



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
TOWN COUNCIL CHAMBERS
July 9, 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"/>	Peter Meyer, Senior Planner	<input type="checkbox"/>
Comm. Paul Keenan (1 st Alternate)	<input type="checkbox"/>	Stephen Mayer, Senior Planner	<input type="checkbox"/>
Comm. Cynthia Blum (2 nd Alternate)	<input type="checkbox"/>	Thatcher Hart, Planner	<input type="checkbox"/>
		Secretary, Vernisa Ayers	<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 June 11, 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:

B. NEW BUSINESS:

1. **228 Bears Club Drive** - Variance request to Section 27-1326(b)(3) to increase the front yard perimeter wall height from four to six feet, located at 228 Bears Club Drive. (PZ 24-6049) [\[Tab 1\]](#)
(Acting as the Zoning Board of Adjustments)

2. **Self-Service Storage Facility Regulations** – Applicant initiated zoning text amendment to Section 27-3054(9) to increase the allowable Floor Area Ratio (FAR) from 0.35 to 0.70 and the maximum building height from 15 feet to 30 feet for self-service storage facilities (SSSFs) within the Restricted Commercial (C-4) zoning district. (PZ 24-6043) [\[Tab 2\]](#)

Town Council consideration: August 20, 2024 (1st Reading)
September 19, 2024 (2nd Reading)

3. **Flagler’s Wharf** – Special Exception and site plan application for a 12-slip private marina, and a site plan application for restaurant with an accessory outdoor seating area, and professional office, on 2.95 ± acre property, located at the northeast corner of the intersection of North Alternate A1A and Old Jupiter Beach Road, approximately 1,300 feet north of Indiantown Road. (PZ 23-5496 and 5497) [\[Tab 3\]](#)

Town Council consideration: August 20, 2024

4. **Jupiter Fire Rescue Department, Cinquez Station** – Special Exception and Site Plan applications for a two story Fire Station and associated improvements, on a 3.0 acre portion of property, located at 2197 W. Indiantown Road. (PZ 24-6062 and 24-6063) [\[Tab 4\]](#)

Town Council consideration: July 16, 2024

5. **Jupiter Fire Rescue Department, Piatt Station** – Special Exception and Site Plan applications for a two story Fire Station and associated improvements, on a 4.7± acre property, located at 500 US Highway 1. (PZ 24-6046 and 24-6047) [\[Tab 5\]](#)

Town Council consideration: July 16, 2024

STAFF UPDATE:

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

ADJOURNMENT

Next Scheduled Planning & Zoning Commission Meeting – **Tuesday, August 13, 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.