

**SYNOPSIS  
TOWN OF JUPITER PLANNING & ZONING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
MAY 14, 2024 7:00 P.M.**

**CALL TO ORDER:**

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

**ATTENDANCE:**

Chair Kevin Kirn, Vice Chair Richard Dunning, Comm. Michael Cassatly, Comm. Beth Kelso, Comm. David Thompson, Comm. Karen Vinson, Paul Keenan 1<sup>st</sup> Alternate (voting member) and Cynthia Blum 2<sup>nd</sup> Alternate; John Sickler, Director of Planning & Zoning; Garret Watson, Principal Planner; Peter Meyer, Senior Planner; Brett Lashley, Esq., Town Attorney and Vernisa Ayers, Secretary.

**ELECTION OF OFFICERS:**

Vice Chair Dunning motioned to nominate Chair Kirn for Chair, seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

Chair Kirn motioned to nominate Vice Chair Dunning for Vice Chair, seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

**MINUTES:**

Motion to approve the minutes from March 12, 2024 Regular Planning and Zoning Meeting by Comm. Keenan; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

**CITIZEN COMMENTS:** None

Staff: Mr. Sickler informed the Commission that the applicant requested to postpone the application for Palmwood Residential Annexation, Future Land Use and Rezoning from tonight's meeting to the June 11, 2024 PZ meeting.

**REGULAR AGENDA:**

**SWEARING IN:**

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

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

- 1. Palmwood Residential Annexation, Future Land Use and Rezoning – APPLICANT REQUEST TO POSTPONE** – 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)

*Planning & Zoning meeting:* June 11, 2024

*Town Council consideration:* July 16, 2024 (1<sup>st</sup> Reading)  
August 20, 2024 (2<sup>nd</sup> Reading)

2. **954 Old Dixie** – Site plan amendment application to delete Condition 5 of Resolution No. 20-21, requiring the construction of an off-site parking lot, associated with a previously approved two-story office building on the east side of Old Dixie Highway, on a 0.17± acre property, located at 954 N. Old Dixie Highway. (PZ 24-5923)

*Town Council consideration:* June 18, 2024

Comm. Thompson moved to recommend approval subject to the deletion of Condition 5 of Resolution No. 20-21. The motion failed due to lack of a second.

Comm. Dunning moved to recommend approval of the application subject to amending Condition 5 not requiring the applicant to build parking spaces now but with the obligation to construct 22 spaces if a Parking Study requires it or it's relieved if a new owner takes on the responsibility, seconded Comm. Vinson. Motion passed with a 4-3 vote with Commissioner's Kirn, Kelso and Thompson dissenting.

**STAFF UPDATE:**

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

**ADJOURNMENT:**

Chair Kevin Kirn adjourned meeting at 8:15 p.m.