



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA **REVISED**
REGULAR MEETING
TOWN COUNCIL CHAMBERS
February 13, 2024
7 p.m.**

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA).

NOTE: *Those who wish to speak before the Commission must submit a green comment card to the secretary. Each comment is limited to three minutes. Speakers are asked to approach the podium when called. Please state name and address for the record prior to addressing the Commission.*

1. CALL TO ORDER:

2. ROLL CALL

Chair Kevin Kirn	☐	Director of Planning and Zoning,	
Vice Chair Richard Dunning	☐	John Sickler	☐
Comm. Dan Guisinger	☐	Asst. Director of Planning and Zoning,	
Comm. Ashlyn Held	☐	Stephanie Thoburn	☐
Comm. Marc Pintel	☐	Principal Planner, Garret Watson	☐
Comm. David Thompson	☐	Principal Planner, Scott Thatcher	☐
Comm. Paul Keenan (1 st Alt)	☐	Planner, Elizabeth Conley	☐
Comm. Cynthia Blum (2 nd Alt)	☐	Secretary, Vernisa Ayers	☐
Town Attorney, Thomas Baird, Esq.	☐		

3. MINUTES

Motion to approve minutes from November 14, 2023 Regular Planning and Zoning Commission Meeting.

4. CITIZEN COMMENT

Non-agenda topic citizen comments will be noted by staff for follow-up, as appropriate. The Commission will not discuss these items at this meeting.

5. REGULAR AGENDA

Order of Business:

The normal order of business for hearings of agenda items is as follows:

- Declaration of ex-parte communications
- Swearing-in of witnesses
- Applicant presentation
- Staff presentation

- **Intervenor (if any) presentation**
- Commission questions of Applicant, **Intervenor** and Staff
- Public to be heard – Three-minute limit per speaker
- **Rebuttal or closing arguments for quasi-judicial items, if desired, and time has been reserved by the parties**
- Motion on floor - Discussion only on the motion
- Call for the vote

A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

1. **Roger Dean Stadium** – Site Plan Amendment to modify a previously approved site plan to construct two new clubhouse buildings adjacent to the existing clubhouses and to enlarge an approved maintenance building, on 90± acre property, located at 4355 Stadium Drive. (PZ# 23-5845) [\[Tab 1\]](#)

Town Council consideration: March 5, 2024

2. **705 Paulina Road** – Variance request to Section 27-2626(10) to construct an irregularly shaped boat lift/dock; Section 27-2626 (11) to allow for a boat to be moored at a 45degree angle in a canal; and, Section 27-2626(6) to allow for a boat to be moored beyond the extensions of the side property lines, located at 705 Paulina Road. (PZ 23-5865) [\[Tab 2\]](#)
(Acting as the Zoning Board of Adjustment)

3. **Exceptions to Development Regulations and Definitions** – Town initiated zoning text amendment to Section 27-1, 27-2304 and 27-2305 to amend development standards for exceptions to height standards. (PZ 23-5842) [\[Tab 3\]](#)

Town Council consideration: March 5, 2024 (1st Reading)
March 19, 2024 (2nd Reading)

4. **Linkage Fees** – Town-initiated Zoning Text Amendment to Section 27-3191, increasing the commercial and industrial linkage fee from \$1 to \$2 per square foot after the first 10,000 square feet gross floor area. (PZ 24-5895) [\[Tab 4\]](#)

Town Council consideration: March 19, 2024 (1st Reading)
April 16, 2024 (2nd Reading)

STAFF UPDATE:

Planning and Zoning Director report on recent Town Council actions on commission items.

ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for **Tuesday, March 12, 2024.**

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.