TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
FINAL MINUTES
NOVEMBER 12, 2024 7:00 P.M.

CALL TO ORDER:
Chair Kevin Kirn called the meeting to order at 7:01 p.m.

ATTENDANCE:
Chair Kevin Kirn; Comm. Michael Cassatly; Comm. Beth Kelso; Comm. Dan Guisinger; Comm. David Thompson and Paul Keenan, 1st Alternate (voting member); Thomas Baird, Town Attorney; John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Martin Schneider, Principal Planner; Peter Meyer, Senior Planner and Vernisa Ayers, Secretary.

MINUTES:
Comm. Cassatly moved to recommend approval of the October 14, 2024 Special Planning and Zoning Meeting minutes; seconded by Comm. Guisinger. Final: Motion passed unanimously, with a 6-0 vote.

Comm. Kelso moved to recommend approval of the Motion for reconsideration of the amended August 13, 2024 Regular Planning and Zoning Meeting minutes; seconded by Comm. Guisinger. Final: Motion passed unanimously, with a 6-0 vote.

SWEARING IN:
Secretary Vernisa Ayers 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. **Community Redevelopment Plan, 2024 Amendment-** Comprehensive Plan Consistency Review. *(PZ 23-5839)*

   Staff presentation: Stephanie Thoburn, Asst. Director of Planning and Zoning, presented a PowerPoint presentation of the proposed Community Redevelopment 2024 Plan Update.

   Commissioners asked questions of the Applicant and Staff:
   Comm. Kelso praised the Plan's focus on water as well as the land, stressing the importance of restoration and sustainability for the future and its impact on property values. Comm. Kelso asked the reason for changing the wording in the Plan where it talks about public and private docking facilities. She shared that it used to suggest providing or expanding these facilities, but now it seems the focus is just on maintaining them. Comm. Kelso stated that she's not sure if the Town prefers not having large marinas for bigger boats, but with the rising

average income in our community, people are likely to own larger boats, and consideration should be given to the possibility for these larger boats.

Comm. Kelso asked why wouldn't entertainment venues be a desired use in this area. Mr. Sickler replied explaining that in recent years, some feedback has highlighted challenges associated with outdoor venues, particularly concerning the Community Redevelopment Agency (CRA). Mr. Sickler noted that the CRA has acknowledged this feedback and has chosen to retain certain language in the current plan, without actively promoting those venues. Mr. Sickler explained that the CRA plan is not a regulatory plan, but it serves to outline the goals and vision for the area and identify projects that the CRA could fund and provide funding for through tax increment financing. Comm. Kelso also discussed the need for more entertainment activities, not necessarily outdoors, other than restaurants, such as places with bands playing indoors. Comm. Kelso felt that it would be a good idea to keep the parking garage concept in mind since there's already issues with nighttime parking, as noted earlier during the presentation. Comm. Kelso asked when would the CRA cover restoration costs on private property. Ms. Thoburn clarified that the CRA might consider a grant program. If you're working on marine enhancements like creating living shorelines, planting mangroves, or installing artificial reef modules or mangrove pods, then CRA funding could be explored for those projects.

Comm. Cassatly mentioned that after speaking with the Planning and Zoning Department staff his questions around environmental issues and the need for more eco-friendly development were answered. Comm. Cassatly mentioned that while the suggested changes are favorable, parking, especially at night, is a concern. He pointed out that enhancing the parking situation would be a great idea and recommended that if a garage is constructed, it should have an appealing design, something that doesn't look like the usual garages, unlike those at Harbourside.

Chair Kirn inquired about the annual spending of $1.3 million roughly detailed in the Plan's operating expenses. Ms. Thoburn responded that these expenses cover staff costs. Mr. Sickler mentioned that some of the funds are also allocated for policing in the area. Chair Kirn asked for clarification regarding the debt service payments, noting that the program concludes in 2034. He inquired whether the bonds issued to the CRA also terminate or mature in 2034. Ms. Thoburn explained that the debt bonds are nearing their end, causing the debt service to disappear. Mr. Sickler indicated that if the CRA decides to spend, they can opt to use all the projected proceeds for the entire duration of the CRA. They could choose to invest that money in the early years and then pay it off gradually over time. Mr. Sickler shared that these decisions are made annually through the budgeting process by the CRA.

Comm. Guisinger expressed concerns about parking in Inlet Village, with empty lots at waterfront restaurants and a crowded CRA parking lot. Comm. Guisinger indicated that addressing this issue could improve parking conditions both day and night.

Comm. Guisinger questioned the purpose of the frozen property tax base and how it affects investors. Ms. Thoburn provided an example where the incremental increase in taxes that occurs after the base the year would go into the redevelopment trust fund to be spent only in the CRA, so a $100,000 gain in property values from the base year from town and county taxes would generate money for projects specified in the CRA Plan. Mr. Sickler emphasized that the school district continues to assess taxes on the full value of the property. This value is not frozen, representing a significant portion of your tax bill.

