

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
COUNCIL CHAMBERS
TUESDAY, APRIL 2, 2019**

Mayor Wodraska called the meeting to order at 7:01 P.M.

Roll Call: Mayor Todd R. Wodraska; Vice-Mayor Ron Delaney; Councilor Ilan G. Kaufer; Councilor Jim Kuretski; Councilor Wayne R. Posner; Town Manager Matt Benoit; Town Attorney Thomas J. Baird and Town Clerk Sally M. Boylan.

PRESENTATION

1. Designation of Sims House as Local Historic Site c. 1924.

Mayor Wodraska presented the historic designation plaque to Mr. Ernie Fidanza.

Mr. Fidanza gave a brief history about the property and its historic significance. He thanked Council and Staff for working with him.

CITIZEN COMMENTS

Ms. Carol Watson, resident of Chasewood Drive and Beach Committee Member asked Council to propose placing term limits of two or three terms for Council and Mayor on the next ballot.

Mr. Brett Leone, resident of Barbados Drive and Historic Resource Board member, stated he noticed recent paving projects on Frederick Small Road east of A1A and Heights Boulevard. He felt Central Boulevard was in worse condition. He said he understood Central Boulevard was a Palm Beach County road and asked Council to contact Commissioner Hal Valeche to help get the road fixed.

Mr. Jeff Arensman, resident of Stillwater Court was opposed to the Taylor Project in Jones Creek due to concerns with the scope and density of the project. He believed it would be an impact on the creek, and wildlife, and traffic.

Mr. Troy Holloway with Gentile, Glas, Holloway, O'Mahoney and Associates and land planner for the Taylor Project, noted the property was part of a plat which had been approved in 1926 for 46 lots. He said the project proposed 34 lots including three workforce housing units and thought the project would go before Council in four to five months.

CITIZEN COMMENTS

Ms. Constance Holmes, resident of Third Street, distributed photos of Officer Bruce St. Laurent Park and noted the park did not allow children to throw a baseball, play flag football or play soccer. She felt the Town should purchase a lot to create a common use area for the residents of Pine Gardens South.

Mr. Ernest Fidanza, resident of Center Street, said he hoped Council would give Staff some direction for the Town rights-of-way along Center Street. He asked Council to consider designating Center Street as the official down town of Jupiter.

Rabbi Dovid Vigler with the Chabad of Palm Beach Gardens, thanked the Town Council for reintroducing God back into the invocation.

Mr. Ankur Patel, resident of Lakeshore Drive and Planning and Zoning Commissioner, thanked the Jupiter Police Department and Officer Diaz for putting together a fantastic soccer tournament and supporting community outreach programs.

Ms. Sinikka Pirttimaki, resident of West River Drive, stated she wanted to address Mr. Holloway's comments regarding the Taylor Project wetlands being low quality. She noted since Hurricane Irma, the mangroves had been coming back and the wetland was flourishing.

Mr. Matt Arensman, resident of Greenwood Drive, said he lived near the Creek and believed the wildlife would be seriously affected by the development of the Taylor Project.

Mr. Brad Mayo, resident of Town Hall Avenue, stated he wanted to continue being a member of the Historic Resources Board and congratulated Mr. Finadza on his award. He thanked Councilor Posner for urging him to be part of the Board.

MINUTES

2. March 19, 2019 Town Council Meeting Minutes.

Vice-Mayor Delaney moved to approve the March 19, 2019 Town Council Meeting Minutes; seconded by Councilor Posner; motion passed.

Wodraska
Yes

Delaney
Yes

Kaufer
Yes

Kuretski
Yes

Posner
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.

- Councilor Posner pulled item 3.

