

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
FINAL MINUTES
NOVEMBER 13, 2025 7:00 P.M.**

CALL TO ORDER:

Chair Kevin Kirn called the meeting to order at 7:01p.m.

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Robert Grabowski, Comm. Marty Rogol, Comm. Karen Vinson, Paul Keenan, 1st Alternate (voting member) and Cynthia Blum, 2nd Alternate (non-voting member); John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Garret Watson, Principal Planner; Peter Meyer, Senior Planner; Thomas Baird, Esq., Town Attorney; Darrel Donatto, Town of Jupiter Fire Chief and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from October 14, 2025 Planning and Zoning Meeting by Comm. Cassatly; seconded by Comm. Rogol. 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. **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)

Disclosures: Comm. Grabowski stated that he is familiar with the property as it's on his walking route. Comm. Kelso stated that she walked the site. Commissioners Cassatly, Vinson and Rogol visited the site. Commissioners Blum and Keenan did not have disclosures.

Applicant presentation: Emily O'Mahoney, representative of 2GHO, presented a PowerPoint overview of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan asked if the proposed four-story building would exceed the bridge height. Mr. Sickler said those details will be provided with the future application.

Comm. Vinson asked whether Harbourside had originally received a special parking exception, noting past parking concerns. Mr. Sickler stated that Harbourside initially had 95 parking spaces above code requirements, later reduced to about 45 above the minimum. Comm. Vinson asked if future construction would provide adequate parking. Mr. Sickler indicated that parking details will be addressed during the site plan and PUD amendment applications.

Chair Kirn asked why the parcel retained legacy zoning and whether it was considered for rezoning with the rest of the site. Mr. Sickler explained that the Town did not initiate zoning on the parcel. The sector plan for the U.S. 1 Corridor, including the Waterway Commercial Entertainment Sector, intended that properties would be rezoned as redevelopment occurred to align with plan policies.

Comm. Cassatly inquired whether the parcel is currently isolated and would no longer be part of the previous zoning change. Mr. Sickler confirmed. Comm. Cassatly asked whether the rezoning includes the marina and water areas or if those issues would be addressed later. Mr. Sickler noted that the developer has submitted a concurrent application that includes the marina. He clarified that the existing marina and water would be addressed during the site plan and planned unit development (PUD) review.

Comm. Kelso asked whether the new zoning would allow the Riverwalk to follow the water directly to the event area under the bridge, providing more direct access between the event space and Harbourside. Mr. Sickler explained that the requested zoning district establishes requirements for the Riverwalk to follow the waterline, and these requirements will apply when development occurs.

Comm. Grabowski asked whether the zoning change is more or less restrictive than the current zoning. Mr. Sickler explained that the change is mixed: it provides more flexibility in some aspects, but reduces overall height and establishes an average building height. Mr. Sickler shared that this approach allows variation in building heights while maintaining a maximum average of 35 feet, aiming to produce buildings that are less boxy.

Commissioners Rogol and Blum did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Comm. Vinson moved to recommend approval of the requested Zoning Map amendment application; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 7-0 vote.

- 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)

Staff presentation: Principal Planner, Garret Watson, reviewed the staff report and gave a PowerPoint overview of the proposed project. Fire Chief Darrel Donatto (Town of Jupiter) was also in attendance.

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan asked for clarification on the carport arrangement for the fire-rescue vehicles. Fire Chief Donatto explained that the proposal is for a metal awning structure to protect the vehicles from sun and rain, secured to the ground, with an adjacent storage shed for bunker gear. Comm. Keenan asked whether contingency plans would be developed, emphasizing that September and October are not ideal months for such arrangements. Chief Donatto noted that the Town used the same arrangement during a two-year renovation at a former station and that the structure is rated to withstand a Category 5 hurricane, and will be firmly anchored. Comm. Keenan asked whether the time delay for moving into the new station could be longer than a week or a month, and whether live operations might be conducted from the temporary site for one to three months. Chief Donatto explained that the first meeting with Palm Beach County for Station 16 is scheduled in January, as they would not meet before then, leaving the projects timeline uncertain. Chief Donatto noted that Palm Beach County indicated that the station will be delivered in turnkey condition, but the department will still need to install furniture, equipment, and make minor modifications. While they intend to move as quickly as possible, the timeline will depend on evaluation of the existing structure.

