TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
FINAL MINUTES
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.

SWEARING IN:
Secretary Vernisa Ayers conducted the swearing-in of witnesses for all quasi-judicial items on the agenda.

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)***

Disclosures: Commissioners Sterling, Cassatly, Rogol and Acting Chair Kelso stated that they visited the site. Commissioners Blum, Grabowski and Keenan did not have disclosures.

Applicant presentation: Morris Crady, representative of Lucido & Associates, presented a PowerPoint overview of the proposed project. Brian Kelly, Traffic Engineer, with Simmons & White, Inc., was also in attendance.

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

Commissioners asked questions of the Applicant and Staff:
Comm. Sterling asked how the proposed amendment would improve traffic flow for service vehicles. Mr. Crady explained that a separate lane would be provided for service vehicles, which would help alleviate traffic congestion.

Comm. Blum inquired about the appearance of the east side of the sidewalk, noting that it was not shown in the presentation. Mr. Crady responded that the sidewalk would not be affected, as the primary improvement involves reconstruction within the right-of-way. Comm. Blum then sought clarification on whether the Bear's Club right-of-way improvements would extend along both the east and west sides. Mr. Crady confirmed that they would.

Comm. Cassatly asked whether the existing oak trees would be preserved. Mr. Crady stated that the trees would be preserved through coordination between Bear's Club and the Founding Partners condominium project. Comm. Cassatly also asked whether all proposed improvements would be located behind the 8-foot wall. Mr. Crady confirmed that they would.

Comm. Grabowski questioned how the length of the proposed right-turn lane was determined. Mr. Crady explained that the design was developed in coordination with the Town Engineer and Palm Beach County. Mr. Crady then introduced Brian Kelly, Traffic Engineer, with Simmons & White. Mr. Kelly stated that the turn lane meets Palm Beach County standards and is designed to accommodate anticipated traffic volumes. When asked how much the lane exceeds the minimum standard, Mr. Kelly indicated that it exceeds the requirement by approximately 50 feet, equivalent to the length of about two landscape trailers. Comm. Grabowski also asked whether vehicles could bypass traffic by making a right turn from the eastbound lane of Frederick Small Road. Mr. Crady responded that such a maneuver is theoretically possible, but no different from conditions found on other roadways.

Comm. Rogol asked whether the applicant agreed to all staff-recommended conditions. Mr. Crady confirmed that Bear's Club agreed to all proposed conditions.

Comm. Keenan asked about the security cameras proposed within the public right-of-way. Mr. Crady explained that the cameras comply with Palm Beach County and Police Department requirements and that a permit would be obtained from Palm Beach County for their installation. Comm. Keenan sought clarification as to whether the cameras would be privately operated. Mr. Crady confirmed that there would be private surveillance cameras.

Acting Chair Kelso raised concerns regarding Conditions 5A and 5B related to the PUD waiver and whether the generator was included. Ms. Johnston explained that the generator complies with the required building setbacks and therefore received a reduction to the setback requirement. Acting Chair Kelso also questioned whether the proposed Pink Wiggler plant material, typically recommended for Zones 4 through 8, would survive in Zone 10 where the project is located. Mr. Crady responded that the plants would survive and noted that the existing vegetation on the site is entirely native. Acting Chair Kelso further asked whether the proposed wall would be located on the roadside or interior side of the electric lines. Mr. Crady stated that the final location is still under review and will be determined during a later phase of the project.

Public Comment: None.

Deliberation by Commission:
Comm. Cassatly sought clarification as to whether there was a bike lane in the area, stating that he did not understand how it would function with the right-hand turn lane. Acting Chair Kelso replied that she did not recall seeing one. Acting Chair Kelso stated that she agreed with Comm. Blum and believed the location was a perfect spot for the POA building. The remaining Commission did not have any questions.

Motion:
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.

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)**

Disclosures: Comm. Rogol stated that he drove by the site. Acting Chair Kelso stated that she drove by the property and looked at it on Google earth. Comm. Cassatly stated that he drove by the site and uses the area quite a bit so he's familiar with it. Comm. Blum also stated that she uses the area often and is familiar with the site. Comm. Sterling stated that he visited the property. Commissioners Keenan and Grabowski did not have disclosures.

