

**FINAL MINUTES AND AGENDA  
TOWN OF JUPITER  
COMMUNITY REDEVELOPMENT AGENCY MEETING  
COUNCIL CHAMBERS  
MONDAY, DECEMBER 11, 2023**

Chair Kuretski called the meeting to order at 6:30 P.M.

**Roll Call:** Chair Jim Kuretski; Commissioner Malise Sundstrom; Commissioner Andy Fore; Assistant Executive Director Kate Moretto; Commission Attorney Thomas J. Baird and Deputy Board Clerk Stephanie Proffer. Vice-Chair Ron Delaney arrived at 6:34 P.M. and Commissioner Cameron May was absent.

**CITIZEN COMMENTS**

Ms. Dorothy Espinola, resident of North A1A, discussed her concerns regarding the roundabout on A1A and Beach Road.

Chair Kuretski stated Commission would ask Staff for an update on the project.

**MINUTES**

1. November 21, 2023 Community Redevelopment Agency Meeting Minutes.

Commissioner Fore moved to approve the November 21, 2023 Community Redevelopment Agency Meeting Minutes; seconded by Commissioner Sundstrom; motion passed.

Kuretski	Delaney	Fore	Sundstrom
Yes	Yes	Yes	Yes

**ROUNDTABLE**

2. CRA Plan Amendment discussion on the potential goals and priorities of the CRA.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, introduced Dr. Kim Delaney, Director of Strategic Development and Policy, with the Treasure Coast Regional Planning Council.

Dr. Delaney gave an overview of the Community Redevelopment Agency (CRA) highlighting the history, achievements, strategic plan alignment, CRA update requirements. She also reviewed capital projects and their current status.

Dr. Delaney asked the Commission for direction regarding the short and long-term priorities of the CRA plan.

Chair Kuretski asked how many years were left in the CRA plan. Mr. Scott Reynolds, Director of Finance, stated it sunsets in 2034.

Chair Kuretski mentioned prioritizing projects that could be worked on in the next ten years.

Chair Kuretski stated he outlined three areas of importance depending on the timeframe: The River Walk Infrastructure; Piatt Place; Suni Sands.

Chair Kuretski noted they were essentially updating the CRA plan with achievements and ongoing projects.

## **ROUNDTABLE**

### **2. CRA Plan Amendment discussion on the potential goals and priorities of the CRA.**

Vice-Chair Delaney explained his priorities were Town ownership of the Suni Sands property, completion of the Riverwalk and liked the idea of having funding for ongoing maintenance, maintaining and enhancing the waterfronts and shoreline stabilization, and diligence in removing derelict vessels.

Commissioner Sundstrom asked if CRA funds were being used for derelict vessels and what was required to receive an extension of the CRA after ten years.

Dr. Delaney said the modifications needed to be approved by Palm Beach County and Ad Valorem funds were used for the CRA.

Commissioner Sundstrom agreed that that Piatt Place and Suni Sands are a priority. She said she was interested in the Riverwalk connectivity and asked for clarification.

Ms. Thoburn said there was not an easement, and explained with SunTrail funds we may be able to connect the Riverwalk using them.

Commissioner Sundstrom asked what the estimates for cash flow for ten years were.

Mr. Scott Reynold, Director of Finance said if there were no new projects there would be 28 million in reserves.

Commissioner Fore said his priority is Suni Sands and asked about funding for Suni Sands.

Chair Kuretski clarified that CRA funds were not earmarked for any projects. He explained the process works and items do not get earmarked for spending until it goes through the Council process by voting. Mr. Reynolds agreed

Mr. Reynolds stated if no new projects were added in the next ten years the fund would have 28 Million dollars, however as the plan gets modified and projects get put in place the number could go down.

Commissioner Fore asked if the SunTrail funds were able to be matched or if they were outright grants.

Dr. Delaney said they were a funding source.

Commissioner Fore said the Riverwalk should be tied into the lighthouse and needed to be prioritized as many residents do not live on the water and this would give them greater access. Commissioner Fore said his main priorities were Suni Sands, living shorelines and marine protection, and the Riverwalk final tie ins.

Mr. Reynolds said the base taxable value at the beginning of the CRA was 167 million dollars and the current fiscal year was 473 million dollars.

Commissioner Fore said he was getting a lot of feedback from residents about spending and wanted to cut back or try to get state funds where we could.

## **ROUNDTABLE**

### **2. CRA Plan Amendment discussion on the potential goals and priorities of the CRA.**

Chair Kuretski said Piatt Place and Suni Sands were not lower priority and explained they were a part of the CRA plan and budget.

Vice-Chair Delaney asked about the Riverwalk gap near the Pelican Club and asked if it was still feasible.

Mr. Sickler said the business owner provided the Town their riparian rights to use the area to complete the Riverwalk.

Dr. Delaney went through the CRA Capital projects list which included Riverwalk Gateway Features, water taxi, Oxbow Bridge, Inlet Village, roadway network, A1A pedestrian crossing, public boat docking, Inlet Village park improvements, Lighthouse Promenade, Piatt Place, and additional SunTrail segments. She said they would be working to refine the scope of projects prior to the future Public Workshops.

## **REGULAR AGENDA**

### **PUBLIC BUSINESS**

#### **3. Approving authorization for off-site parking in CRA Lot for Inlet Village Market.**

Ms. Joanne Pisani, resident of Ocean Trail Way, asked the Commissioners to speak into the microphones and stated it was hard to hear them sometimes. She also discussed how the Commission could define the benefit, such as the tax dollars received for the redevelopment of the Riverwalk.

