

**FINAL AGENDA AND MINUTES  
TOWN OF JUPITER  
TOWN COUNCIL SPECIAL MEETING  
TOWN COUNCIL CHAMBERS  
TUESDAY, MARCH 16, 2021**

Mayor Wodraska called the meeting to order at 6:01 P.M.

Roll Call: Mayor Todd R. Wodraska; Councilor Ron Delaney; Councilor Jim Kuretski; Councilor Cameron May; Town Manager Matt Benoit; Town Attorney Thomas J. Baird and Town Clerk Laura E. Cahill. Vice-Mayor Ilan G. Kaufer arrived at approximately 6:15 P.M.

**REPORTS**

**TOWN ATTORNEY REPORTS**

1. Recess for Attorney-Client Session to discuss the pending litigations in the cases styled, Harbourside Place LLC v. Town of Jupiter and Jupiter Community Redevelopment Agency.

At approximately 6:02 P.M. Mayor Wodraska recessed the Special Meeting for the private Attorney-Client Session.

**RECONVENE COUNCIL MEETING**

At approximately 7:00 P.M. Mayor Wodraska reconvened the Meeting. Those in attendance were Vice-Mayor Ilan Kaufer; Councilor Ron Delaney; Councilor Jim Kuretski; Councilor Cameron May; Town Manager Matt Benoit; Town Attorney Thomas J. Baird and Town Clerk Laura E. Cahill.

**PROCLAMATION**

2. Bicycle Month – March 2021.

Mayor Wodraska accepted the proclamation on behalf of the Town.

**MINUTES**

3. March 2, 2021 Town Council Meeting Minutes.

Councilor May moved to approve March 2, 2021 Town Council Meeting Minutes; seconded by Vice-Mayor Kaufer; motion passed.

Wodraska  
Yes

Kaufer  
Yes

Delaney  
Yes

Kuretski  
Yes

May  
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 Delaney moved to approve the Consent Agenda; seconded Councilor May; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	May
Yes	Yes	Yes	Yes	Yes

### **PUBLIC HEARING**

#### **4. Ordinance 1-21, Second Reading, Accessory Uses, Buildings and Structures** –

Applicant initiated zoning text amendment to Section 27-1910(a) to allow accessory structures in the front yard of residential properties meeting certain area and dimension requirements and Town initiated text amendment to Section 27-1910(a) to incorporate existing policies.

Title read by Mr. Baird.

#### **5. Ordinance 6-21, Second Reading, Rooftop Mechanical Equipment Room Standards** –

Town initiated zoning text amendment to Section 27-2305 and Section 27-1 to provide development standards for enclosed rooftop mechanical equipment rooms.

Title read by Mr. Baird.

#### **6. Ordinance 7-21, Second Reading**, Approving an amendment to the Town of Jupiter Police Officer's Retirement Fund to permit member beneficiaries to leave Deferred Retirement Option Plan (DROP) funds in the plan.

Title read by Mr. Baird.

#### **7. Ordinance 21-20, Second Reading, Fisherman's Wharf** – Future Land Use Map amendment application from Mixed Use to Commercial, on a 4.4± acre property, located on the north side of East Indiantown Road at the intersection of Fisherman's Way, immediately west of the Intracoastal Waterway. (Continued from 2/2/21)

Title read by Mr. Baird.

### **PUBLIC BUSINESS**

#### **8. Resolution 10-21**, Approving the Public Road Right of Way, Roadway, Pedestrian, Lighting, and Drainage Infrastructure Improvements constructed as part of the Love Street Commercial Development Project including the inter-related Parkway Street Parking Lot, both located adjacent to A1A in the Inlet Village.

## **CONSENT AGENDA**

### **PUBLIC BUSINESS**

9. **Resolution 27-21**, Approving contract award recommendation to TLC Diversified Inc. for RO Concentrate Treatment Facility Improvements Re-Bid (W1816A) in the amount of \$124,138.
10. **Resolution 29-21**, Approving contract award recommendation EPW 2021-19 to Terracon Services, Inc. for Landscape and Irrigation Maintenance in an amount not to exceed \$973,282.
11. **Resolution 34-21**, Approving the renewal of contract EPW 2016-12-A with Kimley-Horn and Associates, Inc. for the general continuing engineering services.
12. **Resolution 35-21**, Approving the renewal of contract EPW 2016-12-B with Calvin, Giordano, and Associates, Inc. for the general continuing engineering services.
13. **Resolution 36-21**, Approving the renewal of contract EPW 2016-12-C with Stanley Consultants, Inc. for the general continuing engineering services.
14. **Resolution 37-21**, Approving the renewal of contract EPW 2016-12-D with Wantman Group, Inc. for the general continuing engineering services.
15. **Resolution 46-21**, Approving award of contract EPW 2021-13 to Lazarus Group, Inc. for Collector Roadway Lighting for Toney Penna Drive and Bush Road in an amount not to exceed \$166,064.

