



**TOWN OF JUPITER  
 PLANNING & ZONING COMMISSION AGENDA  
 REGULAR MEETING  
 TOWN COUNCIL CHAMBERS  
 June 11, 2024  
 7:00 P.M.**

*The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA). Items for each body are noted in this agenda.*

**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.*

**CALL TO ORDER:**

**ROLL CALL**

Chair Kevin Kirn	<input type="checkbox"/>	Town Attorney, Thomas Baird, Esq.	<input type="checkbox"/>
Vice Chair Richard Dunning	<input type="checkbox"/>	Director of Planning and Zoning,	
Comm. Michael Cassatly	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Comm. Dan Guisinger	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Comm. Beth Kelso	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Comm. David Thompson	<input type="checkbox"/>	Garret Watson, Principal Planner	<input type="checkbox"/>
Comm. Karen Vinson	<input type="checkbox"/>	Secretary, Vernisa Ayers	<input type="checkbox"/>
Comm. Paul Keenan (1 <sup>st</sup> Alternate)	<input type="checkbox"/>		
Comm. Cynthia Blum (2 <sup>nd</sup> Alternate)	<input type="checkbox"/>		

**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.

**MINUTES**

Motion to approve minutes from May 14, 2024 Regular Planning and Zoning Commission Meeting.

**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

### REGULAR AGENDA

#### PUBLIC HEARING:

##### A. OLD BUSINESS:

1. **Palmwood Residential Annexation, Future Land Use and Rezoning – APPLICANT REQUEST TO POSTPONE TO JULY 9, 2024**  
– Applications for a 1.48+/- acre property located on the northwest corner of the intersection of East Frederick Small Road and Palmwood Road, to request a:
  - A. Voluntary Annexation;
  - B. Small Scale Future Land Use Map (FLUM) amendment from Palm Beach County Low Residential – 2 (LR-2) to Town of Jupiter Medium Density Residential; and  
**(Acting as the Local Planning Agency)**
  - C. Zoning Map amendment from Palm Beach County Agricultural Residential (AR) zoning district to the Town of Jupiter Residential, Single-Family District (R-1).  
(PZ# 24-5932/5933/5934)

Town Council consideration: August 20, 2024 (1<sup>st</sup> Reading)  
September 17, 2024 (2<sup>nd</sup> Reading)

##### B. NEW BUSINESS:

1. **Cinquez Park Future Land Use Map (FLUM) Amendment** – Application to change the Future Land Use Designation from Recreation to Public / Institutional for a 3.0 acre portion at the southwest corner of the property at 2183 W Indiantown Road. (PZ 24-6052)  
**(Acting as the Local Planning Agency)** [\[Tab 1\]](#)

Town Council consideration: June 18, 2024 (1<sup>st</sup> Reading)  
July 16, 2024 (2<sup>nd</sup> Reading)

#### STAFF UPDATE:

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

#### ADJOURNMENT

Next Scheduled Planning & Zoning Commission Meeting – **Tuesday, July 9, 2024.**

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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.