



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
TOWN COUNCIL CHAMBERS
August 8, 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	☐	Principal Planner, Martin Schneider	☐
Comm. Paul Keenan (1 st Alt)	☐	Secretary, Vernisa Ayers	☐
Comm. Cynthia Blum (2 nd Alt)	☐		

3. MINUTES

Motion to approve minutes from July 11, 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. **Roger Dean Chevrolet Stadium Renovations** – Site plan amendment to renovate the existing spring training facility, construct new team clubhouses, and construct new temporary facilities during construction, on a 90± acre property, located at 4355 Stadium Drive. ***(PZ 23-5543)***
2. **Evaluation and Appraisal Report (EAR) based Comprehensive Plan Text Amendments** – To modify the Future Land Use, Transportation, Housing, Conservation, Coastal Management, Recreation and Open Space, Infrastructure, and Capital Improvements elements related to incorporating statutorily required changes and additional revisions to reflect changes in local conditions and priorities contained in the Town's Strategic Plan. ***(PZ 23-5591) Acting as the Local Planning Agency***
3. **Evaluation and Appraisal Report (EAR) based Town initiated Small Scale Future Land Use Map (FLUM) and Zoning Map Amendments**
 - A. **Small Scale Future Land Use Map amendment to change the Future Land Use designation on 7.9+/- acres from:**
 - "Medium Density Residential" to "Recreation" on 7.6+/- acres located at 500 N Delaware Boulevard; and
 - "Not designated" to "Conservation" on 0.3+/- acres located on the south side of Indiantown Road across from the FL Turnpike intersection. ***(PZ 23-5589) Acting as the Local Planning Agency***
 - B. **Zoning Map Amendment to change the Zoning designation on 7.9+/- acres from:**
 - "Residential, Single-family" to "Public/Institutional" on 7.6+/- acres located at 500 N Delaware Boulevard;
 - "Not zoned" to "Conservation Preservation" on 0.3+/- acres located on the south side of Indiantown Road across from the FL Turnpike intersection. ***(PZ 23-5590)***

6. **ADJOURN**

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for **Tuesday, September 12, 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.