

**FINAL AGENDA AND MINUTES
TOWN OF JUPITER
TOWN COUNCIL MEETING
COUNCIL CHAMBERS
TUESDAY, MAY 3, 2016**

Mayor Wodraska called the meeting to order at 7:29 P.M.

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

CITIZEN COMMENTS

Mr. Ben Klug, resident of Raintree Trail, stated the Powderpuff game was a tradition for Jupiter and mentioned the closing of Burt Reynolds Park boat ramp in the middle of boating season would cause boats to travel farther to dock.

Ms. Savannah Tardonia, resident of Tequesta, explained the Powderpuff team would have proper fitting equipment, adequate practice, and insurance.

Ms. Lori Walsh, resident of Thunder Road, stated she was proud of the efforts from the Powderpuff team.

Ms. Anne Smith, resident of Hobe Sound, said her daughter had been looking forward to the Powderpuff game since she started High School. Her daughter was on the Jupiter High School Boys football team and felt the girls would be safe playing the football game fully protected.

Ms. Teri Grooms, resident of North Perry Avenue, stated she did not have confidence that Council and Staff would listen to the residents' concerns regarding Inlet Village.

Ms. MB Hague, resident of Bourne Drive, questioned why Council would grant off-site parking for Love Street when Ordinance 33-10 stated the Town may allow off-site parking when it would not be practical to provide on-site parking. She provided Council a map showing the walking distance to Love Street from the suggested off-site parking.

Mr. Kris Heiser, resident of Elsa Road, asked why Jupiter residents were not allowed to moor their boats in front of their own homes.

Mr. Brett Leone, resident of Wentworth Court, suggested a vacant, Town owned property that the Community Redevelopment Agency (CRA) could beautify.

Mr. Andy Weston, resident of Dolphin Court, stated he was happy Council did not support an increase in taxes and felt developers should work within the Town Code parameters.

CITIZEN COMMENTS

Ms. Jan West, resident of North Highway A1A, asked if Mr. Modica developed Love Street, would the CRA swap land with him and move parking to Parkway Street and allow Guanabana’s to use the CRA subsidized parking indefinitely.

Mr. Lukasik stated there was a full commitment to preserve the tradition of the Powderpuff game.

Vice-Mayor Kaufer wanted to see if the right parameters were in place for liability concerns and insurance to indemnify the Town for any injuries or other activities that could occur on the recreational field.

Councilor Kuretski stated he was not ready to give up on this year’s Powderpuff game.

Councilor Kuretski moved to authorize Mr. Lukasik to investigate using an Interlocal agreement to see if the School would allow the Town to rent the field; seconded by Councilor Posner. Motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

PROCLAMATION

1. National Drinking Water Week - May 1-7, 2016.
 - Drop Savers 2016 Annual Presentation of Awards.

Mayor Wodraska presented the proclamation to Ms. Brittany George, Special Projects Coordinator; Mr. Mark Cantor, Staff Water Plant Operator A; and Ms. Robin McCleary, Customer Service Coordinator.

Mr. Cantor, Ms. George and Ms. McCleary, recognized the 2016 Drop Savers Art Contest winners:

Division 1 – Kindergarten and 1st grade; 1st Lilliana Voss; 2nd Mia Penny, 3rd Daniella Cordero. Division 2 – 2nd and 3rd grades: 1st Tiara Stone; 2nd Teya Najem; 3rd Priya Gowda. Division 3 – 4th and 5th grades: 1st Madeline Rielly; 2nd Maeve Martin; 3rd Olivia Eshelman. Division 4 - Middle School: 1st Anthony DiGregorio; 2nd Christopher Migoya; 3rd Alexander Bussey. Division 5 – High School: 1st Nicholas Gordley; 2nd Bridgette Spinney; 3rd Michaela Baughn

MINUTES

2. April 19, 2016 Town Council Meeting Minutes.

Vice-Mayor Kaufer moved to approve the April 19, 2016 Town Council Meeting Minutes; seconded by Councilor Kuretski; motion passed.

MINUTES

2. April 19, 2016 Town Council Meeting Minutes.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

Mayor Wodraska recessed the meeting at 8:11 P.M.

Mayor Wodraska reconvened the meeting at 8:14 P.M.

