

**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
March 9, 2021
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 Ankur Patel	<input type="checkbox"/>	Town Attorney, Thomas Baird	<input type="checkbox"/>
Vice Chair Cheryl Schneider	<input type="checkbox"/>	Director of Planning and Zoning,	
Comm. Frank Fore	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Comm. Teri Grooms	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Comm. MB Hague	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Comm. Marc Pintel	<input type="checkbox"/>	Senior Planner, Garret Watson	<input type="checkbox"/>
Comm. Daniel Zuniga	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
Comm. John Weisman (Alternate)	<input type="checkbox"/>		

If you would like to speak before the Commission please submit a green comment card on the table against the wall near the Town Attorney.

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

***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.

MINUTES:

Regular Planning and Zoning Commission meeting, February 9, 2021.

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.

B. **NEW BUSINESS:**

1. **Public Storage Expansion** - Applications for:

- A Planned Unit Development (PUD) amendment with a request to increase the square footage on Lot 9, allow for an additional driveway to Toney Penna, and waivers for reduced loading space size and drive-aisle width, on a 15.6± acre PUD, known as the Southern Park of Commerce; (PZ# 3769) and,

Town Council consideration:

April 20, 2021 – 1st rdg

May 18, 2021 – 2nd rdg

- Special exception and site plan applications for a three-story, 107,588 square foot, multi-access storage building, on a 9.9± acre parcel (Lot 9), located at 975 Military Trail. (PZ# 3770, 3971)

Town Council consideration:

May 18, 2021

[Tab 1.pdf](#)

2. **Assisted Living Facilities** – Applicant initiated Zoning Text Amendment Application to increase the Floor Area Ratio of Assisted Living Facilities (ALF's), add provisions for and clarify which regulations are applicable to ALF's within both commercial and residential zoning districts by using the regulations within the larger land area's zoning district, and allow for 90 degree parking in ALFs without independent living units. (PZ# 3896) [Tab 2.pdf](#)

Town Council consideration:

April 20, 2021 – 1st rdg

May 18, 2021 – 2nd rdg

ADJOURN PLANNING AND ZONING COMMISSION

Next Scheduled Planning and Zoning Commission Meeting – **Tuesday, April 13, 2021**

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.