

**MINUTES
TOWN OF JUPITER ISLAND
LOCAL PLANNING AGENCY MEETING
TUESDAY, JANUARY 23, 2024**

TIME: Tuesday, January 23, 2024 - 9:00 a.m.

PLACE: Town Hall - Island Room

PRESENT: Chair Bob Rowden, Vice Chair Trent Steele, Board Members Scott Hughes and Kate Nelson, and Alternate Board Member Cynthia Keegan. Alternate Board Member Jim Hauslein attended remotely. Voting members were the four Regular Members present and Cynthia Keegan. Also present were Town Attorney Thomas Baird, Director of Building Catherine Harding, Director of Planning & Zoning Ruben Cruz, IT Director Bill Sutton and Recording Secretary Deb Sperco.

1. Minutes of the meeting held October 24, 2023

Chair Rowden asked for any discussion. There were no comments, and the minutes were approved as written.

MOTION: Hughes/Nelson moved to approve the minutes of the October 24, 2023, Local Planning Agency meeting as presented.

ACTION: 5-0 motion passed.

2. Zoning Amendment - District Boundary Change - 11 Isle Ridge

The applicant is requesting a Boundary Change as it pertains to Article X, Division VI, Section 6.0, in order to change the Zoning Designation of 11 Isle Ridge Road from the B-40 Zoning District to the A-80 Zoning District.

Director Cruz introduced the application and provided background information. He noted staff provided additional information for clarity. He reviewed the criteria for zoning map amendment, with staff's analysis of the application and stated that staff supports the requested Zoning Map Zoning Map Amendment / Zoning District Change from B-40 to A-80.

Town Attorney Baird noted the LPA does not have the authority to make the zoning map amendment. The motion would be to recommend to the City Commission.

Member Nelson asked for clarity on the Lot number. Director Cruz confirmed it is Lot 19 and Lot 2 is of the Coral Ridge subdivision, which encompasses Lot 19.

Public Comment:

Chair Rowden opened public comment.

Mr. Peter Schiff, 11 Isle Ridge, questioned why approval is required to change a parcel from one-acre to two-acre zoning. Director Cruz clarified the request will ensure a consistent zoning within the community.

Director Cruz further described the minimum lot sizes for B-40 and A-80. He confirmed the amendment changes the setback requirement and requires the lot to be two acres.

Alternate Member Keegan asked about the acreage calculations for the adjacent lot. Director Ruben

clarified.

Discussion ensued about the lots and access points.

MOTION: *Hughes/Nelson moved to recommend to the Town Commission approval of the Zoning Map Amendment / Zoning District Change from B-40 to A-80 for 11 Isle Ridge.*

ACTION: *Motion Approved 5-0.*

3. Public Comment

There was no public comment.

4. Next Meeting Date

Director Cruz noted the next meeting date will be determined as needed.

5. Other Business

Member Nelson asked the status of the Comprehensive Plan. Town Attorney Baird stated, by statute, the LPA must participate in the Comprehensive Plan. Director Cruz stated the Building Department will lead the process.

6. Adjourn

There being no further discussion, Chair Rowden adjourned the meeting at 9:27 a.m.

Respectfully Submitted,

Kimberly Kogos, Town Clerk