Applicant presentation: Ken Tuma and Kayla McKenzie, representatives of Urban Design Studio, LLC, presented a PowerPoint overview of the proposed project. Representatives of RAM Development, architect Mr. Weber, transportation engineer Mr. Kerr, and civil engineer Mr. Rau with Thomas Engineering were also in attendance.

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

Commissioners asked questions of the Applicant and Staff:
Comm. Keenan sought clarification regarding staff's statement that no development is proposed on the southern property. Ms. Johnston explained that the proposed exhibit shows a shift of the roundabout to the south; however, no formal development applications have been submitted for that area that could result in easements being requested. Comm. Keenan also asked the applicant whether the grass-covered alcove

located between the proposed Whole Foods and Total Wine would be developed. Ms. McKenzie responded that no development is planned for that area and that it will remain as is. Additionally, Comm. Keenan asked how the applicant plans to reduce seating within the Cinépolis Theater. Mr. Maloney of RAM Architects explained that the theater remains a long-term partner in the project and has agreed to reduce excess seating capacity.

Comm. Rogol expressed concern regarding potential traffic congestion once the bridge opens near A1A and Indiantown Road. Mr. Kerr, Traffic Engineer with Kimley-Horn and Associates, stated that even with increased congestion or traffic backups on Indiantown Road, full access to the site from US-1 would remain available. Comm. Rogol also raised concerns regarding the proposed roundabout, noting that changing shopping patterns and travel between the two shopping centers could complicate circulation. Mr. Kerr responded that the roundabout would improve traffic flow by facilitating vehicle movements through the southeastern driveway and providing improved access to Indiantown Road.

Comm. Grabowski sought clarification regarding whether the proposed roundabout would be required in the future. Mr. Watson explained that easements are currently being established to allow for future construction of the roundabout. Comm. Grabowski then asked what type of triggering event would initiate construction. Mr. Watson responded that there is no specific traffic volume threshold; rather, the roundabout was identified as a potential solution to address existing safety concerns associated with turning movements and vehicles cutting across traffic. Mr. Sickler added that a future Capital Improvement Program (CIP) project could serve as a triggering event. He emphasized the importance of securing the necessary right-of-way and easements to provide flexibility for future transportation improvements. Mr. Sickler also noted that the Town Traffic Engineer is reviewing potential modifications to the exhibit shown in Attachment D and that the staff condition references alternative design concepts. Comm. Grabowski requested clarification regarding the selection criteria for the four roadway elements identified in Tables 4 and 5. Mr. Maloney explained that Tables 4 and 5 are based on FDOT and Palm Beach County thresholds, while Table 9 is based on the Town of Jupiter's Comprehensive Plan standards.

Comm. Grabowski also reviewed projected peak-hour traffic volumes at the southeast Indiantown Road access point and asked how they compare to existing conditions. Mr. Maloney stated that the shopping center currently generates approximately 55 trips during the period analyzed and that the proposed redevelopment is expected to add approximately 30 additional trips. Comm. Grabowski expressed concern regarding the project's compliance with traffic performance standards and whether the increased traffic volumes would affect the level of service. Mr. Watson explained that the analysis is tied to the safety concerns identified at the driveway intersection and referenced Section 27-175(A)(4) as the basis for staff's findings. Comm. Grabowski then sought clarification regarding the applicants' proposed amendments to Conditions 5 and 6. Ms. Johnston explained that the requested amendment to Condition 5 is intended to provide flexibility, acknowledging that future site plan amendments may result in different parking requirements. Regarding Condition 6, she clarified the applicant was proposing an alternative design concept, rather than proposing alternative condition language. Mr. Watson further stated that the access improvements will require further analysis and the intent of the condition is to acquire the necessary easements to ensure the roundabout is a possibility.

