FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, MARCH 5, 2024

Mayor Kuretski called the meeting to order at 7:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice Mayor Ron Delaney; Councilor Andy Fore; Councilor Malise Sundstrom; Town Manager Frank Kitzerow; Acting Town Attorney Brett Lashley and Deputy Town Clerk Stephanie Proffer. Councilor Cameron May was absent.

PROCLAMATION

1. Bicycle Month – March 2024.

Mayor Kuretski presented the proclamation to Mr. Thomas Hernandez, Director of Engineering and Public Works and Committee Member of the Technical Advisory Committee (TAC) for the Palm Beach Transportation Planning Agency and Ms. Stephanie Thoburn, Assistance Director of Planning and Zoning and Chair of the Vison Zero Advisory Committee (VZAC).

CITIZEN COMMENTS

Ms. Cindy Loth, resident of 154th Road North, discussed her concerns regarding dash cams on Jupiter Police Department (JPD) vehicles and suggested training for JPD officers.

Mr. Bob Potluck, resident of Barbados Drive, said he did not support putting new town homes in Abacoa because it would bring more traffic.

Mr. Steen Eriksson, resident of South Congress Avenue, highlighted Palm Beach County Fire Rescue (PBCFR) Station 16 recent accomplishments and noted their fire station of the year award.

Ms. Linda Smithe, resident of Via Rio, asked Council to invest in renewable infrastructure, electric vehicles, and more charging stations. She also suggested that all new construction is Leadership in Energy and Environmental Design (LEED) certified.

Ms. Linda McDermott, resident of Chadwick Drive, expressed her concern about the fire assessment fee and thanked Staff for addressing her previous concern regarding the bushes on the median South of Toney Pena Drive.

Mr. Dylan Nuquist, resident of Via Rosina, discussed the interest rates and cost comparisons for Jupiter Fire Rescue Department (JFRD).

Mr. Brett Leone, resident of Barbados Drive, asked for lighted sidewalks and intersections in Abacoa. He also suggested honoring former Council members in the new Town Hall.

Ms. Myrna Goldberg, resident of Dakota Drive, stated she did not support the proposed five-story apartment buildings near Roger Dean stadium.

CITIZEN COMMENTS

Ms. Sinikka Pirttimaki, resident of River Drive, mentioned her concerns regarding bicycle and e-bike safety issues and suggested street sweeping, adding green paint to the bike lane on Indiantown Road, and creating an alternative route for bicyclist to go to Riverbend Park.

Mr. Andy Weston, resident of Dolphin Drive, spoke about improving Dolphin Drive and asked for the road to be widened.

Ms. Kristen Henry, resident of Majorca Way, discussed her concerns regarding recent social media blasts from the Town.

MINUTES

2. February 20, 2024 Town Council Meeting Minutes.

Councilor Sundstrom moved to approve February 20, 2024 Town Council Meeting Minutes, as amended; seconded by Councilor Fore; motion passed.

Kuretski	Delaney	Fore	Sundstrom
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.

- Mayor Kuretski pulled item 4.
- Mr. Tim Steigenga, Ms. Kathleen Waddell, and Ms. Suzanne Whitbeck removed item 5.

Vice-Mayor Delaney moved to approve the Consent Agenda, as amended; seconded by Councilor Fore; motion passed.

Kuretski	Delaney	Fore	Sundstrom
Yes	Yes	Yes	Yes

PUBLIC HEARING

3. Town Code and Procurement Policy Amendment

A. Ordinance 9-24, Second Reading, Approval of Amendment of Town Code Section 2-109 pertaining to the Town's Purchasing Procedures.

Title read by Mr. Lashley.

B. Resolution 27-24, Approval of Amendment of Town Procurement Policy.

PUBLIC BUSINESS

4. Resolution 32-24, Town of Jupiter Authorization to Terminate the Bioscience Land Protection Advisory Board and Interlocal Agreement. **MOVED TO REGULAR AGENDA**

5. Approving Amendment 2 to Lease Agreement with El Sol Neighborhood Resource Center Extending Term for Two Years. **MOVED TO REGULAR AGENDA**

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

4. Resolution 32-24, Town of Jupiter Authorization to Terminate the Bioscience Land Protection Advisory Board and Interlocal Agreement.

Mayor Kuretski explained he attended the last two Bioscience Land Protection Advisory board meetings, where he asked if there was a State requirement for the board to continue and noted there was not. He discussed page 2 of the Staff report regarding a corporate headquarters and noted he was in favor of a roundtable meeting.