Comm. Vinson asked about the cost, schedule and alternatives for the temporary fire rescue structure arrangement. Chief Donatto said the Town paid \$40,000 for the structure itself, but does not yet have a full breakdown of all temporary costs. He responded that installation is expected in January, with utilities, landscaping and final touches completed by May, the temporary facility will be ready for use ahead of occupancy. Comm. Vinson suggested placing the structure at Station 16 that could be set up quickly, be cost-effective and serve as a temporary operational space. Chief Donatto explained that the Town does not yet own the (Station 16) property and therefore cannot place temporary facilities on it, and that the temporary structure is necessary because at midnight on October 1st the Town has to be ready to run calls regardless of the status at Station 16.

Comm. Cassatly asked what the surrounding community's reaction had been, noting concerns about traffic, sirens, and neighbors including children and older residents. Chief Donatto explained that both adjacent homeowners' associations and the Abacoa POA were supportive. He added that when Town staff met with the principal of Independence School, the school's main concern was parking (due to teacher use of the Town recreation lot) and staff are working with the school to avoid any disruption. When asked about potential vandalism, Chief Donatto said the facility will be staffed 24/7, so it's not expected.

Comm. Kelso asked where alternative locations were for teacher parking. Chief Donatto explained that there are racquetball and basketball courts just east of the current parking area, as well as an additional parking lot between those courts and the concession stand. He stated that while they do not expect to need the extra space, these areas could be made available for teacher parking, if necessary. Comm. Kelso asked for confirmation that the parking would still remain within the park area, and Chief Donatto agreed.

Comm. Grabowski noted that the traffic impact study characterized the project's impact as insignificant and asked how much additional margin exists before the impact would be considered significant. Mr. Watson stated that the threshold is based on a percentage, though he did not have the exact figure available. Comm. Grabowski raised concerns about the safety of teenagers at Independence Middle School and asked whether pedestrian safety during emergency call-outs had been evaluated, noting that students may not always be attentive to their surroundings. Chief Donatto stated that the Fire Department is coordinating with the Police Department on traffic routing plans and that units will not respond from the temporary site during the initial training period. After October 1, units will relocate off-site during school arrival and dismissal times to avoid responding directly from the location when student pedestrian activity is highest.

Comm. Blum asked which neighborhoods had been engaged, noting that Mallory Creek residents, where she resides had not been informed. Chief Donatto stated outreach was made through HOA property managers and meetings were held with communities directly south of the site and Tuscany, though he was unsure if Mallory Creek was included. Comm. Blum inquired as to where the temporary structure would go once removed; Chief Donatto said the final location had not yet been determined. Comm. Blum raised concerns about parking impacts, noting the lot serves families attending ball games and is often full. Chief Donatto explained six spaces would be used for Fire Dept. operations, with the facility and awning occupying the western and southwestern areas. Mr. Watson added that of approximately 60 parking spaces, about 20 will be taken up by the Fire Dept. operations, leaving roughly 40 spaces available. Of these, six are needed for operational use and 12 for shift changes. Comm. Blum noted that the lot is also used for overflow parking by Roger Dean Stadium and asked where displaced vehicles would go. Mr. Sickler agreed that coordination with the stadium is important for major events, though the lot does not count toward required stadium parking. He emphasized that ongoing communication is needed to manage potential conflicts. Comm. Blum asked if the Athletic Association had been notified. Chief Donatto and Mr. Watson said the Recreation Dept. has been aware for several months, making accommodations and coordinating with affected groups, and ongoing communication will continue to ensure awareness and explore alternate parking solutions.

Commissioners Rogol and Chair Kirn did not have questions.

Public Comment: None

Deliberation by Commission:

Comm. Vinson stated that she will vote to deny the item. The remaining Commissioners did not have any further deliberation.

Motion:

Comm. Keenan moved to recommend approval of the requested Special Exception and Site Plan amendment applications and to adopt the findings in the Staff Report along with the Conditions outlined in Exhibit 1; seconded by Comm. Rogol. Final: Motion passed with a 6-1 vote with Comm. Vinson dissenting.

4. **Bayside (Quasi-judicial)** – APPLICANT REQUESTED POSTPONEMENT TO DECEMBER 9, 2025 MEETING- 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:

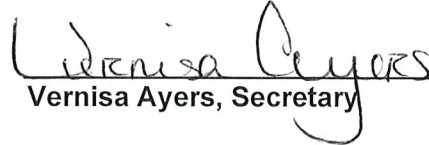
Planning and Zoning Director reported on recent Town Council actions on Commission items.

ADJOURN:

Chair Kevin Kirn adjourned the meeting at 7:41 p.m.



Kevin Kirn, Chair



Vernisa Ayers, Secretary