

**TOWN OF JUPITER  
PLANNING AND ZONING COMMISSION  
FINAL MINUTES  
June 10, 2025 7:00 P.M.**

**CALL TO ORDER:**

Chair Kevin Kirn called the meeting to order at 7:02p.m.

**ATTENDANCE:**

Chair Kevin Kirn, Comm. Michael Cassatly, Comm. Beth Kelso, Comm. David Thompson, Comm. Karen Vinson (arrived at 7:04 p.m.), Paul Keenan 1<sup>st</sup> Alternate (voting member) and Cynthia Blum 2<sup>nd</sup> Alternate (voting member); John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Martin Schneider, Principal Planner; Thatcher Hart, Senior Planner; Jenna Johnston, Planner; Brett Lashley, Esq., Town Attorney; Kim Delaney, Director of Strategic Development & Policy for the Treasure Coast Regional Planning Council and Vernisa Ayers, Secretary.

**ELECTION OF OFFICERS:**

**1. Election of Vice Chair.**

Comm. Cassatly moved to recommend Comm. Beth Kelso for Vice Chair; seconded by Comm. Thompson. Motion passed unanimously, with a 7-0 vote.

**CITIZEN COMMENTS:**

Barbara Talty resident of 208 Diamante Way shared concerns regarding a hedge height violation she received. Ms. Talty clarified that her taller hedges are in the backyard, not the front and requested approval to keep them at eight feet. Chair Kirn stated that a member of staff would follow up with her.

**MINUTES:**

Vice Chair Kelso moved to recommend approval of the May 13, 2025 Regular Planning and Zoning Meeting minutes; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 7-0 vote.

**SWEARING IN:**

Secretary Vernisa Ayers conducted the swearing-in of witnesses for all quasi-judicial items on the agenda.

**REGULAR AGENDA:**

**A. OLD BUSINESS: None**

**B. NEW BUSINESS:**

**2. 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**).**

Disclosures: Commissioners Blum and Keenan did not have disclosures. Vice Chair Kelso visited the site. Commissioners Cassatly, Thompson and Vinson drove-by the site. Chair Kirn also drove by the site and spoke with staff.

Applicant presentation: Alec Dickerson, representative of 2GHO representative of Smash HQ, LLC. presented a PowerPoint presentation of the proposed project.

Staff presentation: Senior Planner, Thatcher Hart, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:  
Comm. Keenan inquired about staffing and potential events at the proposed site. Mr. Dickerson responded that four full-time employees would be working on-site and noted that no events are currently planned or proposed.

Comm. Vinson asked about the expected daily traffic at the site with clients going in and out, and what the anticipated volume would be. Mr. Dickerson responded that traffic is expected to be minimal. While meetings will be held on-site—particularly during tournament preparation, which involve coordination with various vendors and organizers—no significant increase in traffic is anticipated, according to the submitted traffic report.

Comm. Cassatly asked the applicant whether they planned to provide landscaping at the rear entrance and confirmed the applicant's agreement to also address the missing trees that front Jupiter Park Circle. Mr. Dickerson responded affirmatively regarding Comm. Cassatly's statement.

Vice Chair Kelso asked whether the Jupiter Park Drive Master Association had provided an approval letter for the proposed changes. Mr. Dickerson responded that the letter had been submitted to Staff. Vice Chair Kelso asked Staff when would the applicant receive the concurrency reservation letter. Mr. Hart responded that the concurrency letter would be issued prior to Council review. Vice Chair Kelso also inquired about landscaping standards, asking whether the Town requires specific plant quality—such as Florida Fancy, Florida No. 1, or specimen-grade materials—for certain areas like entrance trees. Mr. Hart confirmed that the Town code requires Florida No. 1 grade plant material.

Public Comment: None.

Deliberation by Commission: None

Motion:  
Comm. Keenan moved to recommend approval of the requested Special Exception application, subject to the five conditions outlined by the staff; seconded by Comm. Cassatly. Final Motion passed unanimously, with a 7-0 vote.

**3. Center Street / Alternate A1A Redevelopment Overlay Area (ROA) -**  
Presentation on potential text amendments to the existing ROA.

