

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING
January 11, 2022**

Chair Patel called the meeting to order at 7:00 p.m.

ATTENDANCE: Chair Ankur Patel; Vice Chair Schneider; Comms John Weisman (1st Alternate), Malise Sundstrom (2nd Alternate); John Sickler, Planning & Zoning Director; Scott Thatcher, Principal Planner; Garret Watson, Principal Planner; Peter Begovich, Senior Planner; Thomas Baird, Town Attorney; Valerie Hampe, Secretary.

CITIZEN COMMENTS: None.

MINUTES: Regular Planning and Zoning Commission meeting, November 9, 2021.

Comm. Weisman moved to approve the minutes; seconded by Comm. Sundstrom. The motion carried unanimously by consensus (4-0 vote).

SWEARING IN: Thomas Baird, attorney, conducted the swearing in of witness for the items on the agenda.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Admirals Cove Golf Village – Golf Training Facility** – Large Scale Planned Unit Development (PUD) amendment with a waiver request to reduce the width and depth of parking spaces to allow for golf cart parking and a site plan amendment to add a golf training facility building east of the existing clubhouse on golf course land located on a 248.8+/- acre property located north of Frederick Small Road and West of Alternate A-1-A. (PZ# 4790 & 4910)

Town Council consideration:

February 1, 2022 – 1st rdg
February 15, 2022 – 2nd rdg

Chair Patel asked the Commission for disclosures of ex-parte communications. Comm. Weisman visited the site and Chair Patel looked at Google maps. Vice Chair Schneider and Comm. Sundstrom had nothing to disclose.

Matthew Barnes, senior project manager with WGI, gave a PowerPoint presentation on behalf of the applicants. He noted that Brett Morris, chief operating officer and general manager of The Club at Admiral's Cove, and Joe Gomes, architect with Spina O'Rourke, were present.

Admirals Cove Golf Village – cont'd

Mr. Barnes described the requests and proposed changes to the site. No external traffic will be added. He concluded by saying there will be no negative impacts to the PUD and none of the members have objected to the project.

Scott Thatcher, principal planner, gave a brief presentation and said staff recommended approval of the applicant's requests and made a few clarifications.

Comm. Sundstrom asked the applicant if they had received any feedback from the community regarding the parking plan. Mr. Morris replied that they had not received any negative comments.

Chair Patel asked the following:

Has a parking plan had been submitted to the community? Mr. Barnes said no; it was a written description.

Why is the ADA parking space placed so far from the golf instruction building? Mr. Barnes said that was placed as close to the building as possible.

Will the training facility be available for rent? Mr. Morris said no.

Is the applicant planning any electric vehicle charging stations? Mr. Morris said no.

Chair Patel questioned the \$5,000 contribution would be enough public benefit for a waiver. Mr. Sickler, director of Planning and Zoning, replied that \$5,000 was the amount proposed by the applicant and Council will determine whether that is adequate.

Chair Patel opened the floor to public comments and there was no response.

The commissioners expressed support for the project. Comm. Sundstrom said she agreed that \$5,000 may be too small a contribution for a public benefit. Mr. Sickler explained that the budget for the Gateways project is over \$300,000 and this is intended to be a contribution toward that. Chair Patel said he would not argue the point but let Council decide what is appropriate. He also said the ADA parking space should be directly by the facility or there should be a provision to shuttle a disabled person from the parking lot.

Vice Chair Schneider moved to recommend approval of the applications with staff recommendations; seconded by Comm. Weisman. The motion carried unanimously by consensus (4-0 vote).

2. **Sunoco at Sims Creek Plaza** – Site plan amendment application to modernize an existing nonconforming eight position automotive fueling station with a 2,465 square foot convenience store, located on a 0.6 ± acre property at 1651 West Indiantown Road. (PZ# 4765)
Town Council consideration: February 15, 2022

Chair Patel asked the Commission for disclosures of ex-parte communications. Comm. Sundstrom said she spoke with staff and the Jupiter Police Department. Vice Chair Schneider and Comm. Weisman drove by the site. Chair Patel said he drives by the site almost daily.

Sunoco at Sims Creek Plaza – cont'd

Don Hearing of Cotleur Hearing spoke on behalf of the applicant, MacMillan Real Estate, LLC. He noted that Danny Alonso, principal of MacMillan Real Estate, was present.