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 Wodraska removed item 3 and 13.
- Vice-Mayor Kaufer removed item 7 and 13.
- Councilor Kuretski removed item 7.

Vice-Mayor Kaufer moved to approve the following Consent Agenda, as amended; seconded by Councilor Kuretski; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

PUBLIC HEARING

- 3. Abacoa Sales Center in Windsor Park - Quasi-judicial - Application to dissolve a unity of title between Lots 40 through 47, Tract OST-5, Tract OST-8 and Tract "D" (Foliage Alley) in Windsor Park at Abacoa. (Continued from 4/19/2016) MOVED TO REGULAR AGENDA**

PUBLIC BUSINESS

- 4. Resolution 30-16, Approving contract award recommendation to Felix Associates of Florida, Inc. for North Jupiter Distribution and Stormwater Improvements, Phase II in the amount of \$2,096,249.50.**
- 5. Approving contract EPW 2016-34 for Parks Maintenance in Jupiter to Vincent & Sons Landscaping, Inc. in the amount of \$57,600.**
- 6. Approving a three (3) year contract with NEXTAFF for School Crossing Guard Services in the amount of \$163,952.10 annually.**
- 7. Approving a jurisdictional transfer of Palm Beach County right- of- way for the Future Southern Extension of Island Way. MOVED TO REGULAR AGENDA**

CONSENT AGENDA

PUBLIC BUSINESS

8. Approving funding for seventeen (17) Neighborhood Matching Grants in the amount of \$61,544 to leverage \$919,615 in projects. (Augusta Indian Creek HOA, Bella Vista HOA, Bella Vista on the Park COA, Chasewood North HOA, Colony at Maplewood HOA, Egret Cove HOA, Jupiter Bay HOA, Jupiter Dunes HOA, Jupiter One HOA, Marina at the Bluffs HOA, Murfield Indian Creek COA, North Fork HOA, Osceola Woods HOA, Paseos HOA, Summerwinds HOA, Via del Mar COA, and Wingfoot Indian Creek COA)
9. Approving Lewis Longman & Walker, PA as the Town of Jupiter Bond and Disclosure Counsel.
10. **Resolution 46-16**, To modify membership requirements on the Town's Audit Committee to 5 members of the public with appropriate experience and background in financial statement audit activities.
11. Council's consideration of Staff recommendation to appoint Mr. Joseph Lario to fill a current vacancy ending 2017 on the Town's Audit Committee.
12. Approving funding in the amount of \$20,000 for the Community Organizations Funding Program Fiscal Year 2016 for local non-profit and charitable organizations.
13. Consideration of taking "No Action" on Resolution 42-16. Adopting Resolution No 42-16 would approve an Interlocal Agreement between Palm Beach County, the Palm Beach County School Board and the Town regarding the support for and use of the Proposed One-Cent Local Government Infrastructure Surtax.

MOVED TO REGULAR AGENDA

- 13.1 Approving a Special Town Council Meeting/Attorney Client Session, to discuss pending litigation of Harbourside Place LLC v Town of Jupiter and Jupiter Community Redevelopment Agency, May 11, 2016 at 7PM in the Town Council Chambers/Town Manager's Conference Room – Town of Jupiter, 200 Military Trail.

END OF CONSENT AGENDA

REGULAR AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

3. **Abacoa Sales Center in Windsor Park - Quasi-judicial** - Application to dissolve a unity of title between Lots 40 through 47, Tract OST-5, Tract OST-8 and Tract "D" (Foliage Alley) in Windsor Park at Abacoa. (Continued from 4/19/2016)

REGULAR AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

3. Abacoa Sales Center in Windsor Park - Quasi-judicial

Ex-Parte Communication- None

Mayor Wodraska indicated he may have a conflict with this item due to his company having a contract with Pulte and he would abstain from voting on this item.

Mayor Wodraska passed the gavel to Vice-Mayor Kaufer.

Councilor Kuretski moved to approve the Abacoa Sales Center in Windsor Park; seconded by Councilor Posner; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Abstain	Yes	Yes	Yes	Yes

Vice-Mayor Kaufer returned the gavel to Mayor Wodraska.

7. Approving a jurisdictional transfer of Palm Beach County right-of-way for the Future Southern Extension of Island Way.

