



**TOWN OF JUPITER
 PLANNING & ZONING COMMISSION AGENDA
 REGULAR MEETING
 TOWN COUNCIL CHAMBERS
 March 12, 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	<input type="checkbox"/>	Director of Planning and Zoning,	
Vice Chair Richard Dunning	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Comm. Dan Guisinger	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Comm. Ashlyn Held	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Comm. Marc Pintel	<input type="checkbox"/>	Principal Planner, Garret Watson	<input type="checkbox"/>
Comm. David Thompson	<input type="checkbox"/>	Planner, Thatcher Hart	<input type="checkbox"/>
Comm. Paul Keenan (1 st Alt)	<input type="checkbox"/>	Planner, Elizabeth Conley	<input type="checkbox"/>
Comm. Cynthia Blum (2 nd Alt)	<input type="checkbox"/>	Secretary, Vernisa Ayers	<input type="checkbox"/>
Town Attorney, Thomas Baird, Esq.	<input type="checkbox"/>		

3. MINUTES

Motion to approve minutes from February 13, 2024 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

- Commission questions Applicant and Staff
- Public to be heard – Three-minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

A. OLD BUSINESS:

1. **Alma’s Place (Tract A) Rezoning:** Town initiated Zoning Map amendment for a 1.72+/- acre property located approximately 30 feet northwest of the Town Hall Ave and Killane Drive intersection, changing the zoning from Residential, Single Family (R-1) to Conservation Preservation (CP). (PZ# 23-5780) [\[Tab 1\]](#)

Town Council consideration: April 16, 2024 (1st Reading)
May 21, 2024 (2nd Reading)

B. NEW BUSINESS:

2. **KB Carlin Future Land Use Map (FLUM) Amendment and Rezoning:** Application for 1.6+/- acres of property located on the west side of US-1 approximately one-quarter mile north of the intersection of US 1 and Indiantown Road to include: (PZ 22-5377 & PZ 23-5788) [\[Tab 2\]](#)
 - A. Small Scale Future Land Use Map (FLUM) amendment from Commercial to Mixed-use;
 - B. Zoning Map amendment from Commercial, General (C-2) to U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE).

Town Council consideration: April 16, 2024 (1st Reading)
May 21, 2024 (2nd Reading)

3. **24 E Riverside Drive:** Variance request to Section 27-2624(4)(a) entitled “Shoreline Stabilization” to install a bulkhead waterward of the mean high water line on an unarmored portion of the waterfront to enclose an existing boat ramp, located at 24 E Riverside Drive. (PZ# 23-5889) [\[Tab 3\]](#)
(Acting as the Zoning Board of Adjustment)

6. STAFF UPDATE:

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

7. ADJOURN:

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for **Tuesday, April 9, 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.