



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA REVISED**

**REGULAR MEETING
TOWN COUNCIL CHAMBERS
April 11, 2023
7 p.m.**

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA).

NOTE: Those who wish to speak before the Commission must submit a green comment card to the secretary. Each comment is limited to three minutes. Speakers are asked to approach the podium when called. Please state name and address for the record prior to addressing the Commission.

1. CALL TO ORDER:

2. ROLL CALL

Chair Teri Grooms	☐	Town Attorney, Thomas Baird, Esq.	☐
Vice Chair	☐	Director of Planning and Zoning,	
Comm. Frank Fore	☐	John Sickler	☐
Comm. Ashlyn Held	☐	Asst. Director of Planning and Zoning,	
Comm. Kevin Kirn	☐	Stephanie Thoburn	☐
Comm. Danny Guisinger	☐	Principal Planner, Garret Watson	☐
Comm. Marc Pintel	☐	Senior Planner, Peter Meyer	☐
Comm. John Weisman (1 st Alt)	☐	Planner, Thatcher Hart	☐
Comm. Richard Dunning (2 nd Alt)	☐	Secretary, Suzanne Stan	☐

3. ELECTION OF OFFICERS

The Commission will welcome new members and choose their Chair and Vice Chair for the upcoming year.

4. MINUTES

Motion to approve minutes from *March 14, 2023 Regular Planning and Zoning Commission Meeting*.

5. CITIZEN COMMENT

Non-agenda topic citizen comments will be noted by staff for follow-up, as appropriate. The Commission will not discuss these items at this meeting.

6. REGULAR AGENDA

ORDER OF BUSINESS:

The normal order of business for hearings of agenda items is as follows:

- Declaration of ex-parte communications

- Swearing-in of witnesses
- Applicant presentation
- Staff presentation
- Commission questions Applicant and Staff
- Public to be heard – Three-minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. ***Town of Jupiter Water Treatment Plant New Hardened Training and Data Facility Site Plan*** - (PZ#23-551) [\[Tab 1\]](#)

Town Council consideration: April 18, 2023

2. ***Ritz Carlton PUD Amendment*** to allow a guest cottage on a single lot within Pod A, located at 612 Pelican Way – (PZ#23-5549) [\[Tab 2\]](#)

Town Council consideration: May 16, 2023 and June 20, 2023

3. ***Jupiter Creek Commercial Christ Fellowship Site Plan and Special Exception*** to allow a church – (PZ#23-5448 & 5499) [\[Tab 3\]](#)

Town Council consideration: May 16, 2023

4. ***Town Center Zoning Text Amendment*** to Section 27-1110 to increase density to 20 DU/AC and reduce the Commercial Core requirement – (PZ#23-5232) [\[Tab 4\]](#)

Town Council consideration: May 16, 2023 and June 20, 2023

7. **ADJOURN**

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for **Tuesday, May 9, 2023.**

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.