



**AGENDA  
TOWN OF JUPITER  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
COUNCIL CHAMBERS  
TUESDAY, OCTOBER 14, 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	
Vice-Chair Beth Kelso	Town Attorney, Thomas Baird, Esq.
Comm. Michael Cassatly	Director of Planning and Zoning, John Sickler
Comm. Robert Grabowski	Asst. Director of Planning and Zoning, Stephanie Thoburn
Comm. Marty Rogol	Secretary, Vernisa Ayers
Comm. David Thompson	
Comm. Karen Vinson	
Comm. Paul Keenan (1st Alt)	
Comm. Cynthia Blum (2nd Alt)	

**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**

1. Motion to approve the minutes from August 12, 2025 Regular Planning and Zoning Commission Meeting.

**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**

2. **Jupiter Medical Park Expansion** – Site Plan Amendment for an expansion to the existing Jupiter Medical Center Breast Center at 2111 Military Trail (**PZ 25-6503**)

*Town Council Consideration:* November 18, 2025

3. **22 Eganfuskee Street** –  
A. FLUM amendment from General Commercial to Medium Density Residential.  
B. Rezoning from C-2 to R-1, and removal from the Center Street/N. Alternate A1A Redevelopment Overlay Area (**PZ 25-6494, 6495**)

*Town Council Consideration:* November 18, 2025 (1st Reading)  
December 16, 2025 (2nd Reading)

4. **Recreation Zoning District** – Zoning Text Amendment to create a new Recreation Zoning District within the Town (**PZ 25-6487**)

*Town Council Consideration:* November 18, 2025 (1st Reading)  
December 16, 2025 (Adoption)

### **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 November 13, 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.