-0).

Staff presentation –Center Street: Stephanie Thoburn presented a PowerPoint to the Board on the strategic priority of the Town Council for “Areas of Local Importance”. She discussed the two main projects for Center Street. The first was the Palm Beach County roadway expansion and the second project are zoning code changes that look at the historic nature of the area. She stated that this was an informational item for the Board and that the workshop for these items will occur on September 10, 2025. Staff was also looking for any input from the Board on the Zoning Text Amendment related to the historic character, appearance, building height, parking, and desired uses. Mrs. Thoburn continued to discuss the types of improvements that Palm Beach County was including with the roadway expansion and the topics.

Mrs. Thoburn emphasized that the reason for the presentation was to look for input on the modifications that were being discussed as a part of the Center Street/North Alternate A1A Redevelopment Overlay Area that is currently voluntary and incentive based. She stated that in order to maintain the historic character of the area, the Town Council was exploring making the overlay a requirement.

Board Comments:

Board Member Pinello inquired what property owners have been contacted in the area. Mrs. Thoburn stated that the businesses that were located on Center Street were contacted and sent postcards to the public. In addition, Mrs. Thoburn stated that the events were being advertised on social media and on the Town website. Board Member Pinello also commented that some of the older property owners won't be reached by the social media advertisements.

Board Member Liller supported methods other than social media for outreach and noted that social media can sometimes be unreliable in reaching your target audience. He also referenced recent road changes in Palm City made to slow traffic and encourage small-scale, community-friendly shopping and mentioned it may be a good place to get ideas. He also inquired about the zoning overlay area along Historic Alternate A1A, which has not been officially designated but has potential. He questioned how such a change in zoning designation might affect existing buildings. Staff clarified that there are no plans to change the zoning classification. Board Member Liller responded that if the project moves forward, there should be clear communication about the zoning overlay and nothing in the changes should encourage owners to destroy historic homes.

Staff Update

Centennial Updates: Town staff provided an update to the Board on recent centennial activities. Two bus tours were held on August 8, 2025, with 38 residents participating. Additional tours are planned for the fall. As part of the tour, the historic train depot was also opened to the public.

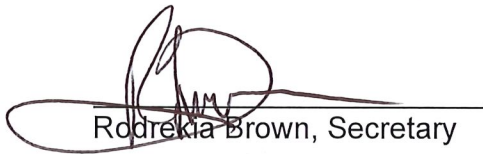
Aicher House Deck Update:

The Aicher House deck is expected to be completed in September following some delays. Once finalized, the Town plans to host an event to celebrate the opening. The historic train depot will also be open to the public during the event.

Board Member Liller inquired whether any significant artifacts had been discovered. Mr. Mankowski stated that the monitoring has not be finalized yet but those findings will be included within the report finding.

Next Meeting: Monday, October 20, 2025.

ADJOURNMENT: Board Member Christopher Yerkes made a motion to adjourn the meeting; seconded by Sara Misselhorn. The motion passed unanimously (5-0 vote). Meeting was adjourned at 7:41 pm.


Rodrekia Brown, Secretary


Debi Murray, Chair