

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
FINAL MINUTES
OCTOBER 14, 2024 7:00 P.M.**

CALL TO ORDER:

Vice Chair Richard Dunning called the meeting to order at 7:00 p.m.

ATTENDANCE:

Vice Chair Richard Dunning; Comm. Michael Cassatly; Comm. Beth Kelso; Comm. Dan Guisinger; Comm. David Thompson; Comm. Karen Vinson and Cynthia Blum 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Garret Watson, Principal Planner; Peter Meyer, Senior Planner; and Michael Schneider, Secretary.

MINUTES:

Comm. Guisinger moved to recommend approval of the September 10, 2024 minutes; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 7-0 vote.

Comm. Cassatly moved to recommend approval of the August 13, 2024 minutes with corrections to page 5, changing Number 5 from 4 COP-SFS to 2 COP-SFS and modifying Number 6 from non-individuals only to individuals only; seconded by Comm. Kelso. Final: Motion passed unanimously, with a 7-0 vote.

SWEARING IN:

Secretary Michael Schneider conducted the swearing-in of witnesses for all quasi-judicial items on the agenda.

CITIZEN COMMENTS: None

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **1352 S. US1**– Zoning Map amendment from Commercial, Office (C-3) to U.S. Highway One/Intracoastal Waterway Corridor District – Mixed Use Residential Subdistrict (US1/ICW-MXR) for 1.34+/- acres of property located at 1352 S. US-1. (PZ 24-5893)

Disclosures: Comm. Cassatly disclosed that he went by the property and spoke with one of the neighbors. Commissioners Kelso, Blum and Vice Chair Dunning also indicated that they visited the property. Commissioners Thompson, Guisinger and Vinson stated that they did not have disclosures.

Applicant presentation: George Missimer, representative of Cotleur & Hearing, presented a PowerPoint presentation of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Cassatly inquired about the possibility of preserving the trees that are situated along the western boundary of the vacant lot. Mr. Missimer responded by indicating that there are intentions of enhancing the landscaping in the future; however, the existing hedge in that area will remain.

Comm. Cassatly expressed his concerns regarding traffic issues that were raised by a local resident. Comm. Cassatly explained that while driving north on US1, the high hedge obstructs visibility when attempting to make a left turn or a U-turn to access the development to the South. Mr. Sickler replied saying that staff will look into the matter.

Vice Chair Dunning asked if there had been any questions or concerns raised by local residents. Mr. Missimer responded that he had not received any feedback from the public.

The remaining Commissioners did not have any questions for the applicant or staff.

Public Comment: None

Deliberation by Commission: None

Motion: Comm. Cassatly motioned to recommend approval of the Zoning Map amendment application, seconded by Comm. Guisinger. Final: Motion passed unanimously, with a 7-0 vote.

2. **Town of Jupiter Public Works Facility** – Site plan amendment to construct two light industrial/storage buildings and an open storage area on a 20.0+/- acre property located at 3131 Washington Street. (PZ 24-6175)

Disclosures: Commissioners Cassatly, Guisinger, Vinson and Vice Chair Dunning disclosed that they drove by the site. Commissioners Blum, Kelso and Thompson stated that they did not have disclosures.

Applicant presentation: Emily O'Mahoney, representative of 2GHO presented a PowerPoint presentation of the proposed project.

Staff presentation: Principal Planner, Garret Watson, reviewed the staff report. Thomas Hernandez, Director of Engineering for the Town of Jupiter, was also in attendance.

Commissioners asked questions of the Applicant and Staff:

Comm. Blum asked to clarify that you won't be able to see any of the proposed buildings with the trees and open storage area. Ms. O'Mahoney confirmed that this is correct.

Comm. Guisinger sought clarification regarding the daily trip figures reported by staff in comparison to those submitted by 2GHO. Mr. Watson affirmed that the

numbers included in the Traffic Impact Statement in Attachment B are the correct numbers.

Vice Chair Dunning inquired whether any questions or concerns had been expressed by members of the community. Mr. Watson replied that he received a call from the Director of the Edna Runner Center and provided an explanation of the project, but there were no concerns.

The remaining Commissioners did not have any questions for the applicant or staff.

Public Comment: None

Deliberation by Commission: None

Motion: Comm. Blum motioned to recommend approval of the site plan amendment application, seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

STAFF UPDATE:

Planning and Zoning Director reported on recent Town Council actions and informed interested Commissioner to save the date for the November 22, 2024 Planning Officials training.

ADJOURN:

Vice Chair Richard Dunning adjourned the meeting at 7:23 p.m.

 CHAIR

Richard Dunning, Vice Chair



Michael Schnelder, Secretary