Mr. Hearing gave a PowerPoint presentation which summarized the history of the site and the applicant's requests. The applicant proposed a number of improvements including a 10% increase in greenspace without any increase in density or intensity. Mr. Hearing concluded by saying the applicant was in agreement with the conditions of approval except for Conditions 4 and 5a which require removal of the driveway to Indiantown Road. The property owner, Michael Janoura, also would not agree to remove the access driveway.

Peter Begovich, senior planner, stated that staff recommended approval with the conditions listed in Exhibit 1. The architecture would be compatible with the plaza and the Center Street/Maplewood Drive architectural requirements. The proposal would be a significant enhancement. Staff recommended closing the driveway to Indiantown Road because the Comprehensive Plan has a policy to encourage limitation of vehicular access points along Indiantown Road. Similarly, the strategic plan encourages reducing conflicts between vehicles, cyclists and pedestrians.

Comm. Sundstrom asked what the turning radius would be like for larger vehicles if the access to Indiantown Road was closed. Mr. Begovich said the applicant would reconfigure the driveway to make turning easier.

Vice Chair Schneider said she understood the desire to reduce pedestrian/vehicle conflicts but this is a gas station so it attracts cars. She asked if leaving the driveway open wouldn't allow for cars to move more easily and thus reduce conflicts. Mr. Sickler cited other gas stations in Jupiter that were successful but had no direct access or only side access.

Chair Patel suggested moving the parking for the vacuum and air to a location other than by the dumpster. Mr. Hearing was agreeable as long the parking requirement would be met. Chair Patel suggested leaving the Indiantown Road access open but having a plan to close it during emergencies, such as hurricanes, to prevent backups on Indiantown Road.

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

Comm. Weisman said he liked the project and supported keeping the Indiantown Road driveway open.

Vice Chair Schneider agreed and said this shopping center is a good example of modernization while still keeping the character of Jupiter.

Comm. Sundstrom said the project is beautiful and agreed that it was not appropriate to close the access drive for a modernization.

Chair Patel said it is a fantastic project. He said the driveway should stay open but there should be a plan to close the access in times of emergencies.

Sunoco at Sims Creek Plaza – cont'd

Comm. Sundstrom moved to recommend approval with the exception of Conditions 4 and 5a; seconded by Vice Chair Schneider. The Commission was polled and the motion carried unanimously (4-0 vote).

Sundstrom – Y Weisman – Y Schneider – Y Patel - Y

3. **Town Hall Building and Town Green** – Special Exception and Site Plan amendment applications to construct a new Town Hall building, community greenspace and parking lots, on a 22.5± acre property, located at 210 Military Trail on the southwest corner of Indiantown Road and Military Trail.

(PZ# 4976, 4956)

Town Council consideration:

February 1, 2022

Chair Patel asked the Commission for disclosures of ex-parte communications. Chair Patel and Vice Chair Schneider said they communicated with staff. Comms. Weisman and Sundstrom had nothing to disclose.

Rob Castrovinci, principal with Song and Associates, gave a PowerPoint presentation and reviewed the history of the project and different configurations that had been considered. He discussed the proposed architectural elements and said he did not object to any of staff's recommendations regarding the site plan.

Garret Watson, principal planner, said that staff recommended approval of the project with the conditions listed in Exhibit 1. He reviewed the major conditions including working with staff on plans for the Town Green and creating an employee memorial area for the memorial trees currently on the property. He noted that Michael Villella, the Town's chief financial officer, was present and acting as project manager.

Comm. Weisman asked for comment on the letter sent from Emily O'Mahoney, a member of the Environmental Task Force, related to the Town obtaining a green certification of the proposed building. Mr. Castrovinci said they plan to use energy efficient materials to create a sustainable building but not to pursue formal accreditation. Vice Chair Schneider asked about the cost of certification and Mr. Villella said probably \$100,000.

Vice Chair Schneider asked about the cost of the various staff proposals such as moving trees. Mr. Villella said the Town is working with Kaufman Lynn on the costs, but noted that they should be within the project budget.

Vice Chair Schneider suggested more shade be provided at the front of the building where the renderings show mostly hardscape. Mr. Castrovinci said the intent was to provide a space where a stage could be set up to extend events on the green. Vice Chair Schneider asked why the green was going to be a lawn rather than drought-resistant plants and Mr. Watson replied that it had not yet been decided.

