



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
THURSDAY, NOVEMBER 13, 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 October 14, 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. **100 & 102 N Coastal Way** (Quasi-judicial) - Zoning Map amendment from the Indiantown Road Overlay Zoning District, US Highway One district with underlying General Commercial (C-2) to U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE) for two properties totaling 1.19± acres located at 100 and 102 N. Coastal Way.

(PZ 25-6382)

Town Council Consideration: December 16, 2025 (1st Reading)
January 20, 2026 (2nd Reading)

3. **Abacoa Temporary Fire Station** (Quasi Judicial) – Special Exception and Site Plan amendment application for a temporary fire station in the northwest parking lot, on a 21.7± acre property, located 1501 W Frederick Small Road. **(PZ 25-6582 & 6583)**

Town Council Consideration: December 16, 2025

4. **Bayside (Quasi Judicial) APPLICANT REQUEST TO POSTPONE TO December 9, 2025** – Site Plan application for a four-story office building and shared access drive with an adjacent Town owned property, on a .53± acre property, located at 1001 North Alternate A1A. **(PZ 22-5351)**

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 December 9, 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.