

**TOWN OF JUPITER
PLANNING & ZONING COMMISSION
MINUTES JUNE 13, 2023**

CALL TO ORDER:

Chair Grooms called the meeting to order at 7 p.m.

ATTENDANCE:

Chair Teri Grooms, Commissioners Ashlyn Held, Dan Guisinger, Marc Pintel, Richard Dunning, Frank Fore, Paul Keenan (1st Alternate - voting member), and Cynthia Blum (2nd Alternate); John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Assistant Director of Planning & Zoning; Peter Meyer, Senior Planner; Town Attorney, Thomas Baird, Esq.; Vernisa Ayers, Secretary.

MINUTES:

Motion to approve minutes from the May 9, 2023 Regular Planning and Zoning Commission Meeting. Motion by Marc Pintel, seconded by Dan Guisinger. Final: Motion passed unanimously, with a 7-0 vote.

CITIZEN COMMENTS: None.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. NEW BUSINESS:

1. **Seaglass** – Small scale planned unit development (SSPUD) application to request a two-unit per acre increase in density; Site plan application to construct 23 multi-family residential units on a 2.93 +/- acre property, located at 550 Bush Road. (PZ# 5584 & 5585)

Disclosures: Comm. Keenan disclosed that he had a discussion with John Sickler. Comm. Fore, Dunning, and Blum disclosed that they walked the property. Comm. Held, disclosed she had spoken to Councilor Schneider. Comm. Dunning and Blum also disclosed that they spoke to Peter Meyer. Chair Grooms disclosed that she spoke to Councilor Schneider and John Sickler.

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

Applicant presentation: Miles Rich, Owner and developer of Seaglass Townhomes, presented a PowerPoint that noted changes of the site plan different than the previous site plan. Changes include a reduction in the number of units requested, from 35 units to 23 units; increased the amount of parking available, from 96 spaces to 117 spaces; increase in the size of the dwelling unit and including two car garages instead of one car garages.

Staff presentation: Peter Meyer, Senior Planner, reviewed the staff report for the application.

Commissioners asked questions of the Applicant and Staff: Questions were asked to Staff about traffic deficiency at the intersection of Toney Penna and Bush Road and the purpose of the \$150,000 fee that the Applicant will be paying. Staff responded that the Town is already taking steps to improve the Toney Penna and Bush Road intersection in fiscal year 2025, and the fee is a workforce housing payment in lieu of building workforce housing on site based on the proposal being a rental community. Questions for the applicant included: rent for the units, aspects of the green building program, and what feedback has the applicant received from other nearby residents. Mr. Rich responded that the units will be rented at \$2,750-\$3000 per month, they are using energy saving appliances and Low-E glass windows, and that he contacted Laurel Oaks to discuss the project, but they haven't responded.

Questions were asked about road ownership. Mr. Rich noted it will be private and maintained by them, but not gated. A request was made for more ADA parking spots. Mr. Rich was supportive of providing another space near the leasing office. Truck traffic during construction was a concern as was the timing of the construction in relation to the intersection improvements. Mr. Rich responded that they expect construction to begin in summer of 2024, with completion in fall of 2025. Questions were asked about the workforce housing being deleted. Mr. Rich responded that with the decreased density, it was not economically feasible to build workforce housing units. Questions were asked about architectural diversity. Staff responded that diversity in unit type is required per Town Code, but modifications could be requested by the Commission. Questions were asked about the denial of the project and the 24-month time frame for resubmission. Staff responded that the project was materially changed with a new application submitted and new application fees, but that the Town Council will make the final decision. The new application did not request a density increase because it's not providing additional workforce housing. It does request a density increase for a small-scale PUD. The new request was changed to a 23 rental townhouse dwelling unit, which is 12 units less than previously proposed and a 34% reduction.

Public Comment: Chair Grooms asked if there was any public comment. Ms. Ayers responded that Ms. Jane Snell did not wish to speak, but was opposed to the project due to traffic. Ms. Pat Sparapani, stated she was the treasurer of Laurel Oaks HOA and noted that she had not heard from the applicant about a meeting.

Deliberation by Commission: Comm. Blum was concerned with the proximity to the neighbor to the north and the colors, but was supportive. Comm. Dunning was supportive of the project based on the changes. Comm. Held was supportive, but noted the timing of the traffic improvements as a consideration. Comm. Pintel was supportive of the project and its green aspects, but concerned about the traffic and lack of workforce housing. Comm. Guisinger appreciated the diversity of color and was supportive of the project. Comm. Fore and Keenan were supportive, but had concerns with traffic and timing of improvements. Chair Grooms was

supportive of the project, but was disappointed that the workforce housing was removed.

Motion:

Comm. Dunning motioned to recommend approval of the application, seconded by Comm. Fore. Motion passed unanimously, with a 7-0 vote.

2. **Mixed Use Development (MXD) Zoning District** – Zoning Text Amendments to clarify density requirements and to delete the Residential Estate (RE) subdistrict. (PZ# 5663)

Staff presentation: John Sickler, Director of Planning and Zoning, presented the Staff initiated Zoning Text Amendment to clarify density requirements in the mixed-use development zoning district and delete the Residential Estates sub-district. He stated the change to the code is to clarify the overall density requirements of the Abacoa mixed use district and to provide consistency between the Comprehensive Plan and MXD Zoning District.

Commissioners asked questions of Staff: Questions were asked about the density. Mr. Sickler responded that the Abacoa master plan is limited to four dwelling units per acre, but that some subdistricts have a higher density and the average must be below four.

Motion: Comm. Pintel motioned to recommend approval of the proposed changes, seconded by Comm. Guisinger. Motion passed unanimously, with a 7-0 vote.

ANNOUNCEMENT:

None.

ADJOURNMENT:

Chair Grooms adjourned meeting at 8:11 p.m.