

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
AMENDED FINAL MINUTES
FEBRUARY 10, 2026 7:00 P.M.**

CALL TO ORDER:

Chair Kevin Kirn called the meeting to order at 7:00 p.m.

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Robert Grabowski, Comm. Marty Rogol, Comm. Karen Vinson, Comm. Paul Keenan, 1st Alternate (voting-member) and Cynthia Blum, 2nd Alternate (voting-member); Stephanie Thoburn, Acting Director of Planning and Zoning; Garret Watson, Principal Planner; Joseph Dray, Planner; Thomas Baird, Esq., Town Attorney; Major Scott Kimbark, Patrol Bureau Commander for the Town of Jupiter Police Department and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from January 13, 2026 Regular Planning and Zoning Meeting by Comm. Rogol; seconded by Comm. Vinson. 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 AGE

REGULAR AGENDA:

OLD BUSINESS: None.

NEW BUSINESS:

2. **200 Hibiscus Street Lounge** (*Quasi-Judicial*) - Special exception use and site plan amendment applications to request a lounge/bar use in an existing 960 square foot retail unit on a 0.67± acre property located at 200 Hibiscus Street. (***PZ#25-6651 & 6652***)

Disclosures: Commissioners Grabowski, Vinson, Rogol, Keenan and Vice Chair Kelso walked the site. Chair Kirn stated that he spoke with staff and walked the site. Comm. Blum did not have disclosures.

Applicant presentation: Brett Leone, representative of Leone Company, LLC, presented a PowerPoint overview of the proposed project. Owner, Jeff Weinstein was also in attendance.

Staff presentation: Planner, Joseph Dray, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Commissioners Keenan and Vinson asked about the project's compatibility with nearby neighborhoods and potential impacts on residents to the north and west. Mr. Watson stated the request is consistent with Special Exception criteria, noting similar restaurant and lounge uses in the area and that the proposed space is smaller than previous restaurants on the property. Mr. Watson also explained that the corridor contains a mix of commercial uses, making the request consistent with the character of this section of Indiantown Road. Ms. Thoburn added that the site borders the Old Dixie industrial area, contributing to a variety of uses and that staff coordinates with the neighborhood through Neighborhood Services.

Comm. Keenan requested clarification regarding hours of operation, and Mr. Watson noted that while the Town Code does not establish specific business hours, alcohol sales are limited to 3:00 a.m. in the Town and 2:00 a.m. within the Abacoa Town Center. Comm. Keenan also asked about outreach to nearby residents, and Comm. Vinson expressed concern about introducing a lounge in a family-oriented area and residents' understanding of public notice signs. Mr. Leone confirmed that all public notice requirements were met and noted a neighboring property owner expressed support. Ms. Thoburn stated no recent issues have been reported. The property previously operated as a restaurant with greater activity without concerns, and that bars and lounges require Special Exception approval.

Vice Chair Kelso, Commissioners Vinson and Grabowski discussed tenant and neighbor feedback. Vice Chair Kelso reported that tenants spoke positively about Mr. Weinstein's management and upgrades. She asked about music and Mr. Weinstein explained the lounge would feature vinyl music only, no live performances, and operate on a reservation-only basis. Vice Chair Kelso also inquired about pricing, and Mr. Weinstein stated it would be upscale but not high-end. Vice Chair Kelso raised concerns about (VA 3/11/26) potential outdoor seating. Staff and Mr. Weinstein confirmed no outdoor seating is proposed, and Comm. Grabowski and Vice Chair Kelso supported a condition requiring Town Council approval for any future outdoor seating due to proximity to residences.

Comm. Grabowski asked about density, proximity restrictions, and traffic. Mr. Watson confirmed there are no bar-to-bar proximity limits, the site meets local and state requirements, and limits for proximity to nearby childcare facilities already apply. Mr. Watson explained that the Town's traffic engineer reviewed the site, with primary access from Hibiscus Avenue and secondary access via an alley off North Orange Avenue. He stated that Indiantown Road was not evaluated, but the segment has sufficient capacity, and no concerns were raised based on a three-test analysis.

Comm. Blum asked for clarification in the statement of use on what is "Scoop and Serve" food, and Mr. Leone confirmed there is no cooking. Comm. Blum also expressed concern about potential late-night noise, and Mr. Leone noted that the reservation-only system would stagger departures to minimize impacts.

Comm. Keenan asked about marketing research for the business. Mr. Weinstein stated that none was conducted but cited his prior restaurant experience and ownership of the center since 2021, noting his goal to revitalize the property.

Comm. Rogol did not have questions.

Public Comment: None.

Deliberation by Commission:

Comm. Grabowski suggested adding a ninth condition requiring any outdoor seating plans to receive Town Council approval. He stated that this is not so much for the current owner but more specific to future owners.

Comm. Keenan suggested modifying one of the conditions to cap operating hours at midnight instead of 1 a.m. on weekdays through Thursday. Chair Kirn sought input from the other commissioners. Comm. Rogol inquired whether this change would significantly affect the applicant's profitability. Mr. Weinstein responded that the extended hours (5 p.m. to 1 a.m. or 5 p.m. to 2 a.m.) were requested to maximize profitability, noting that actual customer activity after 11 p.m. or midnight is uncertain. He explained that if business is minimal between 12 and 1 a.m., they would self-regulate to avoid unnecessary labor, electricity, and other costs. Mr. Weinstein emphasized that the preference is to maximize hours, then operate efficiently based on actual demand. Vice Chair Kelso and Comm. Vinson were opposed to adding the cap.