Councilor Sundstrom believed a roundtable was a good suggestion but had concerns about the language of corporate headquarters. She said it may need to be changed to a major corporate office due to its sizeable footprint.

Vice-Mayor Delaney stated he was comfortable with Staff recommendations.

Mayor Kuretski said he agreed with clarifying the language for corporate headquarters.

Councilor Fore agreed with Councilor Sundstrom’s suggestion on language.

Councilor Sundstrom believed a quick roundtable would be good for a better understanding.

Council unanimously agreed to have the Staff return with a roundtable for further discuss adding corporate headquarters use.

Vice-Mayor Delaney moved to approve Resolution 32-24; seconded by Councilor Fore; motion passed.

Kuretski	Delaney	Fore	Sundstrom
Yes	Yes	Yes	Yes

5. Approving Amendment 2 to Lease Agreement with El Sol Neighborhood Resource Center Extending Term for Two Years.

Mr. Tim Steigenga, Chair of the Board for El Sol and resident of Eagles Nest Drive, explained El Sol’s mission was to improve the quality of life for the community of Jupiter by providing labor, education, community health, food and nutrition, and youth services to day laborers and their families. He asked Council to extend the lease and consider a long-term lease.

Ms. Kathleen Waddell, resident of Winding Lake Drive, thanked the Town of Jupiter’s past and present Town Council, and Jupiter Police department for their support of El Sol. She explained the vast array of age groups El Sol serves and noted during the last hurricane El Sol’s clients helped over 100 Jupiter residents in preparing for the storm.

Ms. Suzanne Whitbeck, Executive Director of El Sold and resident of Ocean Dunes Circle, said 18 years ago El Sol was formed to solve a problem the Town was facing and has grown into a full-service resource center.

Mayor Kurestki noted the prior lease agreement had an option to extend for five years and asked for Council to reconsider reinstating the language to extend to five years.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. Approving Amendment 2 to Lease Agreement with El Sol Neighborhood Resource Center Extending Term for Two Years.

Ms. Nikki Carpenito, Senior Director, explained Staff recommended a 24-month extension with requirements that they provided a strategic plan to include funding and facilities requirements.

Councilor Fore clarified the change was a five-year contract being changed to a three- year contract.

Ms. Carpenito said yes.

Councilor Sundstrom noted the quarterly reports were supposed to give a quarterly update on the strategic plan to include progress on identifying funding sources, partnerships for service delivery, and relocation to a permanent location. She asked if that information had been reported in previous reports.

Mr. Frank Kitzerow, Town Manager, said the reports were sporadic and would need to look back at previous reports.

Councilor Sundstrom said she would like to see what reporting was done. She stated her support for El Sol's mission and was committed to their success. She mentioned having concerns and acknowledged since the first discussion about creating El Sol 20 years ago many things had changed including the age of building which would need repairs and felt 24 months would give them time to plan.

Vice Mayor Delaney said El Sol was a great remedy regarding immigration issues on local and national level that weren't being addressed. He asked for clarification that El Sol's location was never meant to be permanent.

Ms. Carpenito agreed. Vice Mayor Delaney said he was comfortable with the two-year lease extension and would like to see a business plan that contained a transition to a separate location.

Mayor Kurestki said he understood the responsibility to keep and maintain the interior of the building were the tenants of El Sol. He also said El Sol received grant funding which helped to replace the air conditioning system. Mayor Kuretski said he would like to keep the option open up to a three-year renewal.

Vice Mayor Delaney said if we needed to extend again in two years the Town could, but would like to see a transition.

Councilor Fore said he recently learned how beneficial El Sol was but said the location was the only issue.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. Approving Amendment 2 to Lease Agreement with El Sol Neighborhood Resource Center Extending Term for Two Years.

Vice-Mayor Delaney moved to approve Amendment 2 to Lease Agreement with El Sol Neighborhood Resource Center Extending Term for Two Years; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Fore	Sundstrom
Yes	Yes	Yes	Yes

REGULAR AGENDA

PUBLIC HEARING

6. **Ordinance 6-24, First Reading**, Exceptions to Development Regulations and Definitions – Town initiated zoning text amendment in regard to height exceptions (Second Reading 3/19/2024).

Mr. Scott Thatcher, Principal Planner, explained how the Town's Code exempts certain items, such as towers, tanks, elevated bulkheads, and church spires regarding height. He noted that in 2021, modifications were added to include stair towers and rooftop mechanical equipment. He stated the zoning text amendment had impacts that caused unintended consequences in areas such as single-family residential. He said the text amendment would help to close off those loopholes.