Mr. Donaldson Hearing with Cotleur and Hearing and for the Applicant, noted they were not seeking approval but instead asking for the opportunity to proceed with their family friendly project and eight-daytime parking spaces.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, said the Applicant was looking for the authorization to process the separate application for a Small Scale Planned Unit Development (PUD) and site plan on a lot south of Square Grouper. She stated it was in the requirements of adjacency to be 300 feet from offsite parking. She noted offsite parking required authorization from the property owner of offsite parking.

Chair Kuretski stated the Commission had received an email requesting what the rule was for the process. He asked if during the day there was open spaces.

Ms. Thoburn stated yes.

Chair Kuretski noted it included two accessory dwelling units and stated they would not need parking for the residential units.

Ms. Thoburn said she did not want to discuss that part as it was part of the Quasi-Judicial. She stated there were two spaces which were in tandem onsite and would be used for residential.

Chair Kuretski asked what the rule was to determine who would getting parking spaces. Mr. Sickler, Director of Planning and Zoning, said Staff would need to bring forward by request and noted this would need to be an amendment to the Love Street approval.

## REGULAR AGENDA

### PUBLIC BUSINESS

#### 3. Approving authorization for off-site parking in CRA Lot for Inlet Village Market.

Chair Kuretski clarified that the Town Council was the only one to who could approve a site plan.

Ms. Thoburn stated he was correct, unless it was administrative.

Chair Kuretski asked if the project was administrative.

Ms. Thoburn said it was not.

Chair Kuretski asked if the Community Redevelopment Agency (CRA) Commission would grant parking.

Ms. Thoburn stated yes and the authorization was for Staff's to proceed with the application. She noted Staff would review, it would go before the Planning and Zoning Commission and then Town Council.

Vice-Chair Delaney asked if the Commission gave their authorization to proceed, then they would automatically get the parking spaces.

Ms. Thoburn said no; they still have to go through the process to see if what was on their site plan was acceptable. If they were then approved, they would need to come back to the Commission for the licensing agreement.

Ms. Sickler noted this was the procedure for all offsite parking.

Commissioner Fore asked how many spaces were in the parking area.

Mr. Sickler stated 175.

Vice-Chair Delaney asked how many were available.

Mr. Sickler said during the daytime hours, there were 165 available.

Commissioner Fore asked if we had made any agreements with anyone else.

Mr. Sickler stated there was a licensing agreement for ten spaces with Jupiter Outdoor Center.

Commissioner Sundstrom stated she wanted to ensure the parking spaces were not exclusive or reserved.

Mr. Sickler stated that she was corrected.

Chair Kuretski asked if the property owner was at risk for the use of their parking spaces.

Mr. Sickler stated that was correct.

Mr. Baird asked if the property owner did not renew the lease then where would the business go.

Mr. Sickler stated in the case of Guanabanas, there was a contractual requirement for their outdoor seating or they would lose their parking, unless they were able to find other parking that would meet the requirements.

## **REGULAR AGENDA**

### **PUBLIC BUSINESS**

#### **3. Approving authorization for off-site parking in CRA Lot for Inlet Village Market.**

Commissioner Fore asked if the Town was held harmless and if the Applicant was required to have liability insurance.

Mr. Hearing stated yes, and the Applicant was required to provide liability insurance but was unsure if that included the parking lot.

Mr. Sickler stated he did not have the licensing agreement in front of him but believed it was covered.

Commissioner Sundstrom said there are other shared parking agreements with private properties.

Mr. Donaldson stated that there were many parking arrangements out there which worked well.

Mr. Baird stated private or public parking was the same deal. He believed the discussion was backwards. He felt the discussion should be part of the site plan approval if the Applicant was asking for shared parking. He said the required amount of space needed was unclear.

Chair Kuretski stated he appreciated Staff not allowing for application to proceed until there was some sense that the CRA would even consider. He said the agenda stated there was a request to approve, and he would not support it at this time, but would provide direction.

Mr. Sickler said the statement of authority was used because there was a statement of authority as required in the Town Code for an application to be submitted.

Vice-Chair Delaney asked what authorization was being requested.

Mr. Sickler said it was for the Applicant to move forward with their application.

Ms. Thoburn stated the authorization was for Applicant to request the eight parking spaces as part of the process.

Mr. Baird stated the authorization was for the CRA's authorization to use the parking spaces as part of the application.

Commissioner Fore asked if it was revocable.

Mr. Sickler stated there was no approval for the licensing agreement. He clarified that the authorization was to proceed with an application that included eight spaces within the CRA lot.

Commissioner Sundstrom said authorization was to proceed with the application, but everything was contingent. She noted they may not end up using the lot, and it could be months of deliberation.

Chair Kuretski stated there was an unknown due to there not being a site plan. He said the authorization was for eight parking spaces, and they were subject to coming back for site plan use. At that point, they would determine if it was acceptable.

**REGULAR AGENDA**

**PUBLIC BUSINESS**

**3. Approving authorization for off-site parking in CRA Lot for Inlet Village Market.**

Mr. Sickler noted that the CRA in the past had issued licenses and not leases.

Commissioner Fore moved to approve the submission of an application; seconded by Commissioner Sundstrom; motion passed.

Kuretski  
Yes

Delaney  
Yes

Fore  
Yes

Sundstrom  
Yes

Ms. Joanne Pisani said all the nighttime parking was already allocated and the Commission needed to get the whole picture before deciding because the Applicant may ask for a partial evening waiver in the future.

**REPORTS**

**COMMISSION ATTORNEY- NONE**

**EXECUTIVE DIRECTOR- NONE**

**COMMISSIONER'S COMMENTS- NONE**

**ADJOURNMENT**- 8:34 P.M.

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Stephanie Proffer, Deputy Board Clerk for  
Laura Cahill, Board Clerk