

**SYNOPSIS**  
**TOWN OF JUPITER PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**COUNCIL CHAMBERS**  
**JULY 9, 2024 7:00 P.M.**

**CALL TO ORDER:**

Chair Kevin Kirn called the meeting to order at 7:03 p.m.

**ATTENDANCE:**

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

**MINUTES:**

Motion to approve the minutes from June 11, 2024 Regular Planning and Zoning Meeting by Comm. Guisinger; seconded by Comm. Dunning. Final: Motion passed unanimously, with a 7-0 vote.

**CITIZEN COMMENTS:** None

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None

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)  
***(Acting as the Zoning Board of Adjustments)***

Comm. Keenan moved to recommend denial of the Variance request based on staff's determination that the application does not meet five of the seven variance criteria, seconded by Comm. Vinson. Motion passed unanimously, with a 7-0 vote.

2. **Self-Service Storage Facility Regulations** – **APPLICANT REQUEST TO POSTPONE** - 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)

**Town Council consideration:** August 20, 2024 (1<sup>st</sup> Reading)  
September 19, 2024 (2<sup>nd</sup> Reading)

Comm. Guisinger motioned to recommend postponing the item, seconded by Comm. Kelso. Motion passed unanimously, with a 7-0 vote.

3. **Flagler's Wharf** – Special exception and site plan applications 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)

Town Council consideration: August 20, 2024

Comm. Keenan moved to recommend postponing the item until the August 13, 2024 meeting, seconded Comm. Dunning. Motion passed unanimously, with a 7-0 vote.

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)

Town Council consideration: July 16, 2024

Comm. Dunning moved to recommend approval of the special exception and site plan applications with modifications, seconded Comm. Guisinger. Motion passed unanimously, with a 7-0 vote.

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)

Town Council consideration: July 16, 2024

Comm. Guisinger moved to recommend approval of the special exception and site plan applications, seconded Comm. Cassatly. Motion passed unanimously, with a 7-0 vote.

**STAFF UPDATE:**

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

**ADJOURNMENT:**

Chair Kevin Kirn adjourned the meeting at 9:38 p.m.