Councilor Kuretski asked to continue the item to allow time to clarify funding and impact fees with the County Engineer.

Vice-Mayor Kaufer asked Mr. Lukasik to explain the communication plans for the Town.

Mr. Lukasik stated they had put together a work group to focus on designs and concerns. They had several meetings and would send out postcards to notify the neighborhood of any issues.

Vice-Mayor Kaufer stated he would like to attend some of the meetings.

Councilor Kuretski moved to continue the jurisdictional transfer of the Palm Beach County right-of-way for the Future Southern Extension of Island Way; seconded by Vice-Mayor Kaufer; motion to continue to a future date passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

13. Consideration of taking "No Action" on Resolution 42-16. Adopting Resolution No 42-16 would approve an Interlocal Agreement between Palm Beach County, the Palm Beach County School Board and the Town regarding the support for and use of the Proposed One-Cent Local Government Infrastructure Surtax.

Vice-Mayor Kaufer asked Mr. Lukasik for an update on what the Palm Beach County Board of County Commissioners had approved.

REGULAR AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

13. Consideration of taking “No Action” on Resolution 42-16.

Mr. Lukasik said to the best of his knowledge, the County required that any dollars taken for economic development or cultural activities had to be directly approved by the County. He stated there had been a one point five percent increase to the percentage of sharing with municipalities and a change to the Interlocal agreement.

Councilor Posner asked if the eight percent property value increase had been taken into consideration before the one cent tax increase. He stated the Town would receive more tax dollars from the property value increase.

Vice-Mayor Kaufer clarified the Town was part of Palm Beach County and the changes to the Interlocal Agreement voided the fifty six percent of support by municipalities and would need to be re-gained before going forward.

Mayor Wodraska stated the consensus at the County was the referendum would pass easier without the cultural component. He felt the item needed to come back with revisions prior to Council taking action.

Councilor Kuretski stated it would not change his position on the item and thought the only thing that would change would be the dollar amount.

Mayor Wodraska thought it would be good to see how the Interlocal Agreement played out and determine if the Town’s vote would make a difference.

Vice-Mayor Kaufer stated he believed voters should determine if they should be taxed or not. He thought not taking action or not bringing it back was not the right thing to do.

Vice-Mayor Kaufer moved to continue the item until the next Interlocal Agreement is developed by Palm Beach County for approval by the cities at which time it would be brought back for a vote at the Council level; seconded by Mayor Wodraska; motion passed.

Wodraska
Yes

Kaufer
Yes

Delaney
Yes

Kuretski
No

Posner
Yes

REGULAR AGENDA

PUBLIC HEARINGS

14. **Jupiter Inlet Restaurant** - *Quasi-judicial* - Request for a 12-month Development Order Extension of an approved Planned Unit Development (PUD) amendment, including five waivers, special exceptions for a new marine facility and an existing restaurant; and a Site Plan amendment to demolish an existing restaurant for replacement with a new restaurant/office building; to increase outdoor seating, including a cabana bar; and to add transient boat slips located on 1.6+/- acres at 1000 North U.S. Highway One.

Ex-Parte Communications:

- Councilor Delaney met with Mr. Morris Owen the Property Owners Association (POA) President of the Jupiter Harbour Condo Association and resident Mr. Roy Cobb on April 28, 2016 and had a phone conversation with the owner/developer Mr. Tucker Frederickson.
- Councilor Posner spoke with the owner/developer through Mr. Don Hearing's office.
- Vice-Mayor Kaufer met with the applicant and representatives on February 19, 2016 at the offices of Cotler and Hearing to discuss the site plan and concerns from residents. He also had correspondence from several residents and Home Owners Association (HOA) members and he visited the site last week.
- Mayor Wodraska on February 15, 2016, met with the property owner, Mr. Bjarne Borg and his wife along with Mr. Don Hearing to discuss the project and some revisions. Last Thursday he had a brief discussion with Mr. Frederickson a member of the development team. He also received several emails and spoke with several residents of Jupiter Harbour.

The Town Clerk swore in 5 people.

Mr. Donaldson Hearing, from Cotler and Hearing, introduced property owners Mr. Bjarne and Mrs. Maria Borg, of the Index Companies, and mentioned the tenant was also present. He also introduced developers Mr. Tucker Frederickson and Mr. Ira Fenton.