Comm. Cassatly expressed concerns regarding traffic circulation and safety along Indiantown Road. He described existing challenges associated with vehicles making illegal turns into the shopping center, congestion near the US-1 intersection, and flooding issues within the site. Mr. Kerr explained that the current traffic conditions would generally remain the same unless future roadway improvements were implemented. He noted that a future roundabout could improve access by providing a safe location for U-turn movements. Mr. Sickler added that the Town has identified the corridor as a long-term concern and included Condition 6 to preserve future improvement opportunities through easements and right-of-way dedication. Mr. Tuma addressed flooding within the shopping center. He explained that drainage infrastructure on the property had already been cleaned and that additional stormwater management improvements would be incorporated into the redevelopment. He further stated that new filtration and sump systems would improve water quality and stormwater performance, while ongoing maintenance practices would help prevent future drainage issues. Comm. Cassatly asked whether the theater building would receive façade improvements and be painted to match the remainder of the redevelopment. Mr. Tuma explained that discussions with the theater operator are ongoing and that future improvements are anticipated. He committed that if redevelopment of the theater does not occur, the building would ultimately be repainted to match the overall shopping center.

Comm. Blum asked whether the movie theater and the shops north of the theater would be painted to match the proposed redevelopment. Mr. Maloney responded that discussions with the theater operator are ongoing and that the goal is to complete improvements to that portion of the shopping center as a single, cohesive project. Mr. Maloney explained that painting and façade improvements are not currently included in the application because agreements with the theater have not yet been finalized. Comm. Blum requested a commitment that the theater would eventually be painted to match the remainder of the plaza if redevelopment does not occur. Mr. Maloney agreed to make that commitment.

Comm. Sterling sought clarification regarding the temporary use of different color schemes within the shopping center. Mr. Tuma explained that there may be a temporary difference in appearance until discussions with the theater are finalized, but the long-term goal is to create a unified design throughout the property. Comm. Sterling also asked whether the parking lots would be resurfaced as part of the redevelopment. Mr. Tuma confirmed that parking lot improvements are included.

Comm. Blum further inquired about the project timeline. Mr. Maloney stated that the grocery store is anticipated to open in late first quarter of 2028, approximately 20 to 22 months from project approval. Mr. Maloney also noted that the theater lease expires in 2030 or early 2031, although discussions regarding future improvements are already underway.

Acting Chair Kelso expressed support for the proposed architecture and stormwater improvements and proposed several modifications to the conditions of approval. Acting Chair Kelso recommended requiring a permanent covered seating area adjacent to the Parisian restaurant to create a more cohesive appearance within the redevelopment. Mr. Tuma agreed to further evaluate the proposal before Town Council review. Acting Chair Kelso also recommended strengthening Condition 7 by requiring a long-term vegetation management and monitoring program to address invasive species within environmentally sensitive areas. Additionally, Acting Chair Kelso proposed modifying Condition 8 to require replacement of all dead and dying plant material prior to issuance of a Certificate of Occupancy. Mr. Tuma noted that a restoration and mitigation plan is already included for the mangrove area. Acting Chair Kelso also emphasized that traffic circulation along Indiantown Road remains the most significant issue associated with the project. She expressed concerns regarding vehicle conflicts, left-turn movements, and congestion at the shopping center entrances. Acting Chair Kelso suggested that Town Council review crash data and evaluate potential traffic improvements, including signal modifications that could improve access to the site while maintaining traffic flow. Several commissioners agreed that access and traffic safety remain major concerns that should be addressed as the project moves forward.

Public Comment:
Mr. Edward Cronin, a resident of Ocean Parks Condominiums, expressed concerns regarding food waste management, rodents, insects, and potential impacts on nearby residential properties. In response, Mr. Tuma explained that Whole Foods would utilize a sealed trash compactor located on the southern portion of the site, designed to prevent leakage and minimize nuisance impacts to surrounding properties.

Deliberation by Commission:
Commissioners Keenan, Rogol, Grabowski, and Sterling agreed that traffic circulation and access along Indiantown Road remain the primary concerns associated with the project. Comm. Rogol encouraged Town Council and staff to continue evaluating long-term transportation improvements, including potential roundabout or access alternatives. Despite these concerns, much of the Commission generally expressed support for the redevelopment, noting that the project would significantly improve the appearance and functionality of the shopping center and would be a positive improvement for the property and surrounding area. Comm. Cassatly stated that while he believed the proposal was a great project, he remained concerned that the lack of adequate access and traffic circulation improvements, particularly related to ingress and egress along Indiantown Road, could negatively impact the shopping center's success and tenant profitability. Comm. Blum did not have comments.

Motion:
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.

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

Beth Kelso, Acting Chair	**Vernisa Ayers, Secretary**