



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
TOWN COUNCIL CHAMBERS
July 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 Kevin Kirn	☐	Director of Planning and Zoning,	
Comm. Richard Dunning	☐	John Sickler	☐
Comm. Frank Fore	☐	Asst. Director of Planning and Zoning,	
Comm. Dan Guisinger	☐	Stephanie Thoburn	☐
Comm. Ashlyn Held	☐	Principal Planner, Garret Watson	☐
Comm. Marc Pintel	☐	Planner, Elizabeth Conley	☐
Comm. Paul Keenan (1 st Alt)	☐	Secretary, Vernisa Ayers	☐
Comm. Cynthia Blum (2 nd Alt)	☐		

3. MINUTES

Motion to approve minutes from June 13, 2023 Regular Planning and Zoning Commission Meeting.

4. 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.

5. 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. **Fisherman's Wharf** – Special Exception and Site Plan applications for a three-story office building with underbuilding parking, a two-story restaurant with outdoor dining, a Tiki bar, and a private dock, on a 4.6± acre property located approximately ¼ mile west of US-1 along the north side of Indiantown Road. (PZ 22-5420) [\[TAB 1\]](#)
2. **Medical Center Zoning District Front Setback Reduction** – Zoning text amendment to the Medical Center (MC) Zoning District, Section 27-964, entitled "Area and dimension regulations", to reduce the front setback for parking garages from 50 to 40 feet adjacent to S. Old Dixie Highway for properties with a hospital master plan. (PZ 22-5434) [\[TAB 2\]](#)

6. **ADJOURN**

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for **Tuesday, August 8, 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.