

SYNOPSIS
TOWN OF JUPITER PLANNING & ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
MARCH 12, 2024, 7:00 P.M.

CALL TO ORDER:

Vice Chair Richard Dunning called the meeting to order at 7 p.m.

ATTENDANCE:

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; Garret Watson, Principal Planner; Elizabeth Conley, Planner; Thatcher Hart, Planner; Thomas Baird, Esq., Town Attorney, Vernisa Ayers, Secretary and Michael Schneider, Secretary.

MINUTES:

Motion to approve the minutes from February 13, 2024 Regular Planning and Zoning Meeting with corrections by Comm. Guisinger; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 6-0 vote.

CITIZEN COMMENTS:

Planning and Zoning Commissioner Marc Pintel expressed gratitude for being able to serve four years on the Planning and Zoning Commission and announced his resignation.

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 approve the Agenda, seconded by Comm. Blum. Motion passed unanimously, with a 6-0 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)

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

Comm. Keenan motioned to recommend approval of the application, seconded by Comm. Guisinger. Motion passed unanimously, with a 6-0 vote.

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)

- 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)

Comm. Thompson motioned to recommend approval of the Small Scale Future Land Use Map (FLUM) amendment from Commercial to Mixed-use application, seconded by Comm. Held. Motion passed unanimously, with a 6-0 vote.

Comm. Guisinger motioned to recommend approval of the 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) application, seconded by Comm. Blum. Motion passed unanimously, with a 6-0 vote.

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)
(Acting as the Zoning Board of Adjustment)

Comm. Keenan motioned to approve the application with the acceptance of the applicant’s Justification Statement as to meeting Criteria 3 & 4 and with staff’s condition for a Marine Stewardship Plan, seconded by Comm. Thompson. Motion passed by a 6-0 vote with Comm.

STAFF UPDATE:

Planning and Zoning Director will provide the Commission with a summary of recent Town Council actions via email.

ADJOURNMENT:

Vice Chair Richard Dunning adjourned meeting at 8:15 p.m.