



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, JUNE 10, 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

Comm. Michael Cassatly

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

ELECTION OF OFFICERS

1. Election of Vice Chair.

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.

MINUTES

Motion to approve the minutes from May 13, 2025 Regular Planning and Zoning Commission Meeting.

2. Draft Minutes May 13, 2025

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

REGULAR AGENDA

OLD BUSINESS:

NEW BUSINESS

3. **Smash HQ** – Special Exception application for a business office exceeding 2,500 square feet, on a 2.2± acre property, located at 1251 Jupiter Park Drive, Suite 12 (**PZ 25-6377**).

Town Council Consideration: July 17, 2025

4. **Center Street / Alternate A1A Redevelopment Overlay Area (ROA)** - Presentation on potential text amendments to the existing ROA.
5. **Center Street Corridor Improvements** - Presentation to introduce the process to conduct public outreach for the Center Street Corridor improvements under design by Palm Beach County.

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 Tuesday, July 8, 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.