

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
FINAL MINUTES
October 14, 2025 7:00 P.M.**

CALL TO ORDER:

Chair Kevin Kirn called the meeting to order at 7:00p.m.

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Marty Rogol, Comm. David Thompson and Cynthia Blum, 2nd Alternate (voting member); John Sickler, Director of Planning and Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Garret Watson, Principal Planner; Peter Meyer, Senior Planner; Joseph Dray, Planner; Thomas Baird, Esq., Town Attorney and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from August 12, 2025 Planning and Zoning Commission meeting by Comm. Blum; seconded by Vice Chair Kelso. Final: Motion passed unanimously, with a 6-0 vote.

AGENDA:

Mr. Sickler informed the Commission that an updated version of the agenda had been placed on the dais to separate Item 3 into two parts—one for the Future Land Use Map Amendment and the other for the Rezoning—so that each item could be voted on separately.

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. **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)**

Disclosures: Commissioner Rogol visited the site. Commissioners Thompson, Cassatly, Kelso, Blum and Chair Kirn drove by the site.

Applicant presentation: Zach Ciciara of Cotleur & Hearing, representative for the Jupiter Medical Park Expansion, presented a PowerPoint overview of the proposed project. The applicant has requested modifications to Conditions 4(a) and 5 to reduce the requirement for buffer as noted below. Nicole Plunkett, President of Cotleur & Hearing, and Laurie Hood, Planner were also in attendance.

4(a). Extend the eastern perimeter buffer, including the concrete wall and four-foot hedge, 50 feet south from Phase III ~~to the southern property line~~.

5. Prior to the issuance of any engineering and building permits for the proposed addition, the Owner shall install the perimeter buffer including the concrete wall along the east property line, as shown on the landscape plan as amended in Cond 4(a) above

Staff presentation: Senior Planner, Peter Meyer, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Blum asked whether the applicant planned to increase the building's height in the future. Mr. Ciciera indicated there were no such plans. Comm. Blum expressed her excitement about the facility.

Comm. Kelso asked why the requirement for an approved traffic concurrency letter from Palm Beach County was not included in the conditions, since it is required for the application to proceed to the Town Council. Mr. Sickler explained the item will not be scheduled for Town Council consideration until the letter is received. If necessary, a condition will be added, though no issues are anticipated. Comm. Kelso suggested incorporating an outdoor seating area on the southwest corner of the site, noting that the new building configuration limits use of the existing courtyard. Mr. Ciciera agreed and confirmed that seating could be added on the rear side of the building.

Comm. Cassatly commended the plan and asked about the tree disposition plan and removal of exotics. Mr. Meyer explained that the survey identifies trees to remain, including native species. Comm. Cassatly asked how the applicant notified the Botanica residents of the November 3rd meeting. Mr. Ciciera stated notices were mailed for the November 3rd meeting, which was also done for the first two neighborhood meetings.

Chair Kirn asked how operations would be affected during construction and whether CT and MRI facilities would be temporarily closed. Mr. Ciciera stated that, according to Jupiter Medical Center, all facilities will remain operational throughout construction, with expansion occurring alongside existing operations.

Commissioners Rogol and Thompson did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Commissioner Rogol moved to recommend approval of the requested Site Plan Amendment application, subject to the conditions outlined in the Staff Report, with Conditions 4(a) and 5 amended to reduce the requirement for buffer as noted below; seconded by Comm. Blum. Final: Motion passed unanimously, with a 6-0 vote.

4(a). Extend the eastern perimeter buffer, including the concrete wall and four-foot hedge, 50 feet south from Phase III ~~to the southern property line~~.

5. Prior to the issuance of any engineering and building permits for the proposed addition, the Owner shall install the perimeter buffer including the concrete wall along the east property line, as shown on the landscape plan as amended in Cond 4(a) above.

3. **22 Eganfuskee Street** –

A. FLUM amendment from General Commercial to Medium Density Residential.
(Acting as the Local Planning Agency)

B. Rezoning from C-2 to R-1, and removal from the Center Street/N. Alternate A1A Redevelopment Overlay Area. **(PZ 25-6494, 6495)**

Applicant presentation: Zach Ciciera of Cotleur & Hearing, representing the applicant for the 22 Eganfuskee Street project, delivered a PowerPoint presentation outlining the proposed project. The property owner, John Newman, was also in attendance.

Staff presentation: Planner, Joseph Dray, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Rogol requested clarification from staff on what was being asked of the Commission and questioned whether staff was recommending denial. Mr. Sickler stated that the project was found inconsistent with the Comprehensive Plan and that staff has been directed not to make recommendations, leaving the decision to the Commission.

Comm. Thompson asked whether the property was originally bought for commercial use or with the intent to seek residential zoning later. Mr. Ciciera responded that the owner considered commercial development, but it never materialized. Mr. Baird clarified that the hearing should be focused on the land-use change, not the owner's original intentions. Mr. Newman said he bought the property as a good deal, assuming either residential or commercial use, but later found it too small for a viable commercial building.

