TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
MINUTES
March 14, 2023

CALL TO ORDER:
Chair Grooms called the meeting to order at 7 p.m.

ATTENDANCE:
Chair Teri Grooms; Vice Chair MB Hague; Commissioners Frank Fore, Ashlyn Held, Kevin Kirn, Marc Pintel, John Weisman, 1st Alternate (voting), and Richard Dunning, 2nd Alternate; Planning & Zoning Director John Sickler; Principal Planner Scott Thatcher; Senior Planner Peter Meyer; Town Attorney Thomas Baird, Esq.; Secretary Carol Bass

MINUTES:
Motion to approve the minutes from the February 14, 2023 Regular Planning and Zoning Commission Meeting.

Motion by Frank Fore, second by Marc Pintel
Final: Motion passed unanimously with a 7-0 vote.

CITIZEN COMMENTS: None

REGULAR AGENDA:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Disclosures: All Commissioners stated they spoke with staff regarding the two items on this agenda. Commissioners Frank Fore, Ashlyn Held, and Marc Pintel disclosed they each spoke with the applicant to discuss signage and site plan.

Swearing-in: Town Attorney Thomas Baird, Esq., conducted the swearing-in of witnesses.

1. Zoning Text Amendment to modify Sections 27-3359 and 27-3362 regarding signage in the medical center (MC) zoning District.

Town Council Consideration: April 4, 2023 and April 18, 2023

2. Jupiter Medical Center Site Plan Amendment to construct a major expansion to hospital and a parking garage.

Town Council Consideration: April 4, 2023

Applicant George Messimer for Cotleur and Hearing, gave a combined presentation on both the Zoning Text Amendment and Site Plan Amendment. The applicant stated they wanted to investigate a setback reduction from 50 feet to 40 feet despite the plan meeting the code with a 50-foot setback.

Principal Planner Scott Thatcher reviewed the Staff Report for the Zoning Text Amendment.

Senior Planner Peter Meyer reviewed the Staff Report for the Site Plan Amendment.

Commissioners commented on the following topics with Applicant and Staff: site plans hard to read; print too small; a future requirement should be that all documents are legible that are printed by applicant or consultant; issue has come up in the past; request electronic packets if not legible; timing for garage and tower; garage will be required to receive certificate of occupancy before patient tower; proposed off campus landscaping is located to northeast along railroad; setbacks are not a concern for tonight; front setback of 40 feet versus 50 feet are for discussion only at this point; healing garden benches; different seating options included; a dozen or so benches would be more adequate; consider add a living wall to hide parking garage; ramp is internal to parking garage; providing landscaping to screen the parking garage; hard to keep a living wall looking good over the years at this scale; consider undergrounding existing powerlines; focus has been put on patient care over aesthetics; displaced volunteers will be relocated; new signs will effect south side of Jupiter Lakes and north side of hospital; interim parking while parking garage being completed; temporary parking plan will be in effect; Attachment D on Page 2-29 specifies how code will be met during construction; two-year time frame to complete garage is tight; applicant is asking for 30 months total instead of 24 months to complete the garage construction in order to not require a parking study; 20 electric charging stations per floor is goal in parking garage; the code standards for size of signs is considered acceptable to clientele; inpatient versus outpatient patients using facility is unclear; parking garage device to tally available parking spots is not currently in plan, will consider if needed; complementary valet throughout; request that parking studies go away as additional parking is already being offered; cost for parking studies is approximately $10,000 each; are parking studies able to be enforced for businesses that do not seem to be using parking correctly; adding landscaping along the east side of Old Dixie will not affect future connectivity since a master plan has not been adopted for this area; hospital making east entrance their main entrance; Town upgraded Jupiter Lakes Boulevard; staff asks for some incremental improvements along Old Dixie right-of-way; temporary parking area off Toney Penna is currently for construction vehicles and will be removed once construction complete; staff is in agreement with applicant request to reduce the minimum height to the bottom of hospital identification sign from 50 to 30 feet; changes to entrance due to construction taking place; parking concerns during construction; parking spaces are not restricted; parking management plan; available spaces for employees versus the number of spaces that will be available; plans need to keep up with these parking demands instead of catching up; Toney Penna access needed now instead of in future plans; security is also a main concern for that lot; solar arrays on roof of parking garage to shield cars are not in current plan; has not been explored as a partnership with FPL as it is cost prohibitive; some signs listed as "proposed" on plans are actually already in place; valet is offered in several locations; encourage a valet placement at emergency department; ensure charging stations for hospital visitors only; water main condition clarification made and determined it is for the hospital to maintain level of service; applicant did not price out solar canopy for this project; based comment of being cost prohibitive on previous research; concerned how time extension to the existing parking study condition would affect overall project; would like to review traffic studies.

Closing Statements by Commission:

Commissioner Frank Fore: learned speed bumps not a good idea in hospital parking lots; covered walkways would not allow for fire trucks; time extension okay; valet parking good at other locations; not comfortable asking for landscaping off campus for a not-for-profit business; signage will be greatly improved to unfamiliar motorist; to applicant's best interest to get project done as quickly as possible; separate delay for tower vs. parking garage.

Commissioner MB Hague: parking concerns; hard time with wanting to do bare minimum; will not support extending time; landscaping on property they own only; support all of staff conditions of approval.

Commissioner John Weisman: no problem with time extension request; likes new healing garden.

Commissioner Richard Dunning: excited about overall plan; landscaping not needed on property not owned by hospital; not crazy about time extension request.

Commissioner Kevin Kirn: overall project a huge community asset; we should have a right to have an annual parking study; would give peace of mind and allow to set benchmarks each year.

Commissioner Ashlyn Held: love project; non-hospital property not their responsibility; make entrance a jewel; parking is an integral aspect of coming to the hospital; stick to timeline as much as possible;

Commissioner Marc Pintel: love project; feel same about parking; signage will be a great improvement; torn on extension due to parking issues.

Commissioner Teri Grooms: extension request is reasonable; signage very nice.

MOTIONS:

Motion to postpone until plans and attachments can be submitted in a readable size.
Motion by MB Hague
Final: Motion fails for lack of a second.

Motion to accept the Zoning Text Amendment to modify Sections 27-3359 and 27-3362 regarding signage in the medical center zoning district as submitted.
Motion by MB Hague, second by Frank Fore
Final: Motion passed unanimously with a 7-0 vote.

Motion to approve the Jupiter Medical Center Site Plan Amendment as staff recommends without the inclusion of off-campus landscaping.
Motion by Frank Fore, second by MB Hague.
Final: Motion passed unanimously with a 7-0 vote.

C. ANNOUNCEMENTS:

Vice Chair MB Hague announced her retirement and stated tonight would be her final night on the PZ Commission. Town Councilor Malise Sundstrom thanked Ms. Hague for her years of service and dedication.

D. ADJOURNMENT:

Chair Teri Grooms adjourned the meeting at 8:47 p.m.

Teri Grooms

Teri Grooms, Chair

Carol Bass

Carol Bass, Secretary

\\Jupiter.fl.us\dept\PlanningZoning\Staff\WP51\MINUTES & SYNOPSIS\PZ\MINUTES\2023\PZ 031423 Minutes Final Version.docx