

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
FINAL MINUTES
JANUARY 13, 2026 7:00 P.M.**

CALL TO ORDER:

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

ATTENDANCE:

Chair Kevin Kirn, Comm. Michael Cassatly, Comm. Marty Rogol, Comm. David Thompson, Comm. Paul Keenan, 1st Alternate (voting-member) and Cynthia Blum, 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Martin Schneider, Principal Planner; Jenna Johnston, Planner; Brett Lashley, Esq., Acting Town Attorney; Amanda Barnes, Utilities Director and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from December 9, 2025 Regular Planning and Zoning Meeting by Comm. Blum; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

SWEARING IN:

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

REGULAR AGENDA:

OLD BUSINESS: None.

NEW BUSINESS:

2. **Planet Kids Annexation, Future Land Use and Rezoning** – Applications for two parcels totaling 1.4+/- acres located at 6910 174th St N and the corner of 147th St N and 68th Terrace N, to request a:

A. Voluntary Annexation;

B. Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Medium Residential, 5 units per acre (MR-5) to Town of Jupiter (TOJ) High Density Residential; and **(Acting as the Local Planning Agency)**

C. Zoning Map amendment from PBC Residential High (RH) to TOJ Residential, Limited Multifamily District (R-3). **(PZ 25-6511,6512,6513)**

Applicant presentation: Zach Ciciera, representative of Cotleur & Hearing, presented a PowerPoint overview of the proposed project.

Staff presentation: Planner, Jenna Johnston, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan asked why the applicant is seeking annexation at this time. Mr. Ciciera stated that the owner of Planet Kids Daycare has owned the property for many years, previously operated a daycare in Jupiter near Limestone Creek, and wishes to be part of the Town. Comm. Keenan asked why the enclave was not annexed earlier. Mr. Sickler explained that the Town has expanded incrementally to the south and the west, with surrounding properties, including Jupiter West Plaza that was annexed approximately 30–35 years ago. He added that additional neighborhoods up Longshore Drive and other parcels west of the Turnpike were also incorporated over time. Mr. Sickler further noted that the Town's Comprehensive Plan supports annexation of enclaves to provide more efficient governmental services.

Chair Kirn asked how the Town values the applicant's land dedication for the southern extension of Island Way compared to any concessions from the Town. Mr. Sickler explained that the extension is a Council Strategic Priority, adopted in the Comprehensive Plan, and is intended to mitigate traffic by providing a direct route from Jupiter Park of Commerce to I-95, reducing congestion on Central Boulevard.

Comm. Cassatly inquired when the daycare would be built and whether construction would coincide with the completion of Island Way South, noting concerns about traffic. Mr. Sickler replied that the timeline has not yet been determined and will be addressed during the review of the application. Comm. Cassatly noted a discrepancy in the applicant's documents regarding the provision of fire services. Mr. Ciciera committed to making the necessary corrections.

Commissioners Rogol, Thompson and Blum did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Item 2A - Comm. Keenan moved to recommend approval of the requested Voluntary Annexation, application, based on the findings outlined in the staff report; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 6-0 vote.

Item 2B - Comm. Thompson moved to recommend approval of the requested Future Land Use Map (FLUM) amendment application, based on the findings outlined in the staff report; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

Item 2C - Comm. Rogol moved to recommend approval of the requested Zoning Map amendment application, based on the findings outlined in the staff report; seconded by Comm. Blum. Final: Motion passed unanimously, with a 6-0 vote.

3. **Infrastructure Element Comprehensive Plan Text Amendment** – To modify Policy 1.3.13 to adopt by reference the Town's 2025 10-year Water Supply Facilities Work Plan. (PZ 25-6656) (Acting as the Local Planning Agency)

Staff presentation: Principal Planner; Martin Schneider, reviewed the staff report. Utilities Director, Amanda Barnes, presented an overview of the proposed project.

Commissioners asked questions of the Applicant and Staff:

Comm. Cassatly commented that the water service area boundaries provided in Figures 2.1 and 3.6 appear to be incorrect. (After further review, the Utilities Dept determined that the water service area boundary line is shown correctly on Figures 2.1 and 3.6).

Comm. Cassatly also inquired if leaching would occur from the PVC and plastic piping used for the new Floridan Aquifer brackish water wells. Ms. Barnes responded that water temperature does not promote leaching but if leaching occurs the membrane treatment of the water removes any contaminants, including perfluorinated compounds (PFAS).

Comm. Cassatly asked about the timeline for the Loxahatchee River Watershed Restoration Project. Ms. Barnes responded that the project is under construction with estimated completion in three to five years. Comm. Cassatly further inquired about safeguards to prevent membrane concentrate from impacting the drinking water aquifers. Ms. Barnes explained that the 3,500 foot deep injection wells include an adjacent dual-zone monitoring well, and is subject to the Florida Department of Environmental Protection (DEP) supervised testing and monthly reporting to ensure the drinking water aquifers are not negatively impacted.

Chair Kirn inquired whether residents of Jupiter Farms are interested in receiving Town water service and what the Town's decision-making process would be for providing such service. Ms. Barnes stated that a survey conducted approximately 10–15 years ago indicated that residents did not want Town water service at that time, so the effort was not pursued. She noted that the decision would ultimately rest with the Town Council, and while extending the necessary infrastructure would be costly, it could be accommodated within the Town's existing water treatment capacity. Chair Kirn also asked whether wastewater service would be provided as part of water service. Ms. Barnes responded that wastewater service is provided by the Loxahatchee River Environmental Control District.

Comm. Keenan inquired about the diversion of water to the Loxahatchee River as a potential future water source and asked where the water would be diverted from. Ms. Barnes explained that the water would originate from the southwest area of Palm Beach County, where the district has constructed a large reservoir near Southern Boulevard. She stated that a conveyance system is planned to route the water through preserve areas and channels to the C-18 Canal and provide benefits to the Loxahatchee River to restore minimum flows and water quality. Ms. Barnes added that she could conduct additional research and report back with further details if desired.

Commissioners Rogol, Thompson, and Blum did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

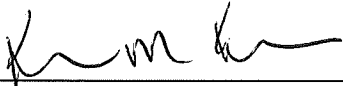
Comm. Cassatly moved to recommend approval of the requested Infrastructure Element Comprehensive Plan Text amendment application, based on the findings outlined in the staff report and presentation; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 6-0 vote.

STAFF UPDATE:

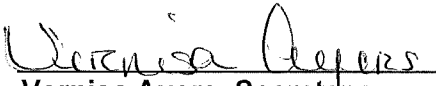
Planning and Zoning Director reported on recent Town Council actions on Commission items.

ADJOURN:

Chair Kevin Kirn adjourned the meeting at 7:44 p.m.



Kevin Kirn, Chair



Vernisa Ayers, Secretary