

**PLANNING AND ZONING COMMISSION MINUTES**  
**REGULAR MEETING**  
**February 9, 2016**

The meeting was called to order by Chair Walker at 7:00 p.m.

**ATTENDANCE:** Chair Patricia Walker, Vice Chair Patrick Rutter; Comms. David Acton, David Flinchum, Wayne Posner, Nilsa Zacarias (1<sup>st</sup> Alternate), Genia Baker (2<sup>nd</sup> Alternate); Mr. John Sickler, Director of Planning and Zoning; Mr. Thomas Baird, Attorney; Ms. Valerie Hampe, Secretary.

**MINUTES:** Regular Planning and Zoning Commission meeting, December 8, 2015.

Vice Chair Rutter moved approval of the minutes; seconded by Comm. Acton. The minutes were approved unanimously by consensus.

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Jupiter Medical Center** - Site plan amendment to replace an existing temporary modular building at 1210 Old Dixie Highway on 27.3± acres. (PZ# 15-1712)  
*Town Council consideration:* March 22, 2016

Chair Walker read the title.

Emily O'Mahoney of 2GHO noted that Steven Seeley, vice president of Jupiter Medical Center, was present. She gave a PowerPoint presentation and noted that the applicant was requesting permission to keep the proposed building for up to five years.

Ms. O'Mahoney said the building will be slightly larger than the existing modular building on the site and require one additional parking space. One of the 111 existing extra parking spaces will be used to meet that requirement. The building will be used for volunteer coordination. Greenspace is being added to the site and new ADA-compliant ramps will be built.

Mr. Sickler said the application has come before the Commission because typically, only construction and real estate sales trailers are approved administratively. He noted that other modular buildings have been approved in Jupiter. The use for the building is an ancillary use of the medical center. Staff supports the request for five years and provided for an optional two-year extension if they were making progress toward a permanent building.

**Jupiter Medical Center – cont'd**

Comm. Zacarias asked why the applicant was requesting another temporary building rather than constructing a permanent one. Ms. O'Mahoney replied that it was a matter of cost. Mr. Seeley said they need to put the volunteer offices there so they can make room for the additional physicians as the medical center continues to grow.

Comm. Acton asked if the current building was damaged. Mr. Seeley said yes, it was damaged by rain and has been vacant about eight months. Comm. Acton asked if the Town Code discourages modular buildings for long term use. Mr. Sickler said there aren't any specific regulations but that has been the Town's practice for aesthetics as well as safety during storms.

Comm. Acton asked if there was any reason the building would be prohibited for patient use. Mr. Sickler said no but the applicant would have to apply for a change in use. Comm. Acton asked the applicant if they would object to a condition prohibiting the building be used for patients and Mr. Seeley said no.

Comm. Flinchum suggested making modular building approvals administrative, especially continuations such as this.

Comm. Posner noted that modular buildings are constructed to meet hurricane code. He agreed that the application could have been handled administratively and that appearance is the reason not to encourage modular buildings.

Chair Walker asked if the applicant agreed to all proposed conditions and Ms. O'Mahoney said yes. Chair Walker agreed that buildings of this type may require an initial hearing but should be approved administratively after that.

Chair Walker opened the floor to public comment and there was no response.

Comm. Acton modified his suggested condition to prohibit use of the building for patient care without getting Council approval for a change in use.

Comm. Flinchum moved to recommend approval with Staff recommendations and the condition proposed by Comm. Acton; seconded by Comm. Baker.

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

Posner – Y	Baker – Y	Zacarias – Y	Acton – Y
Flinchum – Y	Rutter – Y	Walker - Y	

**ADJOURN**

Chair Walker adjourned the meeting at 7:22 p.m.

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**Valerie Hampe, Secretary**

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**PATRICIA WALKER, CHAIR**