Mr. Thatcher discussed the changes to the Town Code which included modifying the definition of story and gross floor area; to modify the purpose and intent of a development; and to clarify that stair towers and screened rooftop mechanical equipment could only exceed the height limit for non-residential or mixed-use buildings plus elevator bulkheads.

Councilor Fore asked if the exemptions would not be allowed in just the residential.

Mr. Thatcher stated some of the regulations and noted Staff was trying not to add large, bulky additions to rooftop structures.

Councilor Fore said Staff was trying to avoid play areas on top of those zones and if the amendments would prohibit them.

Mr. Thatcher stated it would.

Mayor Kuretski thanked Staff for recognizing there was an issue. He believed Staff found a thorough way to address the consequences.

Councilor Fore asked if there were any permits issued that allowed for someone to take advantage of the matter.

Mr. Thatcher stated that he was not aware of any but noted that there were two permits in the process which had not been approved.

Title read by Mr. Lashley.

REGULAR AGENDA

PUBLIC HEARING

6. **Ordinance 6-24**
Councilor Fore moved to approve Ordinance 6-24, First Reading; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Fore	Sundstrom
Yes	Yes	Yes	Yes

7. **Resolution 28-24, Quasi-judicial** - Roger Dean Chevrolet Stadium Renovations, - Site Plan Amendment to modify a previously approved site plan.

Ex-Parte Communications:

- Vice Mayor Delaney had a phone conversation with Mr. Gentile on March 1, 2024.
- Mayor Kuretski met with Mr. Gentile and Mr. Mike Bauer to discuss scope of changes on February 26, 2024.

Deputy Town Clerk swore in seven people.

Mr. George Gentile, with 2GHO and representing the Applicant, gave a brief presentation that included site location and property history.

Mr. Kirk Bauer with Fawley Bryant Architects, discussed the pivot plan; scope of improvements; building data; overhead view of the master plan; color swatches; and various proposed renderings.

Mr. Gentile thanked Staff for all their help and believed it was a benefit for all. He noted that the Applicant had agreed to all the conditions.

Mr. Garret Watson, Principal Planner, stated the Planning and Zoning Commission approved the project and explained that the plan reduced the impact to the site and Abacoa. He discussed the conditions and Council's traffic concerns.

Councilor Fore asked if the construction materials would be kept out of sight during the construction phase

Mr. Gentile said the materials would be on site, and they would do their best.

Mayor Kuretski stated professional baseball was highly valued in Jupiter and was grateful for how they engaged the Community.

Vice Mayor Delaney said he was appreciative of the relationship between the Town and baseball.

Councilor Fore asked the Applicant to take steps to assure pedestrian safety during the construction phase.

Councilor Sundstrom noted it was a great project.

REGULAR AGENDA

PUBLIC HEARING

7. Resolution 28-24

Vice-Mayor Delaney moved to approve Resolution 28-24; seconded by Councilor Fore; motion passed.

Kuretski	Delaney	Fore	Sundstrom
Yes	Yes	Yes	Yes

ROUNDTABLE

8. 2024/2025 Strategic Plan Discussion.

Ms. Nikki Carpenito, Senior Director presented the proposed draft of the 2024-2025 Strategic Plan. She reviewed the vision, mission, and the nine strategic results.

Mayor Kuretski stated he had a concern under strong local economy regarding the Community Redevelopment Agency (CRA) budget used to assist businesses within the CRA boundary and thought the Town should not single out businesses just within that area. Councilor Sundstrom agreed.

Ms. Carpenito stated Staff was proposing to move towards a multi-year strategic plan within three categories: priority strategic initiatives, strategic initiatives, and operational items.

Mayor Kuretski and Councilor Sundstrom discussed ranking the initiatives for Council to see which would be labeled as a priority.

Council discussed making sure the amount of initiatives were kept at a manageable level for Staff.

Mayor Kuretski mentioned the addition of a maintenance facility property/site.

Ms. Carpenito discussed the update to the Fire Rescue strategy, the CRA plan amendment, Town Hall Green, memorial for former Mayor Hinton, and Law Enforcement Memorial site.

Mayor Kuretski stated he had added to address the northwest quadrant of the municipal complex. He also mentioned the annual presentation on vehicle and pedestrian traffic mitigation was completed and updated every year, as well as the Florida Department of Transportation (FDOT) study.