The remaining Commissioners did not have comments.

Motion:

Vice Chair Kelso moved to recommend approval of the requested special exception use and site plan amendment applications, based on the findings outlined in the staff report, with the additional condition that no future outdoor seating be permitted without approval from Town Council; seconded by Comm. Vinson. Final: Motion passed unanimously, with a 7-0 vote.

3. **Piatt Place Park and Public Safety Marina** (*Quasi-Judicial*) – Special exception use for a marina and public park and site plan amendment to the Jupiter Fire Rescue Department Piatt Station (Phase 2) site plan for a five-slip public safety dock, Riverwalk overlook, and public park, on a 4.7± acre property, located at 500 US Highway 1. **(PZ 26-6700 and 6701)**

Disclosures: Commissioners Blum and Rogol drove by the site. Chair Kirn spoke with staff and drove by the site. Comm. Vinson stated that she is familiar with the site. Commissioners Grabowski, Keenan and Vice Chair Kelso did not have disclosures.

Staff presentation: Principal Planner; Garret Watson, reviewed the staff report and presented a PowerPoint overview of the proposed project. Major Scott Kimbark, Patrol Bureau Commander for the Town of Jupiter Police Department presented an overview of the proposed project.

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan asked whether additional floating docks had been considered. Mr. Watson stated that only one floating dock is proposed, as only one vessel is expected to be in the water at a time, with the others stored on lifts when not in use.

Comm. Rogol asked what types of public safety issues would be addressed and what kinds of calls make the facility necessary. Officer Kimbark explained that the Jupiter Police Department's Marine Unit, which consists of four officers, responds to water-related calls throughout the Town's jurisdiction. These include disturbances on sandbars, boating accidents, and general boater safety issues. He added that the proposed location would enhance public safety efforts and allow coordination with the Fire Department to more effectively respond to calls in the area.

Comm. Vinson commended the Town's presentation and supported the relocation of public safety vessels. She asked whether public boat slips were planned. Mr. Watson stated the design is currently for public safety only, with gated access, and not for public slips. He explained that expansion may be possible through dock reconfiguration, though outward expansion is limited by the 100-foot Intracoastal setback. Ms. Thoburn noted the CRA Plan was amended in December 2024 to reduce public boat slips, and this site was not designated for public slips.

Chair Kirn asked about the shaded area shown on the plans. Mr. Watson explained that the shading represents an approximate seagrass area identified from prior environmental surveys. Chair Kirn inquired whether the previously discussed shared community room at the fire station remained. Mr. Watson confirmed that a community room is still included in the building design. Chair Kirn asked if the proposed walking paths connect to the existing pedestrian and bicycle network leading to Harbourside. Mr. Watson stated that the sidewalks connect to U.S. Highway 1 and tie into the Riverwalk loop and SUN Trail corridor, providing access to Harbourside. Chair Kirn questioned a small extension shown off the walking path. Ms. Thoburn clarified that the extension was shown in error and will be removed from the plan.

Vice Chair Kelso asked why the kayak launch had been removed from the plan. Ms. Thoburn explained that discussion determined a more accessible launch exists at Burt Reynolds Park, which provides direct beach access and adjacent parking. She noted that this site would require users to carry kayaks to the water. Given the proximity to improved kayak access and existing paddleboard rental activity at Burt Reynolds Park, the launch was deemed unnecessary. Vice Chair Kelso expressed concern that parking at Burt Reynolds Park is often full during peak season and heavy boat traffic could create safety challenges for kayakers and paddleboarders. She stated she would still like consideration given to a small floating dock on the public side to accommodate paddle craft access. Ms. Thoburn acknowledged the comment and stated it would be noted.

Comm. Grabowski asked whether parking could be increased beyond the proposed 11 spaces, since the staff report noted no defined code requirement. Mr. Watson stated parking can be expanded if needed. He explained industry standards were used to estimate nine spaces, with 11 proposed, and noted room for future expansion to the north, though not included in the current scope due to cost. Comm. Blum stated she had no further questions and shared the same parking concern.

Public Comment: None.

Deliberation by Commission: None.

PLANNING & ZONING COMMISSION
February 10, 2026

Motion:

Comm. Vinson moved to recommend approval of the requested special exception and site plan amendment applications, based on the findings outlined in the staff report; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 7-0 vote.

STAFF UPDATE:

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

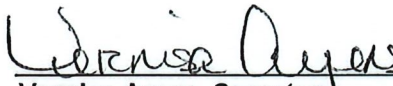
Chair Kirn asked Town Attorney Baird about the "Live Local" initiative and its impact on local control. Town Attorney Baird stated he was not aware of specifics, but noted that Senate Bill 180 currently halts local planning. Senate Bill 840 could help local governments, including Jupiter, but lacks a House companion bill. Until then, plan amendments and local land development regulations cannot be reviewed until October 2027.

ADJOURN:

Chair Kevin Kirn adjourned the meeting at 7:56 p.m.



Kevin Kirn, Chair



Vernisa Ayers, Secretary

