



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, JANUARY 14, 2025
7:00 PM**

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.

Call To Order

ROLL CALL

Chair Kevin Kirn
Vice Chair Richard Dunning
Comm. Michael Cassatly
Comm. Dan Guisinger
Comm. Beth Kelso
Comm. David Thompson
Comm. Karen Vinson
Comm. Paul Keenan (1st Alt)
Comm. Cynthia Blum (2nd Alt)

Town Attorney, Thomas Baird, Esq.
Director of Planning and Zoning, John Sickler
Asst. Director of Planning and Zoning, Stephanie Thoburn
Secretary, Vernisa Ayers

MINUTES

1. Draft Minutes from November 12, 2024 Planning and Zoning Commission Meeting.

CITIZEN COMMENTS

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.

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
- Intervenor (if any) presentation
- Commission questions of Applicant, Intervenor 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

OLD BUSINESS

None.

NEW BUSINESS

2. **Beyel Annexation, Future Land Use and Rezoning** – Applications for a 0.2+/- acre property located at 18019 Highway A1A, to request a:

A. Voluntary Annexation;

B. Future Land Use Map amendment from Palm Beach County (PBC) Commercial High with underlying Medium Residential, 5 dwelling units per acre (CH/5) to Town of Jupiter (TOJ) Inlet Village Flex;

(Acting as the Local Planning Agency)

C. Zoning Map amendment from PBC Commercial Neighborhood (CN) to the TOJ Inlet Village District, Flex South Subdistrict (IVFS).

Town Council Consideration: February 18, 2025 (1st reading)

Town Council Consideration: March 4, 2025 (2nd Reading)

3. **Wendy's** - Site plan amendment to remove and replace an existing nonconforming fast food restaurant, reduce nonconformities on the property, reconfigure the drive-thru and parking area, add outdoor seating, request an off-site dumpster easement and provide a connection to the Town's Municipal Complex.

Town Council Consideration: February 18, 2025

4. **Neighborhood Subdistrict Signage** – Zoning text amendment to modify Section 27-1229, the sign regulations for the Neighborhood (NB) Subdistrict.

Town Council Consideration: February 18, 2025 (1st Reading)

Town Council Consideration: March 18, 2025 (2nd Reading)

STAFF UPDATE

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

ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for February 11, 2025.

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.