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

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

PUBLIC HEARING

3. **Resolution 41-19, Maplewood Center - Quasi-judicial** - Site plan amendment to request shared parking and flexibility to allow retail, medical office, and indoor recreation uses in existing tenant spaces approved for a religious institution use on a 3.8+/- acre property, located at 401 Maplewood Drive. **MOVED TO REGULAR AGENDA**

PUBLIC BUSINESS

4. **Resolution 37-19**, Approving a contract award recommendation to Padgett Swann Machinery, Corp. and Florida Armature Works, Inc. to provide Continuing Services for the repair of pumps and electric motors.
5. **Resolution 43-19**, Approving contract award EPW 2019-13, to K & S Services of South Florida, Inc. for Sea Grape trimming and exotic removal on County Road A1A in the amount of \$95,100.
6. Approving a Town Council Budget Workshop Meeting, June 27, 2019 at 6:30PM in the Jupiter Community Center, 200 Military Trail.

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

3. **Resolution 41-19, Maplewood Center - Quasi-judicial** - Site plan amendment to request shared parking and flexibility to allow retail, medical office, and indoor recreation uses in existing tenant spaces approved for a religious institution use on a 3.8+/- acre property, located at 401 Maplewood Drive.

The Town Clerk swore in five people.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

3. Resolution 41-19

No Ex-parte communications.

Councilor Posner asked if the church use would remain if desired. Mr. Peter Meyer, Planning and Zoning replied yes. He also asked about the square footage of medical office use. Mr. Troy Holloway, of Gentile, Glas, Holloway, O'Mahoney and Associates, stated currently there was 8,350 square feet of medical office space.

Councilor Posner said he could not recall this type of use in Jupiter and asked if it had been done in the past. Mr. John Sickler, Planning and Zoning Director said the Town had a variety of mixed use shopping centers and it was not uncommon.

Councilor Posner suggested a future Roundtable to address the Town's Code relating to business uses.

Councilor Kuretski asked about traffic and impact fees. Mr. Meyer said the impact fees were paid during the permit process. Councilor Kuretski stated he understood the flexibility but stated he had concerns if the process became a standard practice. He asked Staff to provide the original approvals.

Councilor Posner said he did not want to set precedents for businesses *to get a majority of one use in a retail center* and he would like to discuss in detail the Town's redevelopment for traffic and parking.

Vice-Mayor Delaney suggested adding percentage standards for shopping centers and to also review redevelopments on Indiantown Road. *Council unanimously agreed.*

Councilor Kuretski said he agreed with Councilor Posner by supporting the amendment but stated the type of approval should not become the normal.

Councilor Posner moved to approve Resolution 41-19, Maplewood Center; seconded by Vice-Mayor Delaney; motion passed.

Wodraska
Yes

Delaney
Yes

Kaufer
Yes

Kuretski
Yes

Posner
Yes

REGULAR AGENDA

PUBLIC HEARING

7. **Ordinance 2-19, First Reading, Medical Center Signage** - Zoning text amendment to create a new P-18 category for “hospital signage” to add hospital building identification signs, wall signs, freestanding signs, and public entrance identification signs; and to reclassify existing off-premise directional signage for properties with an approved master sign plan in the Medical Center zoning district. (Second Reading – 4/16/19)

Vice-Mayor Delaney mentioned he would abstain from voting because his wife was employed by Jupiter Medical Center. Councilor Kaufer also indicated he planned to abstain.

Mr. Donaldson Hearing of Cotleur and Hearing Landscape Architecture, representing the applicant, stated the request was to create a special medical center provision within the Sign Code. Mr. Hearing stated the creation of the new category P18, recognized the unique nature of the Jupiter Medical Center.

Mr. Hearing and Councilor Kuretski discussed researching parking signs.

Titled read by Mr. Baird.

Councilor Posner moved to approve Ordinance 2-19, First Reading; seconded by Councilor Kuretski; motion passed.

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|----------|---------|---------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Abstain | Abstain | Yes | Yes |

PUBLIC BUSINESS

8. **Establishing a Historic Preservation Incentive Program** – Consideration of new incentives, including a grant program. (Tabled from 3/19/19)

Mr. John Sickler, Director of Planning and Zoning, explained no changes had been made to the program outline from what was presented at the last meeting. He said questions and comments that had come up were evaluated in the executive summary and he was looking for further direction from Council.

Mayor Wodraska mentioned the first issue was the \$50,000 grant cap. Staff and Council discussed a tiered matching approach, cap scenarios, relocation challenges and adaptive use requirements.

