

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
APPROVED MINUTES
February 14, 2023**

CALL TO ORDER:

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

ATTENDANCE:

Chair Teri Grooms; Vice Chair MB Hague; Commissioners Frank Fore and Marc Pintel; John Sickler, Planning & Zoning Director; Peter Meyer, Senior Planner; Thomas Baird, Esq., Town Attorney; Josie Nichols, Secretary

MINUTES:

Motion to approve the minutes from the January 10, 2023 Regular Planning and Zoning Commission Meeting.

Motion by MB Hague, second by Frank Fore
Final: Motion passed unanimously (4-0 vote)

CITIZEN COMMENTS:

Glen DeCicco: Mallory Creek fences

Ankur Patel: announced his appointment to Planning Board for Palm Beach County, therefore, resigning from the Town of Jupiter Planning and Zoning Commission.

REGULAR AGENDA:

A. OLD BUSINESS: None.

B. NEW BUSINESS:

Harbourside

- Amendment to an approved *Planned Unit Development* (PUD) to modify previously approved conditions of approval in regards to parking, sound, and events;
- *Site Plan Amendment* to modify uses and address parking and outdoor seating for Building 3A;
- Repeal authorization to create outdoor venue and to establish the number of events by type. (PZ# 5484, 5485, & 5486)

Town Council consideration: February 21, 2023 and March 9, 2023

Disclosures: Mark Pintel disclosed he spoke with Councilwoman Cheryl Schneider and staff about the PUD.

Town Attorney Thomas Baird conducted the swearing-in of the witnesses.

Applicant Emily O'Mahoney gave presentation. Nicholas Mastroianni III, representing the Owner, also in attendance.

Senior Planner Peter Meyer reviewed the Staff Report.

Commissioners commented on the following topics: parking space requirements; one-day events with live music; multiple day events with no live music (or on only one of the days); pre-approved annual event program schedule; 75 decibel level for live music has not resulted in community complaints; event program to be reviewed by agencies with jurisdiction; whether event numbers will satisfy tenants and provide enough traffic; will focus on more non-amplified events, i.e., art shows, cultural festivals, etc.; good balance moving forward; exact sound equipment was part of previous approval; equipment changes would need to come back as a separate request; parking clarifications; marina use of 22 slips; purpose of this review is changes and uses in Building 3A, and parking associated with that and sound changes; concerns raised with Jet Ride operations; accessory storage for overflow of benches, doors, etc., not accessible to restaurants; parking for boat rental business; parking should be condition of approval and marina kept to 22 slips; retail to restaurant good idea.

MOTION:

Motion to accept the amendments as is, with caveat specifically noted, and that the marina slips will not be increased from 22.

Motion by Frank Fore, second by Marc Pintel

Final: Motion passed unanimously (4-0 vote)

ADJOURN:

Chair Grooms adjourned the meeting at 7:37 p.m.

TERI GROOMS, CHAIR

Josie Nicholas, Secretary

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