



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
TOWN COUNCIL CHAMBERS
October 10, 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

Vice Chair Kevin Kirn	☐	Director of Planning and Zoning,	
Comm. Richard Dunning	☐	John Sickler	☐
Comm. Dan Guisinger	☐	Asst. Director of Planning and Zoning,	
Comm. Ashlyn Held	☐	Stephanie Thoburn	☐
Comm. Marc Pintel	☐	Principal Planner, Garret Watson	☐
Comm. Paul Keenan (1 st Alt)	☐	Planner, Peter Meyer	☐
Comm. Cynthia Blum (2 nd Alt)	☐	Planner, Stephen Mayer	☐
Town Attorney, Thomas Baird, Esq.	☐	Jim Brown, Deputy Building Official	☐
		Secretary, Vernisa Ayers	☐

3. ELECTION OF OFFICERS:

Election of a Chairperson.

4. MINUTES

Motion to approve minutes from August 8, 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. CONSENT AGENDA

A. OLD BUSINESS: None.

B. NEW BUSINESS:

1. **Local Building Code Amendment:** Town initiated amendment to Section 21-87, entitled "Building code adopted by reference" to incorporate and amend Chapter 1 of the Florida Building Code 2023 (8th Edition). [\[Tab 1\]](#)

Town Council consideration: November 21, 2023 (1st Reading)
December 5, 2023 (2nd Reading)

2. **Jupiter Medical Center** - Site plan amendment application to request a waiver to reduce the front setback for a five-level parking garage on the east side of the existing hospital building, on a 27.3± acre property, located at 1210 Old Dixie Highway. **(PZ 23-5707)** [\[Tab 2\]](#)

Town Council consideration: November 21, 2023

3. **Palmwood Preserve Future Land Use Map (FLUM) Amendment and Rezoning -**

A) Town initiated Future Land Use Map (FLUM) amendment for a 15.8 +/- acre property located south of East Frederick Small Road and west of Palmwood Road, within the Bears Club Planned Unit Development (PUD), changing the Future Land Use designation from Low-Density Residential to Conservation. **(PZ 23-5744)** *Acting as the Local Planning Agency*

B) Town Initiated Zoning Map amendment for 15.8 +/- acre property located south of East Frederick Small Road and west of Palmwood Road, within the Bears Club Planned Unit Development (PUD), changing the zoning from Residential, Single Family (R-1) to Conservation Preservation (CP). **(PZ 23-5744)** [\[Tab 3\]](#)

Town Council consideration: November 21, 2023 (1st Reading)
December 19, 2023 (2nd Reading)

4. **Alma's Place Rezoning** - Town initiated Zoning Map amendment for a 1.7 +/- acre property located west of Town Hall Ave and north of Killane Drive, changing the zoning from Residential, Single Family (R-1) to Conservation Preservation (CP). **(PZ 23-5745)** [\[Tab 4\]](#)

Town Council consideration: November 21, 2023 (1st Reading)
December 19, 2023 (2nd Reading)

7. **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

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- 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. K2 Motorsports** – New Special Exception for a warehouse use over 10,000 square feet and Site Plan Amendment application to increase the amount of warehouse for an existing 70,471 square foot building to allow for the expansion of a car storage facility with limited accessory retail sales by a wholesale motor vehicle dealer, located on 5.56+/- acres on Lots 17, 18 and 19 of the Jupiter Park of Commerce. (**PZ 23-5640 and 5641**) [\[Tab 5\]](#)

Town Council consideration: November 21, 2023

8. STAFF UPDATE:

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

9. ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for **Tuesday, November 14, 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.