Comm. Thompson inquired about the proposed Riverwalk, specifically the plan's for connecting the northern and southern parts. Comm. Thompson indicated that creating a link could be a great improvement for the area, enhancing pedestrian traffic and uniting the two sections. Ms. Thoburn replied saying that the initial connection will be with SUN Trail, part of FDOT's five-year plan. A feasibility study will begin next year, focusing on one side of US1 to the Inlet Village. Ms. Thoburn indicated that DOT is also working on the east-west Riverwalk connection under the new bridge from 1000 North to U-Tiki. The state plans to allocate $15-20 million for these projects after the US1 bridge is completed. Mr. Sickler explained that the CRA can take action if they deem it important and your feedback is crucial. Mr. Sickler mentioned that we have riparian rights to go in front of the Pelican Club in order to connect Jetty's with the restaurants on Love Street, along with U-Tiki and 1000 North to the west. We have encouraged Jetty's to collaborate on formalizing their waterfront area and connecting it to U-Tiki and the right-of-way west of Pelican Club.

Comm. Keenan inquired if the tax basis formula is adjusted for inflation. Ms. Thoburn confirmed it is not. Comm. Keenan also asked about the possibility of a uniform lighting system for Riverwalk. Ms. Thoburn noted that while most of Riverwalk is uniform, they prioritize consistent spacing and railings if needed. We only add railings, when necessary, but prefer to avoid them. Commissioner Keenan questioned if any thought had been given to exclusive bike trails, envisioning something like the ones that are in Chicago. Ms. Thoburn noted that they've considered shared and multi-use paths for both walkers and bicyclists, suggesting skilled cyclists should use the road and bike lanes, while slower riders use the paths.

Public Comment: Secretary, Vernisa Ayers informed the board of a letter received by Planning & Zoning from resident Anna Current, who was unable to attend tonight's meeting. A copy of the letter was made available on the dais for the Board's review.

Deliberation by Commission: None

Motion: Comm. Cassatly motioned that the proposed amendments are consistent with the Town's Comprehensive Plan, seconded by Comm. Guisinger. Final: Motion passed unanimously, with a 6-0 vote.

2. **Ritz Carlton** - *Quasi-Judicial* - Amendment to an approved 284± acre Planned Unit Development (PUD) to allow a guest cottage on Lot 30 of Pod B, located at 502 Bald Eagle Drive. *(PZ 24-6177)*

Disclosures: Chair Kirn stated that he drove by the site. Comm. Cassatly, disclosed that he spoke with the Planning & Zoning Dept today. Comm. Kelso stated that she reviewed the site using GPS. Commissioners Keenan, Thompson and Guisinger stated that they did not have disclosures.

Applicant presentation: Jim Stergas, representative of Architect Stergas & Associates 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. Thompson inquired as to why we're discussing this in November if approval from Trump National was obtained in the spring. Mr. Stergas replied saying that they were in the process of getting it submitted.

Comm. Kelso asked why didn't Trump National include the guest cottage provisions in their documentation like Admirals Cove and Bear's Club, instead of approaching it individually. Mr. Stergas noted that they didn't feel the need to act on it, as it's only the third request and inquiries have been limited. The initial concept was different when it was the Ritz-Carlton with a lot of time shares, which were never seriously considered. Comm. Kelso inquired about the public benefit of $10,000 and the why the town's proposed options weren't chosen. Mr. Stergas explained that the first option was unworkable due to ownership issues with the Ritz-Carlton PUD, the second was rejected by Palm Beach County over traffic concerns and the third aimed to enhance the town's parks.

Chair Kirn asked if measures have been taken to deter auto haulers from parking in certain areas. Mr. Sickler replied that the Town Council can designate no parking zones, but hasn't done so. Chair Kirn noted that if implemented, haulers would likely just move to nearby spots, creating a recurring issue. Mr. Sickler agreed. Comm. Kelso asked about adding landscaping to deter parking while maintaining aesthetics. Mr. Sickler said it could work, but that needs Palm Beach County's approval and he was unsure if the applicant considered other options.

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

Public Comment: None

Deliberation by Commission: None

Motion:
Comm. Kelso moved to recommend approval of the amendment subject to the conditions outlined in Exhibit 1, seconded by Comm. Guisinger. Motion passed unanimously, with a 6-0 vote.

STAFF UPDATE:
Planning and Zoning Director reported on recent Town Council actions on Commission items.

ADJOURN:
Chair Kevin Kirn adjourned the meeting at 8:06 p.m.

Kevin Kirn, Chair

Vernisa Ayers, Secretary