Mr. Hearing explained the applicants were requesting a one year development order extension. He noted since the original approval in 2013 of the old Charlie's Crab site, the Index Companies had since purchased the office buildings next to the site, housing many of their businesses. He noted the applicants had been working over the last two years trying to plan the perfect restaurant for the site. The developers were ready to move forward with the plan and had been working toward easing residents' concerns regarding an outdoor bar area.

REGULAR AGENDA

PUBLIC HEARINGS

14. Jupiter Inlet Restaurant - *Quasi-judicial*

Mr. Hearing discussed the applicants' agreements including: reducing the height of the bar; moving the cabana bar closer to the restaurant; designing landscaping and fencing that would not block water views and working with Staff throughout the landscaping process. He felt two conditions they could compromise on were a closing time in the outdoor area of 12:00 PM on weekends, and special events including live music after 10:00, requiring special event permits and Town Council approval.

Mr. Martin Schneider, Senior Planner said based on residents' concerns, if Council allowed the extension, Staff would further review the language of the two remaining conditions. He also clarified the number of outdoor events which would be allowed for the district.

Mr. Greg Kino, an Intervenor representing concerned residents Mr. Jerome Scharf and Ms. Audrey Scharf, said they had come to terms with the applicants and developers and agreed to the conditions read by Mr. Hearing.

Councilor Posner asked the applicant for clarification on some of the landscaping. Mr. Hearing explained the open lawn and a variety of trees and noted a more detailed plan would be provided after the extension was granted. He also asked for clarification on the number of events allowed. Mr. Hearing noted he had only addressed nighttime events but ten daytime and five nighttime events were allowed by Code. Mr. Hearing also noted the applicant was not considering having an outdoor live music program.

Councilor Posner asked Staff if any sound mitigation was outlined. Mr. Schneider explained the project was not considered an outdoor venue. Mr. Hearing clarified an outdoor venue was not planned. Councilor Posner asked for clarification on the bar height and how it would affect line of sight for residents. Mr. Hearing noted the new plan provided additional preservation of views.

Councilor Kuretski asked Staff to clarify the special event number. Mr. Schneider explained the code provides for ten special daytime events, not to exceed 16 days, and five nighttime events. Councilor Kuretski noted based on the size of the bar and the parking allotted there were not enough provisions to consider special events. Mr. Hearing said the whole outdoor seating area was larger than just the bar. Councilor Kuretski noted the language of the Resolution implied support for outdoor events.

REGULAR AGENDA

PUBLIC HEARINGS

14. Jupiter Inlet Restaurant - *Quasi-judicial*

Councilor Delaney asked if the transient pier was only available for restaurant patrons. Mr. Hearing said the pier would be used by owners of the restaurant. Councilor Delaney asked if the pier was fully permitted. Mr. Hearing noted the permit was in the final phase with the Environmental Protection Agency (EPA). Councilor Delaney thanked Mr. Frederickson for working with residents and their concerns.

Vice-Mayor Kaufer asked if Holidays were outlined in the Town Code. Mr. Schneider advised Holidays were addressed in the special event section of the code.

Mayor Wodraska asked if there had been other instances when applicants had to get approval via Town Council for special events. Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, said not to her knowledge but felt it was necessary due to the proximity of nearby residences.

Mr. Jerome Silvers, resident of Jupiter Harbour, noted residences were much closer to the Inlet restaurant than they were to Harbourside. He felt it was a good opportunity for Council to learn from the Harbourside experience and he was against the outdoor bar.

Ms. P.J. Beall, HOA President of Jupiter Harbour, was concerned the outdoor bar screening or foliage in the North West corner would take away the water views for many residents.

Mr. William Quinn, resident of Jupiter Harbour, felt the project should move forward to clean up the area and provide benefits to the residents.

Mr. Louis Wolfson, resident of Jupiter Harbour, was concerned about the driveway entrance crossing the path of Jupiter Harbor residents. He also mentioned the size of the restaurant, the number of cars and loud music.

Vice-Mayor Kaufer said he remembered some residents had asked for additional foliage for their privacy. Mr. Schneider clarified that was true.