Staff presentation: Stephanie Thoburn presented an informational PowerPoint presentation outlining potential amendments to the existing ROA for Center Street.

Commissioners asked questions of the Applicant and Staff:

Chair Kirn asked whether the restrictions on municipalities from Senate Bill 180 had a sunset provision. Mr. Schneider, Principal Planner, explained that the law, enacted in response to the Florida hurricanes in 2024, prohibits municipalities from adopting more restrictive codes until October 1, 2027. If a future hurricane strikes within 100 miles of the area, counties and cities in that area cannot change their building codes for one year after the event. Chair Kirn stated that the restrictions expire on October 1, 2027 provided no additional hurricanes occur in the defined region. Mr. Schneider agreed. Chair Kirn observed the legislation appears aimed at encouraging redevelopment in storm-impacted areas, a view Mr. Schneider affirmed. The Town's Attorney, Mr. Lashley shared that his office is reviewing Senate Bill 180 and its potential impact. The bill has not yet been signed or vetoed. He explained that Senate Bill 180 might broadly restrict municipalities from adopting stricter development regulations—even for properties not directly affected by hurricanes—as long as the bill remains in effect. The extent of its applicability is under review. Once the final version is confirmed, the Town Attorney's office will issue a memo to Staff and relevant boards.

Comm. Vinson asked about plans for multiple public meetings and expanded outreach to include businesses and nearby neighborhoods. Ms. Thoburn confirmed several meetings are planned—to include zoning amendments and roadway impacts. Additional events like "Coffee with Council" and online surveys will be used, with efforts coordinated by the Community Relations Department and Treasure Coast Regional Planning Council. Comm. Vinson also inquired about the involvement of the Historic Resources Board. Ms. Thoburn stated the Board will be engaged and updated, noting that while most historic structures like the Sims House lie outside the overlay area, their input will be included. Comm. Vinson further asked about the county's road widening and its potential effect on diagonal parking near the Patio Store and Ralph's. Ms. Thoburn said no design plans have been provided by Palm Beach County yet, and the road remains under county jurisdiction. Comm. Vinson inquired whether properties that do not meet current code standards—such as green space requirements—would be required to come into compliance under the updated code, or if they would be grandfathered in. Ms. Thoburn explained that redevelopment, under a certain threshold (e.g. less than 20% expansion), generally does not require full code compliance. However, the Town is evaluating where updates are necessary and how to balance newer standards with preserving the historic character of the area.

Comm. Keenan asked if power lines in the redevelopment overlay area could be buried or relocated. Ms. Thoburn said the Town is focused on the overlay area and while undergrounding utilities is sometimes required, no decisions have been made. She noted undergrounding can cost 5 to 10 times more than overhead and the Town will assess feasibility. Comm. Keenan also asked if the Town might proceed with zoning changes by arguing Senate Bill 180 does not apply to non-storm-impacted areas. Ms. Thoburn said staff is reviewing the law, monitoring how other cities respond, and awaiting administrative guidance. The Town will continue its analysis and update the Board as more information becomes available.

Commissioners Blum, Cassatly and Vice Chair Kelso did not have questions for staff.

Public Comment: John Kuckku of 917 N. Loxahatchee Drive voiced concerns about preserving historic buildings, limited infrastructure space and traffic congestion near the railroad tracks hindering major changes.

Deliberation by Commission: None

4. **Center Street Right-of-Way Improvements** - Presentation to introduce the process to conduct public outreach for the Center Street roadway improvements under design by Palm Beach County.

Staff presentation: Kim Delaney from the Treasure Coast Regional Planning Council, presented an informational PowerPoint presentation on the public outreach process for the Palm Beach County Center Street roadway improvements.

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan stated that he would like to receive interim status reports over the next few months as developments occur, so that everything doesn't come to them all at once.

Comm. Thompson questioned if bicycles were being prioritized over vehicles. Ms. Delaney clarified that bicycles and vehicles would have equal status, with road widening dependent on funding. She emphasized the importance of accommodating all transportation modes—vehicles, bicycles, pedestrians, scooters, and wheelchairs highlighting safety concerns flagged by other agencies. Comm. Thompson asked if traffic studies showing the percentage breakdown of road users had been done. Ms. Delaney said she had not seen such data but would work with staff to collect it, possibly using traffic count tubes. Additionally, Comm. Thompson inquired about the official definition of a "severe injury" in safety reports. Kim Delaney replied she believed it referred to hospitalization but would confirm and follow up.

