

**SYNOPSIS
TOWN OF JUPITER PLANNING & ZONING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
JUNE 9, 2026 7:00 P.M.**

CALL TO ORDER:

Acting Chair Beth Kelso called the meeting to order at 7:00 p.m.

ATTENDANCE:

Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Robert Grabowski, Comm. Paul Keenan, Comm. Marty Rogol, Cynthia Blum, 1st Alternate (voting-member) and Edward Sterling, 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Garret Watson, Assistant Director of Planning; Peter Meyer, Principal Planner; Jenna Johnston, Planner; Thomas Baird., Esq., Town Attorney and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None.

MINUTES:

1. Motion to approve the minutes from May 12, 2026, Regular Planning and Zoning Meeting, by Comm. Blum; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 7-0 vote.

REGULAR AGENDA:

A. OLD BUSINESS:

B. 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)

Item 2A Comm. Blum moved to recommend approval of the Bears Club Planned Unit Development (PUD) amendment with two waivers and site plan, based on the findings in the staff report with the conditions outlined in Exhibits 1 & 2 and the adequacy of the public benefits; seconded by Comm. Rogol. The motion passed unanimously by a 7-0 vote.

Item 2B Comm. Cassatly moved to recommend approval of the Bears Club 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 based on the findings in the staff report with the conditions outlined in Exhibits 2 and the adequacy of the public benefits; seconded by Comm. Grabowski. The motion passed unanimously by a 7-0 vote.

PLANNING & ZONING COMMISSION
June 9, 2026

3. **Shoppes of 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

Comm. Keenan moved to recommend approval of the Shoppes of Jupiter Site Plan application based on the findings in the Staff Report and subject to the conditions outlined in Exhibit 1, including modifying Condition #7 to state that a perpetual vegetation monitoring program, consistent with standard best management practices, will be implemented, and modifying Condition #8 to require that all dead or dying plant material be replaced prior to the issuance of the Certificate of Occupancy; seconded by Comm. Sterling. The motion passed by a 6-1 vote, with Comm. Cassatly dissenting.

STAFF UPDATE:

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

ADJOURNMENT:

Acting Chair Beth Kelso adjourned the meeting at 8:48 p.m.