Mr. Hearing said he felt the applicant was committed to working with residents and felt the project was a great balance for the area.

Mayor Wodraska was excited to have the project move forward. He appreciated residents' concerns and felt they had been addressed.

Councilor Posner agreed with the Mayor and felt the developers and Staff did a great job.

REGULAR AGENDA

PUBLIC HEARINGS

14. Jupiter Inlet Restaurant - Quasi-judicial

Vice-Mayor Kaufer supported the extension and felt the applicant and residents could continue to work together. He asked Staff to forward him the Holiday language in the Town Code.

Councilor Delaney was also excited about the project and felt the building had been vacant for too long.

Councilor Kuretski supported the restaurant but had growing concerns with the small size of the bar turning into standing room only and creating a noise issue.

Mayor Wodraska asked Mr. Baird for direction on a motion considering the Intervener's comments and input. Mr. Baird suggested granting approval on the extension contingent upon a future amended Resolution to incorporate the additional conditions. Mr. John Sickler, Director of Planning and Zoning noted Staff had administrative authority to amend a Resolution that did not create any significant changes.

Vice-Mayor Kaufer moved to approve the Jupiter Inlet Restaurant, contingent upon Staff's administrative approval of the Development Order including the amended provisions regarding the outdoor seating/bar area and landscaping; seconded by Councilor Delaney; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	No	Yes

15. Ordinance 10-16, First Reading Future Land Use Map Amendments - The Town of Jupiter has initiated Future Land Use Map (FLUM) amendments for 8 properties, totaling 49.6+/- acres, to provide consistency with the existing uses of the properties. (Second Reading – 8/16/16)

16. Ordinance 9-16, First Reading Zoning Map Amendments - The Town of Jupiter has initiated Zoning Map amendments for 10 properties, totaling 68.4+/- acres, to provide consistency with the existing uses of the properties. (Second Reading – 8/16/16)

Vice-Mayor Kaufer indicated he would abstain from voting on items 15 & 16 due to potential conflicts.

REGULAR AGENDA

PUBLIC HEARINGS

15. Ordinance 10-16, First Reading Future Land Use Map Amendments

Mr. Garrett Watson, Town Planner stated he would discuss items 15 and 16 together. He explained the proposed future land use map and zoning amendments were due to the evaluation and appraisal review for the comprehensive plan. He stated properties 7 and 8 had been removed. Mr. Watson reviewed the following subject properties: Cinquez Park open space; Sims Creek Preserve open space; Todd Street Preserve open space; St. Peter Catholic Church and All Saints Catholic Church; Jupiter First Church, Florida Inland Navigation District (FIND) Park and Spoil Dredge Site; Fullerton Island; and FIND Island. He stated Staff was in support of the amendments.

Councilor Kuretski stated he had asked Staff why the Washington Street property was not included in the list of properties. He was advised the property had not been advertised. He felt the open space property should have been in the conservation plan. Councilor Kuretski said he would like to have a consensus of Council regarding policy direction to make the Washington Street property a real priority.

Mayor Wodraska agreed with Councilor Kuretski. He asked if there was a way to incorporate the Washington Street project. Mr. Sickler stated the Town would need to initiate an independent amendment.

Councilor Posner asked how long it would take to return to Council. Mr. Sickler stated a few months.

Ms. Alison Bearese, resident of South Seas Drive, asked for clarification that properties 7 and 8 were suspended from amendments. Mayor Wodraska stated she was correct.

Mr. Glenn Scambler, resident of Marcinski Road and with the Florida Inland Navigation District, discussed the purpose for the Atlantic Intercostal Waterway.

Ms. Sally Boylan, Town Clerk, called Mr. Anthony Norment, Ms. Josephine Constantine, Ms. Pam Willoughby, Mr. Dennis Casey, and Mr. Ben Galego who asked to speak but had left. Ms. Boylan identified for Council there had been nine additional comment cards from residents who did not want to speak.

Title of Ordinance 10-16 read by Town Attorney Thomas J. Baird.