## **REGULAR AGENDA**

### **PUBLIC HEARING**

16. **Resolution 4-21, Jupiter Medical Center** – *Quasi-judicial* - Site plan amendment application for a major expansion to the surgical center, emergency department and central energy plant on a 27.34+/- acre property located at 1210 Old Dixie Highway.

#### *Ex Parte Communications:*

- Councilor Delaney indicated he planned to abstain from voting due to his wife working for Jupiter Medical Center.
- Councilor Kuretski had exchanged some email communication with Town Staff that day regarding to the parking provisions in section three.
- Vice-Mayor Kaufer also indicated he planned to abstain from voting due to being part of the Corporate Member Board for Jupiter Medical Center.

Town Clerk swore in five people.

Mr. Donaldson Hearing with Cotleur and Hearing and representing the Applicant, introduced Mr. Steve Seeley, Chief Operating Office for Jupiter Medical Center. He asked for a little grace on time to present.

## **REGULAR AGENDA**

### **PUBLIC HEARING**

#### **16. Resolution 4-21, Jupiter Medical Center**

Mr. George Missimer with Cotleur and Hearing, discussed the proposed expansions to the Surgical Institute Emergency department and Central Energy plant. He explained the existing operating rooms within the surgical wing of the hospital were in need of enhancement and expansion. He noted the removal of the existing building would add over 163 parking spaces and provide twenty-two percent of green space. He said one of the conditions requested by Staff was the completion to the phasing plan along with the demolition plans for the new expansion project. He stated phase one would allow the completion to the southwest parking lot with enhancement to the existing spaces and the installment of the new access road to the emergency room. The Applicant requested the use temporary parking lot on Toney Penna during construction. He provided some renderings of the new surgical center and a summary of the new surgical institute enhancements.

Mr. Missimer noted it would enhancement the existing emergency room and would provide eight new rapid treatment beds and two new emergency triage stations.

Mr. Missimer reviewed the expansion to the center energy plant and how it would provide enhanced equipment and sustainability for natural disasters for the hospital to continue to function.

Mr. Peter Meyer, Senior Planner, stated Staff recommended approval of the expansion site plans with conditions of approval as stated in the Resolution. He noted some conditions which included required parking studies and phased plans for the expansions.

Councilor Kuretski asked if the applicant accepted his recommendations for parking requirements. Mr. Missimer said there were no concerns and agreed that if the study came back as not meeting standards, the applicant would bring any changes back before Council.

Councilor Kuretski outlined his other recommendations which included the parking study, moving up the required study to June and making sure the study was performed at peak utilization times.

Councilor Kuretski asked about the discussion of researching number of bathrooms needed in the Emergency department expansion. Mr. Missimer explained the expansion only included one new bathroom but other existing bathrooms would be accessible from the expansion and the plans met the code requirements.

Councilor Kuretski also noted the importance of signage for vehicle and pedestrian traffic. Mr. Missimer apologized for not mentioning signage in his presentation but stated he had worked with Staff to prepare an updated signage plan.

## **REGULAR AGENDA**

### **PUBLIC HEARING**

#### **16. Resolution 4-21, Jupiter Medical Center**

Councilor May asked what the current visitation policy was for the Medical Center. Mr. Seeley stated they started allowing visitors yesterday from 1 PM to 5 PM with one visitor per patient. Councilor May said he wanted to make sure the parking study was done while visitation was at full capacity. Mr. Seeley agreed.

Mayor Wodraska asked when the renovations would be complete. Mr. Seeley said he hoped the Emergency department would be complete by December or January, the central energy plant would take from two and a half to three years and the surgical expansion was to be completed in the Fall of 2023.

Councilor Kuretski moved to approve Resolution 4-21; as amended to include the parking study details; seconded by Councilor May; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	May
Yes	Abstain	Abstain	Yes	Yes

### **REPORTS**

#### **TOWN MANAGER - None**

#### **TOWN COUNCIL – LIAISON REPORTS AND COMMENTS**

##### **COUNCIL KURETSKI**

- Proposed Hospital in Palm Beach Gardens – Councilor Kuretski asked Council to consider preparing a resolution opposing the proposed hospital in Alton.

Mayor Wodraska stated he would like more information before he would agree to a resolution and asked Staff to reach out to Jupiter Medical Center on where they stand.

Councilor Kuretski also asked the Town Manager to find the timing for the process of the proposed hospital.

- Transportation Planning Agency (TPA) Meetings – Councilor Kuretski mentioned the TPA's meetings convened in a public setting with the majority of members in person and also allowed 1-4 members to join via Zoom if they had concerns with Covid.

##### **COUNCIL MAY**

- Proposed High School – Councilor May mentioned the space in question for the proposed hospital could be used for a high school instead and mentioned his concerns with overcrowding at Jupiter High School. He stated he had a meeting with the School Board District Commissioner the next morning to discuss the topic.
- Police Radio Antenna – Councilor May asked if a presentation could be added to the April agenda regarding the Police public safety antenna.

**ADJOURNMENT** – 7:46 P.M.

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Laura E. Cahill, Town Clerk

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Todd R. Wodraska, Mayor