Mr. Sickler noted Staff recommended preserving structures in place.

REGULAR AGENDA

PUBLIC BUSINESS

8. **Establishing a Historic Preservation Incentive Program** – Consideration of new incentives, including a grant program. (Tabled from 3/19/19)

Councilor Kaufer agreed with grants up to \$100,000 as discussed at the last meeting and mentioned preservation did not necessarily mean adaptive reuse.

Council unanimously agreed to a grant program offering up to \$100,000 with a step matching program.

Vice-Mayor Delaney asked if a house preserved with grant money was sold, would the Town have any stake or equity in the home and what authority would the Town have to preserve the original façade. Mr. Dave Kemp, Planning and Zoning, confirmed that once a structure was locally designated, it would be regulated to meet the Code for historic structures. He also mentioned the Town would hold no equity in the structure.

Mr. Brett Leone, resident of Abacoa and Planning and Zoning Commissioner, said he supported a property being preserved in place. He asked if the purchase price of a property would go towards the owner's match. He also asked Council to consider the "open to the public" challenges for a private home and suggested short designated times for those homes to be open.

Mr. Sickler said the purchase price could go towards the match once the home was historically designated. He noted structures being open to the public would only apply if a grant were given to preserve the interior of a structure.

Council unanimously agreed to all other recommendations in the Staff report.

Councilor Posner moved to approve establishing a Historic Preservation Incentive Program, including the grant cap increase discussed; seconded by Vice-Mayor Delaney; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

9. Approving appointments to the Charter Review Panel.

Councilor Posner moved to approve the following appointments:

MEMBERS

Mr. Bill Capko
Mr. Chris Keller
Ms. Cheryl Schneider
Mr. Tom McCarthy
Ms. Pam Wochlschlegel

REGULAR AGENDA

PUBLIC BUSINESS

9. Approving appointments to the Charter Review Panel.

Seconded by Vice-Mayor Dealney; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

Mayor Wodraska reiterated he would like the Charter Review Panel to review Run-off Elections.

Councilor Posner suggested the Panel review term limits for Council.

Mayor Wodraska hoped they would analyze what term limits had done to neighboring municipalities. He noted he was not opposed to being educated about options but felt term limits should be treaded on very lightly.

Vice-Mayor Delaney agreed.

Councilor Kaufer suggested the Panel discuss voting districts, how the candidate names were presented on the ballots, and revising a provision that dealt with non-discrimination to include sexual orientation.

10. Approving appointments to the Town's Boards, Committees and Countywide Organizations.

Councilor Kuretski moved to approve the following appointments and reappointments to the Art Committee:

Art Committee (3 year term)

Ms. Lou Ann Berkley
Ms. Leslie Mann
Ms. Carol Shain
Ms. Nancy Gearty

Art Committee Alternate (3 year term)

Ms. Ashley Capp
Ms. Kathy Clegg

Seconded by Vice-Mayor Delaney; motion passed.

Councilor Posner mentioned the longevity of some of the membership and suggested giving new applicants a chance.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | No |

REGULAR AGENDA

PUBLIC BUSINESS

10. Approving appointments to the Town’s Boards, Committees and Countywide Organizations.

Mr. David Flinchum, resident of Tresana Boulevard and Planning and Zoning At-Large Commissioner, stated he would like to be considered for re-appointment.

Councilor Kaufer moved to approve the following reappointments to the Audit Committee:

Audit Committee (1 year term)

Mr. Paul Drahnak
Mr. Joseph Lario
Ms. Susan Present
Mr. Peter Rene
Mr. Robert Reynolds

Seconded by Vice-Mayor Delaney; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

Councilor Kaufer stated he liked the variety of new members and long term members within the Beach Committee.

