



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 10, 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	
Comm. Marty Rogol	Asst. Director of Planning and Zoning, Stephanie Thoburn
Comm. David Thompson	
Comm. Paul Keenan	Asst. Director of Planning and Zoning, Garret Watson
Comm. Cynthia Blum (1st Alt)	
Comm. Edward Sterling (2nd Alt)	Secretary, Vernisa Ayers

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 July 14, 2026, Regular Planning and Zoning Meeting.

ORDER OF BUSINESS

The normal order of business for hearings of agenda items is as follows:

- 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. **Sperry** - Future Land Use Map (FLUM) amendment to change the future land use designation of 1.8± acres of Riverwalk Flex and 8.7± acres of High Density Residential to 5.0± acres of Inlet Village Flex and 5.5± acres of Conservation, and to reduce the Riverwalk Corridor component from 535 to 142 linear feet, on 10.5± acres located at 961 and 997 N A1A, north of N A1A and east of Clemons Street. (PZ#26-6813)

(Acting as the Local Planning Agency)

Town Council Consideration: 1st Reading — TBD

Town Council Consideration: 2nd Reading — TBD

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 October 13, 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.