Comm. Cassatly inquired about the potential precedents set by changing the land use at 22 Eganfuskee Street, specifically removing commercial zoning and the lack of commercial zoning on both sides of the street at the same depth. He asked about the long-term implications and whether such changes would be frequently cited in future decisions. Mr. Sickler explained that the current pattern along Alternate A1A has been consistent, with commercial zoning serving as a buffer to residential areas. He noted that while such land use changes are rare, the decision ultimately lies with the Town Council. Mr. Sickler emphasized that altering this pattern could reduce predictability for property owners and potentially increase redevelopment burdens on adjacent properties.

Comm. Kelso emphasized that the proposed conversion to residential use would impact not just the single parcel, but the surrounding commercial properties as well. She noted that if that site became residential, adjacent commercial lots would face increased buffering and sound-mitigation requirements, altering their redevelopment costs and viability. Comm. Kelso also pointed out that the overlay district was deliberately established to promote commercial growth along the corridor — preserving a “commercial lane” within the town rather than converting it to a residential corridor — and stated her opposition to the change in order to maintain the integrity of that commercial zoning vision.

Commissioners Blum and Chair Kirn did not have questions.

Public Comment: None

Deliberation by Commission:

Comm. Blum stated that she's opposed to the proposed project, emphasizing the importance of maintaining consistency and warning that changes could have future impacts on neighboring properties.

Chair Kirn agreed with Comm. Kelso's remarks, noting that the proposal was inconsistent with the pattern that's been established and that the town has prioritized preserving commercial zoning — making this change contrary to that goal.

Motion:

Vice Chair Kelso moved to recommend denial of the requested Future Land Use Map amendment application; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

Vice Chair Kelso moved to recommend denial of the requested Rezoning from C-2 to R-1, and removal from the Center Street/N. Alternate A1A Redevelopment Overlay Area application; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 6-0 vote.

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

Staff presentation: Principal Planner, Garret Watson, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Kelso asked for clarification on references to applications under review for the new Recreation zoning district and whether it would apply to existing properties—both public and private. Mr. Watson explained that the Town is proactively establishing the new zoning district ahead of applications, such as the one from the Trump National parcel to change land use, and that the process will apply when properties (private or public) voluntarily seek compliance with the recent adopted Comprehensive Plan policy. Mr. Sickler noted the process is designed to protect surrounding neighborhoods by limiting new uses and maintaining consistency with Town Council's policy direction.

Comm. Kelso noted that the report states that 10 acres or more to have a consistent zoning designation, yet the proposed language lists a minimum lot size of only 10,000 square feet (approximately one-quarter acre). She asked how those smaller-lot standards reconcile with the 10-acre threshold. Mr. Watson explained that the smaller lot size standard draws from the existing R-1 zoning to avoid creating nonconformities for smaller components (such as clubhouses or maintenance facilities) within larger recreational properties. He clarified that the 10-acre threshold is the policy trigger under the Comprehensive Plan, and applying the new recreational zoning to smaller parcels remains voluntary—not required.

Comm. Cassatly stated that he supports the policy, noting he appreciates the effort to bring uniformity to the process.

Comm. Thompson asked if existing golf courses would be forced to conform to the new zoning or if only new applicants would be subject to it, inquiring whether existing uses would be “grandfathered”. Mr. Watson replied that the Town’s current approach is as they come in—identifying any inconsistencies with the Comprehensive Plan, processing land-use amendments where required, and assigning the new Recreational zoning, if adopted. He emphasized that we’re not embarking on a blanket re-zoning of all existing properties at this time. Mr. Sickler clarified that currently approved properties retain compliance under prior development orders and are not technically non-conforming. He reiterated that the item being considered tonight simply establishes the new zoning district in the code, and any future assignment of that district would be directed by the Town Council.

Comm. Rogol asked whether the proposed zoning would address noise issues. Mr. Watson replied that noise will continue to be regulated under the existing Town ordinance: the new zoning focuses instead on lighting and landscape buffering.

Commissioners Blum and Chair Kirn did not have questions.

Public Comment: None

Deliberation by Commission: None

Motion:

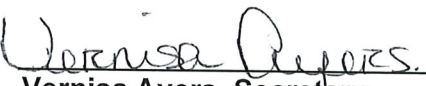
Comm. Cassatly moved to recommend approval of the requested Zoning Text Amendment application to establish a new “Recreation” zoning district for the Town of Jupiter; seconded by Comm. Blum. Final: Motion passed unanimously, with a 6-0 vote.

STAFF UPDATE: Mr. Sickler reviewed recent Town Council actions on Commission items.

ADJOURN: Chair Kevin Kirn adjourned the meeting at 8:05 p.m.



Kevin Kirn, Chair



Vernisa Ayers, Secretary