Councilor Kuretski moved to approve the following reappointments to the Beach Committee:

Beach Committee (serves at the pleasure of Council)

Mr. Louis “Coke” Coakley
Mr. Matthew Coglianese
Ms. Elizabeth Munson
Ms. Gail Whipple
Mr. Mark Zisk

Beach Committee At Large (2 year term)

Mr. Troy Holloway

Beach Committee Alternates (2 year term)

Ms. Lynne Parish Gibson
Mr. Rick Opton

REGULAR AGENDA

PUBLIC BUSINESS

10. Approving appointments to the Town's Boards, Committees and Countywide Organizations.

Seconded by Councilor Kaufer; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

Councilor Kuretski moved to approve the following appointments and reappointments to the Construction Board of Adjustments and Appeals:

Construction Board of Adjustments and Appeals (3 year term)

Mr. Andrew Cantatore
Mr. Kevin Carter
Mr. Richard Teel

Seconded by Vice-Mayor Delaney; motion passed.

| | | | | |
|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

Councilor Posner moved to approve the following appointments and reappointments to the Historic Resources Board:

Historic Resources Board (2 year term)

Ms. Debi Murray
Mr. Brad Mayo
Ms. Patricia Walsh
Ms. Nicoletta Asselin

Historic Resources Board Alternate (2 year term)

Mr. Brett Leone

Seconded by Councilor Kaufer; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

Vice-Mayor Delaney moved to approve the following appointments to the Planning and Zoning Commission:

REGULAR AGENDA

PUBLIC BUSINESS

10. Approving appointments to the Town's Boards, Committees and Countywide Organizations.

Planning and Zoning Commission (serves at the pleasure of Council)

Ms. MB Hague
Mr. Frank Fore
Mr. Ankur Patel
Mr. Daniel Zuniga
Ms. Cheryl Schneider

Planning and Zoning Commission At Large (1 year term)

Mr. David Flinchum
Mr. Cameron May

Planning and Zoning Commission Alternates (1 year term)

Ms. Jacqueline Ferro (First Alternate)
Ms. Jennifer Hofmeister (Second Alternate)

Seconded by Councilor Posner; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

Councilor Kuretski stated if the Police Pension Board members did not invest responsibly the Town would have to pay and that was what made it difficult to pick new members.

Councilor Kuretski moved to approve the following reappointments to the Police Pension Board:

Police Pension Board (2 year term)

Mr. Marc Dobin
Mr. Michael Stevens

Seconded by Vice-Mayor Delaney; motion passed.

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|----------|---------|--------|----------|--------|
| Wodraska | Delaney | Kaufer | Kuretski | Posner |
| Yes | Yes | Yes | Yes | Yes |

REGULAR AGENDA

PUBLIC BUSINESS

10. Approving appointments to the Town's Boards, Committees and Countywide Organizations.

Council unanimously agreed to continue the same slate of appointments.

Countywide Organizations

Loxahatchee River Coordinating Council

Councilor Kaufer

Vice-Mayor Delaney (Alternate)

Palm Beach Transportation Planning Agency

Councilor Kuretski

Councilor Posner (Alternate)

Palm Beach County League of Cities

Councilor Kaufer

Mayor Wodraska (Alternate)

School Board District Liaison

Mayor Wodraska

Vice-Mayor Delaney (Alternate)

Bioscience Land Protection Advisory Board

Mayor Wodraska

Councilor Kaufer (Alternate)

Mayor Wodraska thanked everyone who had applied for the Town's Boards and Committees.

11. Selection of Town of Jupiter Vice-Mayor 2019-2020.

Vice-Mayor Delaney moved to approve Councilor Kuretski as Vice-Mayor for 2019-2020; seconded by Councilor Posner; motion passed.

Wodraska
Yes

Delaney
Yes

Kaufer
Yes

Kuretski
Yes

Posner
Yes

REPORTS

TOWN ATTORNEY - NONE

REPORTS

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR POSNER

- Parking fees proposed by Palm Beach County – Councilor Posner mentioned the proposed fees for Dubois Park and commented on a recent visit. He said he was impressed with the high visibility from the police and the availability of parking spaces. He felt things were working well without the need to charge any parking fees.

ADJOURNMENT 8:58 P.M.

Sally M. Boylan, Town Clerk

Todd R. Wodraska, Mayor