Chair Kirn expressed concerns about e-bikes affecting traditional bike lane design. Ms. Delaney confirmed that e-bikes impact bike lanes and sidewalks, which are often too narrow for both pedestrians and e-bikes. She noted limited state guidance on e-bike regulation and said many areas are widening multi-use paths to accommodate e-bikes, scooters, and pedestrians. Chair Kirn asked about Center Street's right-of-way and planning leadership. Chair Kirn asked who was taking the lead on this process. Ms. Delaney explained that Palm Beach County leads the design and funding since it is a county road, but they collaborate closely with the Town of Jupiter and help secure grants for additional infrastructure.

Comm. Cassatly raised questions about funding, crash data, and roadway design. Ms. Delaney clarified that crash data spans five years. Comm. Cassatly asked if a center turn lane would impact crash rates; Ms. Delaney said it depends on design and agreed to provide data on different configurations. He stressed the need to evaluate safety features for cost-effectiveness. Regarding Center Street, Comm. Cassatly asked if it's being designed as a local or through road. Ms. Delaney explained the County defines its function, while road design is a local prerogative, the Town can provide input on the design and controls. She added that design choices involve trade-offs and community input. Ms. Delaney confirmed safety data is available but can be hard to interpret due to user behavior.

Vice Chair Kelso shared an observation from Monterey, California, where a two-way bike lane on one side of the street—separate from pedestrian sidewalks—improved safety and flow. She suggested that roadway designs don't always need to be symmetrical and

should respond to surrounding land use. Ms. Delaney agreed, noting that asymmetrical designs are common and depend on right-of-way and corridor conditions. She said her team will present various design options and emphasized the importance of context-sensitive planning. Vice Chair Kelso pointed out that segments like the area in front of Ralph's could benefit from such designs, with walking areas near active storefronts and bike lanes along parking lots. Ms. Delaney confirmed that asymmetrical configurations will be explored as part of the design process.

Comm. Blum expressed appreciation for the presentation and for the inclusive approach of involving the Town of Jupiter in the planning process. However, she raised a concern about the public outreach being scheduled during the summer, when many seasonal residents—including those from nearby Tequesta who use the corridor—are not in town. Comm. Blum acknowledged the use of Zoom meetings and surveys as helpful tools but noted that seasonal residents might still be excluded from in-person focus groups due to timing. Ms. Delaney responded that Zoom could be incorporated into focus groups to help address this issue. She noted that while her team has flexibility, the County is aiming to complete the plans by the end of the year, which places constraints on the timeline. Ms. Delaney acknowledged the concern about seasonal participation, stating that the seasonality of Jupiter is significant, and they are aware of the challenge. Ms. Delaney assured the Commission that they would do their best to accommodate seasonal input while still meeting the County's schedule.

Public Comment: Laurie Bailey, resident of 504 North Loxahatchee Drive, urged county officials to address the lack of safe crosswalks on Center Street, a busy road for pedestrians and cyclists.

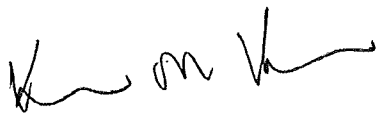
John Kuckku, resident of 917 N. Loxahatchee Drive, expressed that significant changes near Dolphin Drive and the railroad are unlikely without building moves or redevelopment due to space limits and bottlenecks.

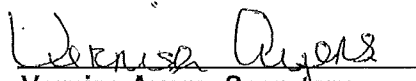
Brett Leone, resident of 132 Barbados Drive, praised Kim and the Planning Council but urged pedestrian safety on Center Street, opposed the County's turn lane plan, and suggested the town seek control for a more local, pedestrian-friendly design.

Deliberation by Commission: None

**STAFF UPDATE:** Planning and Zoning Director report on recent Town Council actions on Commission items.

**ADJOURN:** Chair Kevin Kirn adjourned the meeting at 8:39 p.m.

  
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Kevin Kirn, Chair

  
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Vernisa Ayers, Secretary