

**TOWN OF JUPITER
PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
April 13, 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"/>	Principal Planner, Martin Schneider	<input type="checkbox"/>
Comm. Daniel Zuniga	<input type="checkbox"/>	Senior Planner, Peter Meyer	<input type="checkbox"/>
Comm. John Weisman (Alternate)	<input type="checkbox"/>	Senior Planner, Garret Watson	<input type="checkbox"/>
		Planner, Peter Begovich	<input type="checkbox"/>
		Secretary, Valerie Hampe	<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.

ELECTION OF OFFICERS: Election of Chairman and Vice Chairman.

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.

END OF CONSENT AGENDA

REGULAR AGENDA:

A. OLD 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: May 18, 2021 – 1st rdg
June 15, 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: June 15, 2021

[Tab 1.pdf](#)

B. NEW BUSINESS:

- 2. Sandpiper Cove – A Planned Unit Development (PUD) and site plan amendment to modify the architecture requirements and update the elevations for the multifamily buildings on a 45.91 +/- acre property located on the east side of the intersection of Military Trail and Indian Creek Parkway within Seaplum PUD. (PZ# 4589 and 4590) [Tab 2.pdf](#)**

Town Council consideration: May 4, 2021 – 1st rdg
May 18, 2021 – 2nd rdg

- 3. Specialty Hospitals – Applicant initiated zoning text amendments to define specialty hospital; add it to the Medical Center (MC) district as a use by right and the Commercial General (C2), Commercial Office (C3), Industrial High Technology and Employment Center (I4) districts and the Workplace and Institutional subdistricts of the Mixed Use (MXD) district as a special exception use; and provide supplemental regulations. (PZ# 4522) [Tab 3.pdf](#)**

Town Council consideration: May 18, 2021 – 1st rdg
June 15, 2021 – 2nd rdg

- 4. MyClinic – Applications for a Small Scale Planned Unit Development (PUD) with a rear setback waiver request and Site Plan to construct a 1,433 square foot (sf) expansion to the existing 4,282 sf medical office building on 0.6 +/- acres located at 411 W Indiantown Road (PZ# 4617, 4618) [Tab 4.pdf](#)**

Town Council consideration: May 4, 2021

ADJOURN PLANNING AND ZONING COMMISSION

Next Scheduled Planning and Zoning Commission Meeting – **Tuesday, May 11, 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.