Ms. Carpenito reviewed the US Highway One bridge, West Indiantown Road, and South Island Way initiatives. She also stated the Safety, Unique, Small Town Feel, and Green, Blue and Open Space initiatives.

Mayor Kuretski discussed collaborating with Florida East Coast Railway and Brightline, quiet zone dedications, and safety fencing enhancements.

Vice Mayor Delaney asked about a timeline for the safety fence installation. Mayor Kuretski stated he would follow up.

Vice Mayor Delaney stated his concerns regarding the train horns and wanted to push quiet zones and the safety fencing.

ROUNDTABLE

8. 2024/2025 Strategic Plan Discussion.

Mr. Kitzerow clarified Staff was working on the Quiet Zone Establishment package to bring in front of Council on March 19, 2024. He stated if Council would like to separate the request for different quiet zones at different times, then the application process would have to start over.

Mayor Kuretski stated he was not comfortable with quiet zones to the north near Pine Gardens South that were heavy pedestrian trafficked areas.

Council discussed the protect local seagrass initiative and engaging additional partners to leverage resources.

Ms. Carpenito reviewed the operational items that were identified by Council to be considered in the budget operationally but not listed as an initiative which included: Community Webcams, Sustainability Plan, and Baseball/Roger Dean Chevrolet Stadium. She mentioned Staff would bring back a priority plan to vote on items that Council deemed priority.

Mayor Kuretski stated he would like a ranking sheet to prioritize items shared with Council to complete individually.

Councilor Sundstrom mentioned the rankings were submitted to Staff electronically by each Council members then discussed at a future meeting.

REPORTS
TOWN ATTORNEY- NONE
TOWN MANAGER

- Utilities Department – Mr. Kitzerow said Staff met with Chasewood North residents at their neighborhood meeting and updated them about the deep injection well project.
- Community Rating Service (CRS) – Mr. Kitzerow said the annual audit came back and Jupiter retained its Class 5 rating which was giving Jupiter residents a 25% reduction to their flood insurance premium.
- Town Staff – Mr. Kitzerow applauded Greg Delbene from the Utilities department with a 20 years of service award and recognized Danielle Hirsch who retired from JPD with over 25 years of service.
- Summer Camp Registration – Mr. Kitzerow gave kudos to Kristen George, Director of parks and recreation as well as her staff for having a successful sign up day.
- Lobbyist – Mr. Kitzerow said two items were on the Governor's desk, one for webcams and another for Indiantown Road improvements and he would let Council know if they get approved.
- Dolphin Drive – Mr. Kitzerow explained due to cost increases, the contractor raised the pricing and the Town will need to go out for a re-bid.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS-
COUNCILOR SUNDSTROM

- Summer Camp registration – Councilor Sundstrom gave a huge thank you to Director Kristen George and the Staff in Recreation for an enjoyable experience during the registration process.

- Public Input Workshops –Councilor Sundstrom said two opportunities for residents to include their input were coming up on March 13, a CRA Public Input Workshop and on March 14, a Public Input Workshop for the Parks and Recreation masterplan.

- Sustainability Plan/Vulnerability assessment – Councilor Sundstrom would like to ensure that was being pursued and would like to check up on that item.

- Inlet Village Block Party – Councilor Sundstrom noted that a portion of the bridge would be completed in July and the block party to help the businesses in the area could also be a celebration party.

- PAC – Councilor Sundstrom said roughly $215,000 came from the union and thought the public needed to know that information which could also be found in the election section of the Town's website.

- Town Council Meeting - Councilor Sundstrom explained she would not be at the March 19, 2024 Council Meeting.

- Brightline – Councilor Sundstrom said her expectation for fencing was a reasonable timeline, if the timeline becomes unreasonable she was open to looking for alternative or interim solutions.

VICE-MAYOR DELANEY

- Brightline – Vice-Mayor Delaney agreed with Councilor Sundstrom and said the timeline might be out of the Town's control.

COUNCILOR FORE

- Quiet Zones - Councilor Fore brought up the train horn issues and asked if it could be elevated to an Agenda item. Mayor Kuretski said it was and would be on the next Agenda.

MAYOR KURETSKI

- Summer Camp Registrations – Mayor Kuretski applauded Staff's sign up improvement from previous years.

- Riverwalk – Mayor Kuretski said he received an email from a resident concerned about a portion of Riverwalk that was closed for an extended period. He mentioned that derelict boats were also still an issue and the Town needed to take action.

ADJOURNMENT - 9:47 P.M.

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Laura Cahill, Town Clerk