REGULAR AGENDA

PUBLIC HEARINGS

15. Ordinance 10-16, First Reading Future Land Use Map Amendments

Councilor Posner moved to approve the Ordinance 10-16, First Reading Future Land Use Map Amendments, as amended to remove parcels 7 & 8; seconded by Councilor Delaney; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Abstain	Yes	Yes	Yes

Mayor Wodraska clarified there was a consensus of Council who agreed to go forward with an independent amendment for the Washington Street property.

16. Ordinance 9-16, First Reading Zoning Map Amendments

Title of Ordinance 9-16 read by Town Attorney Thomas J. Baird.

Councilor Posner moved to approve the Ordinance 9-16, First Reading Zoning Map Amendments, as amended to remove parcels 7 and 8; seconded by Councilor Delaney; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Abstain	Yes	Yes	Yes

17. Ordinance 11-16, First Reading EAR-Based Comprehensive Plan Text Amendments – To modify the Future Land Use, Transportation, Housing, Conservation, Coastal Management, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements elements related to incorporating statutorily required changes and additional changes based on input from the public, business community and strategic initiatives contained in the Town’s 2016 Plan. (Second Reading – 8/16/16)

Mr. John Sicker, Planning and Zoning Director mentioned most of the text amendments were contained in Exhibit A of Ordinance 11-16. He highlighted a few changes to the Future Land Use Element relating to the Inlet Village area. He stated changes to the Transportation Element coordinated with the Florida East Coast (FEC) Railway Industries and other government agencies on safety concerns and the proposed expansion.

REGULAR AGENDA

PUBLIC HEARINGS

17. Ordinance 11-16, First Reading EAR-Based Comprehensive Plan Text Amendments

Mr. Dave Kemp, Principal Planner, discussed amendments to the Housing Element, which provided flexibility for how and where workforce housing requirements were met. He said the Conservation Element modified green design theories which included urban agricultures uses. Mr. Kemp mentioned the Coastal Management Element added Suni Sands, the Civic Center and the Jupiter FEC Train Depot to the list of historical and archaeological sites.

Mr. Kemp mentioned other elements that adopted Level of Services (LOS) standards.

Councilor Posner asked for specifics on workforce housing changes particularly regarding using developer's requirements for workforce housing but not necessarily the properties being developed. Mr. Kemp said amendments would be processed and returned to Council shortly.

Councilor Kuretski suggested deleting language on page 32, Objective 2.4 of Exhibit A, Ordinance 11-16 relating to the anticipated All Aboard Florida Brightline express train service. Vice-Mayor Kaufer agreed with Councilor Kuretski and asked if there was a consensus. Mayor Wodraska said there was no objection. Majority of Council agreed (JK, WP, TW)

Councilor Kuretski asked if the traffic study referenced in Policy 3.2.11 could be expedited. Mr. CJ Lan, Traffic Engineer replied yes, possibly early next year.

Councilor Kuretski asked what was being changed on Policy 1.3.11 Riverwalk Flex. Mr. Sickler said the goal was to provide flexibility, not to mandate the minimum area of commercial in the segment.

Councilor Kuretski mentioned he did not want the Town prohibited by the current commercial language on page 10 of Exhibit A in Policy 1.3.11(a) and he would not support the language. Councilor Posner agreed with Councilor Kuretski. Mayor Wodraska asked Mr. Sickler to move forward with suggested language change.

Councilor Kuretski asked for clarification of language stating "continue" and "maintain" on page 26 of Exhibit A referencing Infill Development Redevelopment and Upgrading of Existing Properties, Policy 1.13.2 and 1.13.4. Mayor Wodraska asked Staff to note and review for Second Reading of the Ordinance.

REGULAR AGENDA

PUBLIC HEARINGS

17. Ordinance 11-16, First Reading EAR-Based Comprehensive Plan Text Amendments

Vice-Mayor Kaufer mentioned for Second Reading he would be interested to know if there were other things that municipalities were doing to address the sober homes issue.

Vice-Mayor Kaufer asked in regards to Policy 1.9.4 of page 55 of Exhibit A was there a mitigation policy concerning adding to existing open spaces or contingent to existing to open spaces not just greenways and blueways or were all open spaces purchased by the Town a part of the greenway and blueway. Mr. Sickler replied, yes they were included in the greenways and blueways map.

Vice-Mayor Kaufer asked had there been consideration to allow outside mitigation to other sites not a part of the existing map. Mr. Sickler said the intent of the language was to place a higher value on the connected systems.

