

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING
April 12, 2022**

Town Attorney Thomas Baird called the meeting to order at 7:00 p.m. He noted that there was no chair or vice chair present and said the first order of business would be to elect a chair for the evening.

ATTENDANCE: Comms Frank Fore, Teri Grooms, MB Hague, Ashlyn Held, Kevin Kirn, Marc Pintel, John Weisman (Alternate); John Sickler, Planning & Zoning Director; Martin Schneider, Principal Planner; Peter Meyer, Senior Planner; Thomas Baird, Town Attorney; Valerie Hampe, Secretary.

ELECTION OF ACTING CHAIR:

Comm. Fore nominated Comm. Hague; seconded by Comm. Pintel. Comm. Hague nominated Comm. Grooms. Mr. Baird asked for a show of hands in support of Comm. Hague and she received one vote. Mr. Baird then asked for a show of hands for Comm. Grooms and she received five votes.

INTRODUCTION OF NEW COMMISSIONERS:

Chair Grooms introduced Kevin Kirn and Ashlyn Held, the newly appointed commissioners.

MINUTES: Regular Planning and Zoning Commission meeting, March 10, 2022.

Comm. Hague moved to approve the minutes; seconded by Comm. Fore. The motion carried unanimously by consensus (7-0 vote).

CITIZEN COMMENTS: None.

SWEARING IN: Mr. Baird, Town attorney conducted the swearing in of witnesses for the items on the agenda.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Jupiter Medical Center** – Site plan amendment to construct an addition to the central energy plant on a 27.3± acre property located at 1210 Old Dixie Highway. (PZ# 5036)

Town Council consideration:

May 17, 2022

Chair Grooms asked for ex-parte disclosures. Comm. Held said Mr. Sickler had briefed her on the applications for this meeting. Comm. Kirn said he visited the site and discussed the plans, particularly the parking, with Mr. Sickler. Comms. Hague and Pintel said they drove by the site. Chair Grooms, Comm. Fore and Comm. Weisman had no disclosures.

Jupiter Medical Center – cont'd

Mr. Baird conducted the swearing in of witnesses.

George Missimer of Cotleur-Hearing gave a PowerPoint presentation on behalf of the applicant. He said the expansion will provide space for five additional generators; three of which will probably be needed initially. He concluded by showing architectural renderings and discussing parking calculations.

Peter Meyer, senior planner, stated that staff recommended approval of the application. He noted that the required parking studies would be done following the certificate of occupancy for the surgery center or emergency center, whichever is last; and then again one year later.

Comm. Fore asked if other locations had been considered for the energy plant expansion. Mr. Missimer said yes but it was decided to keep the expansion next to the existing generators and have a unified system that isn't near the property line where it might be bothersome to neighbors.

Comm. Weisman asked if the generators would be tested during daytime hours and Mr. Missimer said yes. Mr. Sickler said that testing is only permitted between 10 a.m. and 5 p.m. for 30 minutes one time per week.

Comm. Hague asked when the surgical center and emergency room expansions are expected to be completed and Mr. Messimer said 2024. Comm. Hague noted that the parking study won't be done before 2024.

Comm. Hague asked if there were further plans for expansion of the hospital in the pipeline and if that would include a parking garage. Mr. Missimer replied that the hospital has purchased adjacent properties and does plan on expanding. Don Hearing of Cotleur Hearing said the medical center recognizes that they need to address parking and are working on a master plan which includes a parking structure.

Chair Grooms opened the floor to public comment.

Carol Watson suggested the physician parking should be moved away from the emergency room to make parking available for patients.

Comm. Hague asked what staff recommended for signage during construction. Mr. Missimer said the hospital has an approved master signage plan and permits have been submitted for signage all over campus including wayfinding signs. He added that the parking concerns will be mitigated with the expansion plans; physician parking will be shifted and there will be more parking.

Chair Grooms agreed with Comm. Hague and Carol Watson that emergency room parking is not at all convenient.

Comm. Weisman moved to recommend approval with staff recommendations; seconded by Comm. Fore.

The Commission was polled and the motion carried unanimously (7-0 vote).

Fore – Y

Held – Y

Kirn – Y

Pintel – Y

Hague – Y

Weisman – Y

Grooms - Y

2. **Private Property Rights Element Text Amendment** – Town-initiated amendment to create a property rights element as required by Florida Statutes Section 163.3177(6)(i)1. (PZ# 5077)
(Acting as the Local Planning Agency)
Town Council consideration:

May 17, 2022 – 1st reading
July 19, 2022 – 2nd reading

Martin Schneider, principal planner, gave a PowerPoint presentation on the Private Property Rights element, a new Comprehensive Plan element required by state law. He reviewed the Comprehensive Plan Evaluation and Appraisal Report (EAR) process and discussed the purpose of the Property Rights element.

Chair Grooms opened the floor to public comment.

Anna Current spoke on the importance of property rights and distributed a three-page reference document (attached).

Comm. Hague moved to recommend approval of the application as proposed by staff; seconded by Comm. Weisman. The motion carried unanimously by consensus (7-0 vote).

ADJOURN:

Chair Grooms adjourned the meeting at 7:53 p.m.

Valerie Hampe, Secretary