



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, JUNE 9, 2026
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. Paul Keenan	
Comm. Cynthia Blum (1st Alt)	
Comm. Edward Sterling (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 the May 12, 2026 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. Bear's Club (Quasi-Judicial) -

A. Planned Unit Development (PUD) amendment to modify the PUD master plan located within a 400.9 +/- acre property known as the Bears Club PUD to convert 0.8 +/- acres of Common Area Tract "B" to widen Bears Club Dr (secondary entrance off Frederick Small Road) and to create a 0.6+/- POA Maintenance Area site (Phase 1C) and waivers to the front and side corner setbacks.

B. Site plan application to construct a POA maintenance facility building on a 0.6 +/- acre site, redesign the Frederick Small Road secondary entrance, and add a manned guardhouse. **(PZ 26-6722 & 6723)**

Town Council Consideration: July 21, 2026 (1st Reading)

August 18, 2026 (2nd Reading)

3. Shoppes at Jupiter (Quasi-Judicial) – Site plan amendment to revise the architectural elevations, add an enclosed loading dock, modify uses, and reconfigure a portion of the parking lot, for a 24.9+/- acre property located at 101 N. US Highway One. **(PZ 25-6584)**

Town Council Consideration: July 21, 2026

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 Tuesday, July 14, 2026.

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.