Vice-Mayor Kaufer said on page 74 of Exhibit A relating to recreation facility adopted LOS standards was the population of 68,000 per one pool sustainable and when would the facility number change. Mr. Sickler said he would speak with Mr. Russ Ruskey, Business Development Director regarding the LOS population. Councilor Kuretski said in the past the Council provided policy direction. Vice-Mayor Kaufer suggested looking into the numbers to provide better service for the residents.

Mr. Sickler said technically the standard would not need to change until the Town reached arguably 130,000. He said once you exceeded one person of population over the standard it did not require a second facility as it related to the pool.

Councilor Kuretski mentioned due to his significant concerns relating to design standards and parking shortfalls, he would not support First Reading. Councilor Posner asked how to circumvent urban design without stopping development. Mr. Sickler said the language placed in the comprehensive plan for design standards would not stop the Town from changing the standards in the Land Development regulations.

Title read by Town Attorney Thomas J. Baird.

Vice-Mayor Kaufer moved to approve Ordinance 11-16, First Reading EAR-Based Comprehensive Plan Text Amendments, amended to include Council's concerns; seconded by Councilor Posner; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	No	Yes

REGULAR AGENDA

PUBLIC BUSINESS

18. Request for policy direction to develop the necessary loan documents to provide a \$350,000 loan guarantee from the Town's Economic Development Fund in support of "Project Pick," a bioscience company to be located in the Town of Jupiter.

Mr. Michael Vilella, Director of Finance, introduced Mr. Scott Fine, Chief Financial Officer of Project Pick.

Mr. Fine said CTD Holding Inc. was a public company and located in Alachua, Florida. He explained Niemann-Pick Type C disease and how it affected children and young adults. He discussed the clinical experience of the drug and the clinical program team. Mr. Fine stated the company was looking to relocate their headquarters to Jupiter.

Councilor Posner asked how many staff members would be relocating to Jupiter; where the additional financing was coming from; and what the amount was of the loan. Mr. Fine stated initially five staff members would be relocating to Jupiter and the additional financing would come from premarket transfers. Mr. Vilella stated the loan guarantee was for \$350,000.

Councilor Kuretski asked Mr. Vilella to add a column for jobs created and felt the Town Attorney should review all loan documents before they went to Council for consideration.

Councilor Delaney asked if the Town set up the certificate of deposit (CD) and if CTD Holdings Inc. would draw off the CD or if they would draw off a loan from the bank. He asked if the company defaulted, would the bank then take the CD. Mr. Vilella stated CTD Holdings Inc. would draw money from the bank and if they defaulted the bank would take the CD.

Mr. Baird stated the Town had put a provision in the tri-party agreement that in the event of a default and the bank took the CD, the Town would be able to pursue the collateral the borrower put up with the bank.

Vice-Mayor Kaufer moved to direct Staff to move forward to develop the necessary loan documents to provide a \$350,000 loan guarantee from the Town's Economic Development Fund in support of "Project Pick," a bioscience company to be located in the Town of Jupiter; seconded by Councilor Kuretski; motion passed.

Wodraska
Yes

Kaufer
Yes

Delaney
Yes

Kuretski
Yes

Posner
No

REPORTS

TOWN ATTORNEY- NONE

TOWN MANAGER - NONE

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR KURETSKI

- Economic Development Fund - Councilor Kuretski asked to receive information regarding the proposal prior to having the item on the Council agenda.

VICE-MAYOR KAUFER

- Central Boulevard - Vice-Mayor Kaufer suggested Council schedule a round table discussion on the Central Boulevard Issues and the proposed plan by Palm Beach County regarding infrastructure.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR POSNER

- Docks/Seawalls - Councilor Posner reiterated his request for a roundtable discussion, as soon as possible.

MAYOR WODRASKA

- Atlanta Braves Spring Training- Mayor Wodraska mentioned at the League of Cities Meeting he was asked if the Town would send a letter supporting the Atlanta Braves as a potential spring training team in Palm Beach County. Majority of Council agreed. (JK,TW,WP)

ADJOURNMENT – 11:24 P.M.

Sally M. Boylan, Town Clerk

Todd R. Wodraska, Mayor