Town Hall Building and Town Green

Comm. Sundstrom said that if the parking extends out near Military Trail as proposed, people will cut through the green to get to the building. She asked if staff had considered footpaths or trails. Mr. Watson said those were excellent suggestions and staff would continue to look at pedestrian options.

Chair Patel said that, in his opinion, the green should be repositioned perpendicular along Military Trail. This would move parking closer to the building and provide a more pleasing sight from Military Trail. He said Town Hall is used every day and parking should be convenient. Mr. Villella noted that the current layout was the result of Town Council feedback. Chair Patel asked if the plan was still changeable and Mr. Castrovinci said yes.

Chair Patel asked if the extra parking that is not required by Code could be pervious spaces and Mr. Sickler said yes. Chair Patel said it didn't seem like there would be enough electric vehicle charging stations. Mr. Watson said staff would look into that. Chair Patel said he agreed with Vice Chair Schneider that there should be more trees around Town Hall and suggested placing the memorial trees there.

Comm. Weisman agreed that turning the Town green 90 degrees would make a lot of sense. He asked how long buildout would take and Mr. Villella said 12 to 14 months. Comm. Weisman liked the project and said it was excellent in meeting some of the Comprehensive Plan goals.

Vice Chair Schneider asked what the hurricane rating of the building would be and Mr. Castrovinci said it would be built to withstand 180 mph winds. Vice Chair Schneider questioned whether the two-story glass atrium was a good idea from security and cost standpoints. Mr. Castrovinci said it is important for the architecture and to provide natural light. The glass will be impact resistant and there will be coatings on the windows to limit solar heat gain.

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

Comm. Weisman liked the project and said that it would better Jupiter.

Vice Chair Schneider had concerns about the site plan since so many changes were planned and there wasn't a plan for the Town green. She noted that the current cost projection was \$22 million and said that amount could balloon over time. She was uncomfortable making a recommendation to Council when she did not have all the information.

Comm. Sundstrom said she was frustrated with not having the plans for the green and was sensitive to the cost of the project.

Chair Patel was comfortable with the special exception application but said there wasn't enough information to recommend approval of the site plan. His concerns were:

Town green – moving the green would improve parking and traffic flow;

Parking – extra parking should be made pervious; and

Vehicle charging stations – staff should reevaluate the number proposed.

Town Hall Building and Town Green – cont'd

Mr. Vilella said there is a lot of work that needs to be done with the Town green but the Town Hall building is a Council priority and needs to be moved along. Chair Patel noted that the Town green is part of the site plan on which the Commission was commenting. Vice Chair Schneider suggested making a recommendation on the special exception and continuing the site plan to a later date.

Mr. Baird suggested a condition for the green to come back to the Planning and Zoning Commission for comment. He then suggested that the motion be for approval of the special exception, approval of the site plan with staff conditions, and an additional condition for the plan for the green to come back to the Commission for further consideration.

Comm. Weisman said “so moved”. The motion died for lack of a second.

Vice Chair Schneider asked if the Commission would be able to comment on the parking and layout of drive-aisles if a new plan for the green were to come back. Mr. Sickler suggested adding a condition for the location and orientation to be reevaluated and the programming, design and plantings within the green to come back to the Commission for review and Town Council approval.

Chair Patel wanted conditions added for excess parking to be pervious and to add trees around Town Hall. He asked that staff make a note to reevaluate the electric vehicle charging station plan.

Vice Chair Schneider moved to approve the special exception; seconded by Comm. Weisman. The Commission agreed unanimously by consensus (4-0 vote).

Vice Chair Schneider moved to approve the site plan with the conditions of approval and the following additions:

- Reevaluate the southeast quadrant of the Town Hall complex including the Town green and location of the Town Green; and to have that come back for Planning and Zoning consideration;
- Increase the shade trees or shade structures around Town Hall; and
- Increase the pervious spaces around Town Hall.

Comm. Sundstrom seconded the motion.

The motion carried unanimously by consensus (4-0 vote).

ANNOUNCEMENT:

Mr. Sickler said the March Planning and Zoning meeting will be rescheduled so that it doesn't coincide with election day.

ADJOURN:

Chair Patel adjourned the meeting at 9:07 p.m.

Valerie Hampe, Secretary

CHERYL SCHNEIDER, VICE CHAIR