

**SYNOPSIS
TOWN OF JUPITER PLANNING & ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
FEBRUARY 13, 2024, 7:00 P.M.**

CALL TO ORDER:

Chair Kirn called the meeting to order at 7 p.m.

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Richard Dunning, Comm. Dan Guisinger, Comm. Ashlyn Held, Comm. David Thompson, Paul Keenan 1st Alternate (voting member) and Cynthia Blum 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Garret Watson, Principal Planner; Elizabeth Conley, Planner; Thomas Baird, Esq., Town Attorney, Vernisa Ayers, Secretary and Michael Schneider, Secretary.

MINUTES:

Motion to approve the minutes from November 14, 2023 Regular Planning and Zoning Meeting by Comm. Guisinger; seconded by Comm. Held. Final: Motion passed unanimously, with a 7-0 vote.

CITIZEN COMMENTS: None.

SWEARING IN:

Secretary Vernisa Ayers, conducted the swearing-in of all witnesses for the quasi-judicial items on the agenda.

REGULAR AGENDA:

Comm. Thompson motioned to re-ordering the Agenda to move Item 2 to be first under the regular agenda, seconded by Comm. Guisinger. Motion passed unanimously, with a 7-0 vote.

A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

1. **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 45-degree 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)
(Acting as the Zoning Board of Adjustment)

Comm. Guisinger motioned to recommend postponing the variance until the March 12, 2024 meeting, seconded by Comm. Keenan. Motion passed unanimously, with a 7-0 vote.

2. **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 a 4355 Stadium Drive. (PZ# 23-5845)

Town Council consideration: March 5, 2024

Vice Chair Dunning motioned to recommend approval of the application, seconded by Comm. Thompson. Motion passed unanimously, with a 7-0 vote.

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)

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

Vice Chair Dunning motioned to recommend approval of the application, seconded by Comm. Guisinger. Motion passed unanimously, with a 7-0 vote.

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)

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

Comm. Guisinger motioned to recommend approval of the application, seconded by Comm. Blum. Motion passed by a 6-1 vote with Comm. Thompson dissenting.

STAFF UPDATE:

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

ADJOURNMENT:

Chair Kirn adjourned meeting at 7:52 p.m.