



**TOWN OF JUPITER  
PLANNING & ZONING COMMISSION AGENDA  
REGULAR MEETING  
TOWN COUNCIL CHAMBERS  
August 9, 2022  
7:00 P.M.**

***The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA). Items for each body are noted in this agenda.***

**CALL TO ORDER:**

**ROLL CALL**

Chair Teri Grooms	<input type="checkbox"/>	Town Attorney, Thomas Baird	<input type="checkbox"/>
Vice Chair MB Hague	<input type="checkbox"/>	Director of Planning and Zoning, John Sickler	<input type="checkbox"/>
Comm. Frank Fore	<input type="checkbox"/>	Asst. Director of Planning and Zoning, Stephanie Thoburn	<input type="checkbox"/>
Comm. Ashlyn Held	<input type="checkbox"/>	Principal Planner, Martin Schneider	<input type="checkbox"/>
Comm. Kevin Kirn	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
Comm. Ankur Patel	<input type="checkbox"/>	Secretary, Josie Nicolas	<input type="checkbox"/>
Comm. Marc Pintel	<input type="checkbox"/>		
Comm. John Weisman (1 <sup>st</sup> Alternate)	<input type="checkbox"/>		
Comm. Richard Dunning (2 <sup>nd</sup> Alternate)	<input type="checkbox"/>		

***If you would like to speak before the Commission please submit a green comment card to the secretary.***

**ORDER OF BUSINESS:**

The normal order of business for hearings of agenda items is as follows:

- 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

**MINUTES:** Regular Planning and Zoning Commission meeting, July 12, 2022.

**Public Comment** - Each comment is limited to three (3) minutes. Anyone wishing to speak is asked to go to the podium and state his/her name and address for the record prior to addressing the Commission.

**CITIZEN COMMENTS:**

Citizen comments unrelated to agenda items. The Commission will not discuss these items this evening. Any issues will be noted by Staff for follow-up as appropriate.

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

1. **Bear's Club**

[Tab 1.pdf](#)

- A. Planned Unit Development (PUD) amendment for the Clubhouse and Cottage Site (Phase 1B) located within a 400.9 ± acre property, south of Frederick Small and west of Palmwood Road, known as the Bear's Club PUD to add a freestanding Fitness Center Building Site and to request waivers to setbacks, lot coverage, wall height, minimum lot area and parking. (PZ# 4760)

Town Council consideration: September 20, 2022 – 1<sup>st</sup> reading  
October 20, 2022 – 2<sup>nd</sup> reading

- B. Site plan application to construct a freestanding clubhouse fitness center on a 0.21 ± acre property located south of the Bear's Club Villas Condominium (Cottages). (PZ# 4934)

Town Council consideration: October 20, 2022

- C. Site plan application to construct three residential duplex buildings with a total of six dwelling units on a 1.06 ± acre property located south of the Bear's Club Villas Condominium (Cottages). (PZ# 4761)

Town Council consideration: October 20, 2022

2. **Chevron Gas Station** - Special exception and site plan amendment to construct a car wash facility at an existing gas station and convenience store on a 0.92 ± property, located a 3 N Alternate A1A. (PZ# 5091, 5092) [Tab 2.pdf](#)

Town Council consideration: September 20, 2022

**ADJOURN PLANNING AND ZONING COMMISSION**

Next Scheduled Planning & Zoning Commission Meeting – **Tuesday, September 13, 2022**

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.