



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
TOWN COUNCIL CHAMBERS
September 10, 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
Vice Chair Richard Dunning
Comm. Michael Cassatly
Comm. Dan Guisinger
Comm. Beth Kelso
Comm. David Thompson
Comm. Karen Vinson
Comm. Paul Keenan (1st Alternate)
Comm. Cynthia Blum (2nd Alternate)
Town Attorney, Thomas Baird, Esq.

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 July 9, 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:

None.

B. NEW BUSINESS

1. [708 Weldwood Road](#) – Variance request to Section 27-1326(b)(2) to increase the side yard fence height from six feet to six feet and eight inches, on a 0.22± acre property, located at 708 Weldwood Road.
(PZ 24-6106)
(Acting as the Zoning Board of Adjustments – Final Action)
2. [Inlet Village Market](#) – Small-scale planned unit development (SSPUD) and site plan application to construct a 3,433 square foot two-story building with retail and accessory residential, on a 0.15± acre property, located at 1025 Love Street.
(PZ 22-5252 and 5253)

Town Council consideration: October 15, 2024

STAFF UPDATE

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

ADJOURNMENT

Next Scheduled Planning & Zoning Commission Meeting – **Tuesday, October 8, 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.