



**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
TOWN COUNCIL CHAMBERS
November 14, 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 Kevin Kirn	☐	Director of Planning and Zoning,	
Vice Chair 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. David Thompson	☐	Senior Planner, Stephen Mayer	☐
Comm. Paul Keenan (1 st Alt)	☐	Planner, Thatcher Hart	☐
Comm. Cynthia Blum (2 nd Alt)	☐	Secretary, Vernisa Ayers	☐
Town Attorney, Thomas Baird, Esq.	☐		

3. MINUTES

Motion to approve minutes from October 10, 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:

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)**

Town Council consideration: December 19, 2023

B. NEW BUSINESS:

2. [Zunzibar Outdoor Seating](#) – Site Plan amendment application to add outdoor seating and a new canopy at an existing restaurant building, on a 0.8± acre property, located at 80 E. Indiantown Road. **(PZ 23-5689)**

Town Council consideration: December 19, 2023

3. [Flagler's Wharf](#) – Special Exception for a marina and Site Plan applications for a five-story office building with three floors of underbuilding parking, restaurant with outdoor seating, three (3) residential accessory units, and a marina, on a 2.95 ± acre property located at 401 N. Alternate A1A. **(PZ 23-5496 and 5497)**

Town Council consideration: December 19, 2023

4. [Application for Rehearing](#) – Town-initiated Zoning Text Amendment to Section 27-264, clarifying the procedure for application withdrawal and restricting the submittal of any application on a property in which an application was denied for a 24-month period. **(PZ 23-5714)**

Town Council consideration: December 19, 2023 (1st Reading)
January 16, 2024 (2nd Reading)

6. STAFF UPDATE:

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

7. ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for
Tuesday, January 9, 2024.

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.