

**SYNOPSIS**  
**TOWN OF JUPITER PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**COUNCIL CHAMBERS**  
**April 13, 2021 7:00 P.M.**

Chair Patel called the meeting to order at 7:01 p.m.

**ATTENDANCE:** Chair Ankur Patel; Vice Chair Cheryl Schneider; Comms. Frank Fore, MB Hague, Daniel Zuniga, John Weisman (1<sup>st</sup> Alternate), Malise Sundstrom (2<sup>nd</sup> Alternate); John Sickler, Director of Planning and Zoning; Stephanie Thoburn, Assistant Director of Planning and Zoning; Martin Schneider, Principal Planner; Peter Meyer, Senior Planner; Garret Watson, Senior Planner; Peter Begovich, Planner; Thomas Baird, Attorney; Valerie Hampe, Secretary.

**MINUTES:** Regular Planning and Zoning Commission meeting, February 9, 2021.

Comm. Hague moved to approve the minutes; seconded by Comm. Schneider. The motion carried unanimously by consensus (7-0 vote).

**ELECTION OF OFFICERS:**

Vice Chair Schneider nominated Chair Patel to continue as Chair; seconded by Comm. Hague. There were no other nominations.

Comm. Hague nominated Vice Chair Schneider to continue as Vice Chair; seconded by Comm. Fore. There were no other nominations.

**CITIZEN COMMENTS:** None.

**REGULAR AGENDA:**

1. **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)

Town Council consideration:

May 4, 2021 – 1<sup>st</sup> rdg  
May 18, 2021 – 2<sup>nd</sup> rdg

Comm. Hague moved to recommend approval with staff recommendations; seconded by Comm. Grooms. The motion carried unanimously by consensus (7-0 vote).

2. **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 – 1<sup>st</sup> rdg  
June 15, 2021 – 2<sup>nd</sup> rdg

Vice Chair Schneider moved to recommend approval of the applicant's request; seconded by Comm. Fore. The Commission was polled and the motion carried (4-3 vote).

Weisman – Y              Zuniga – N              Fore – Y              Grooms – N

Hague – N              Schneider – Y              Patel - Y

- 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

Vice Chair Schneider moved to recommend approval as amended; seconded by Comm. Fore. The Commission was polled and the motion carried (5-2 vote).

Weisman – Y              Zuniga – Y              Fore – Y              Grooms – N

Hague – N              Schneider – Y              Patel - Y

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)

Town Council consideration:

May 18, 2021 – 1<sup>st</sup> rdg  
June 15, 2021 – 2<sup>nd</sup> rdg

Comm. Grooms moved to recommend approval with staff recommendations; seconded by Vice Chair Schneider. The motion carried unanimously by consensus (7-0 vote).

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)

Town Council consideration:

May 4, 2021

Comm. Grooms moved to recommend approval with staff recommendations; seconded by Comm. Zuniga. The motion carried unanimously by consensus (7-0 vote).

**ADJOURNMENT:** 10:34 p.m.