

**SYNOPSIS**  
**TOWN OF JUPITER PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**COUNCIL CHAMBERS**  
**May 10, 2022 7:00 P.M.**

Thomas Baird, attorney, called the meeting to order at 7:00 p.m.

**ATTENDANCE:** Chair Teri Grooms, Vice Chair MB Hague, Ashlyn Held, Kevin Kirn, Ankur Patel, Richard Dunning (2<sup>nd</sup> Alternate); Stephanie Thoburn, Assistant Director of Planning and Zoning; Garret Watson, Principal Planner; Peter Begovich, Senior Planner; Thomas Baird, Town Attorney; Valerie Hampe, Secretary.

**ELECTION OF OFFICERS:**

Comm. Hague nominated Comm. Grooms for Chair. Hearing no other nominations, Mr. Baird declared Comm. Groom as chairperson by acclamation.

Chair Grooms nominated Comm. Hague for Vice Chair. Hearing no other nominations, Mr. Baird declared Comm. Hague as vice chairperson by acclamation.

**MINUTES:** Vice Chair Hague moved to approve the April 12, 2022 minutes as written; seconded by Comm. Patel. The motion carried unanimously by consensus (6-0 vote).

**CITIZEN COMMENTS:**

Five people expressed their concerns about the upcoming Sante Circle applications.

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **1114 Sioux Street** – Variance request to Section 27-2624(8) to increase the bulkhead height 1.67 feet along the shoreline, for a ±0.2-acre property, located at 1114 Sioux Street. (PZ# 5141)  
***(Acting as the Zoning Board of Adjustment)***

Comm. Patel moved to accept the applicant's justification for meeting the criteria and grant the variance with staff's recommendation for a condition of approval requiring mangrove maintenance. Vice Chair Hague seconded the motion.

The motion carried unanimously by consensus (6-0 vote).

2. **Alice Kitching-Benton House** – Site plan and special exception applications for an adaptive reuse of a locally designated historic structure (*circa* 1931) for a beauty salon, on a 0.2± acre property, located at 408 Center Street.  
(PZ# 4689, 4690)

Town Council consideration:

May 3, 2022

Comm. Patel moved to recommend approval with staff recommendations and the following changes:

- an additional condition to generate a shared parking agreement with the surrounding properties;
- an attempt to find a pervious parking solution for the front of the building; and
- Limit the window sign to only facing Center Street.

Vice Chair Hague seconded the motion. The motion carried unanimously by consensus (6-0 vote).

**ADJOURNMENT:** 8:49 p.m.