



**AGENDA  
TOWN OF JUPITER  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
COUNCIL CHAMBERS  
TUESDAY, JUNE 10, 2025  
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	
Comm. Michael Cassatly	Town Attorney, Thomas Baird, Esq.
Comm. Beth Kelso	Director of Planning and Zoning, John Sickler
Comm. David Thompson	
Comm. Karen Vinson	Asst. Director of Planning and Zoning, Stephanie Thoburn
Comm. Paul Keenan (1st Alt)	
Comm. Cynthia Blum (2nd Alt)	Secretary, Vernisa Ayers

**ELECTION OF OFFICERS**

1. Election of Vice Chair.

**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**

Motion to approve the minutes from May 13, 2025 Regular Planning and Zoning Commission Meeting.

2. Draft Minutes May 13, 2025

### **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**

3. **Smash HQ** – Special Exception application for a business office exceeding 2,500 square feet, on a 2.2± acre property, located at 1251 Jupiter Park Drive, Suite 12 (**PZ 25-6377**).

*Town Council Consideration:* July 17, 2025

4. **Center Street / Alternate A1A Redevelopment Overlay Area (ROA)** - Presentation on potential text amendments to the existing ROA.
5. **Center Street Corridor Improvements** - Presentation to introduce the process to conduct public outreach for the Center Street Corridor improvements under design by Palm Beach County.

#### **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 8, 2025.

**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.

**TOWN OF JUPITER  
PLANNING AND ZONING COMMISSION  
DRAFT MINUTES  
MAY 13, 2025 7:00 P.M.**

**MOTION TO ELECT AN ACTING CHAIR:**

Planning and Zoning Director John Sickler opened the meeting and informed the Board that the Chair was running late and the Commission would need to elect a member to serve as Acting Chair. Comm. Cassatly moved to elect Comm. Beth Kelso as the acting chair; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

**CALL TO ORDER:**

Acting Chair Kelso called the meeting to order at 7:04 p.m.

**ATTENDANCE:**

Acting Chair Beth Kelso; Comm. Michael Cassatly; Comm. Dan Guisinger; Comm. David Thompson; Comm. Karen Vinson; Comm. Paul Keenan 1<sup>st</sup> Alternate (voting member); and Comm. Cynthia Blum 2<sup>nd</sup> Alternate (voting member); John Sickler, Director of Planning & Zoning; Garret Watson, Principal Planner; Jenna Johnston, Planner; Brett Lashley, Esq., Town Attorney; Amanda Barnes, Utilities Director; and Vernisa Ayers, Secretary

**MINUTES:**

Motion to approve the minutes from March 11, 2025 Regular Planning and Zoning Meeting by Comm. Cassatly; seconded by Comm. Blum. 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.

**CITIZEN COMMENTS:** None.

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Jupiter Community Park (JCP) Utility Building** – Site Plan application to construct a one-story electrical/ generator building with park restrooms located at 1201 Island Way. ***(PZ 24-6273)***

Comm. Cassatly and Comm. Guisinger walked the site. Comm. Vinson spoke with Town staff and a Town employee on site. Acting Chair Kelso, Comm. Blum, Comm. Thompson and Comm. Keenan had no disclosures.

*Applicant presentation:* Jason Lee representative of Kimley-Horn and Associates presented a PowerPoint presentation of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan inquired about the origin of water, sewer, and power lines. Jason Lee responded that there is a 12-inch water main that runs down the shell rock access way, just to the south of the proposed building location. He stated that the sanitary sewer is located at the southeast corner of Edna Runner Way and Washington Street. Electrical service will be supplied via a 480-volt line from Island Way, which will be extended to the building site.

Comm. Vinson asked whether the applicant planned to remove the dilapidated trailer currently located on site. Mr. Lee stated that the surveyor noted the trailer located to the west of the proposed building site. Due to its location in a densely vegetated area, he had not seen it and thus does not know the condition of it. There had not been plans to address it due to the potential damage to the surrounding vegetation. Comm. Vinson noted potential safety concerns if it were to remain. Ms. Barnes indicated that she was not aware of the trailer, but confirmed that the matter would be investigated further.

Comm. Guisinger inquired how the generator would provide primary electrical backup to the well heads. Mr. Lee responded that the wells intended to be served are proposed wells and are not yet in service. Comm. Guisinger then asked about the generator's silencer and whether there is a decibel requirement in the Town of Jupiter. Mr. Lee stated that the generator is exempt from such requirements due to its emergency use designation; however, they are targeting a noise level of 65 dBA. Comm. Guisinger requested confirmation that the lift station is intended to serve the restrooms and the water supply to the utility building. Mr. Lee confirmed this. Comm. Guisinger also asked why two restrooms were added to the site plan. Ms. Barnes explained that there are currently no restrooms near the southern fields of the park and residents of the Town have expressed interest in having restroom facilities added in that area. Comm. Guisinger asked how the mulched walkway would be maintained. Ms. Barnes stated that the Parks Department would be responsible for its upkeep.

Comm. Cassatly asked if the unification of the five parcels was intended to make them easier to manage. Mr. Sickler explained that the Town requires unified control as part of the site plan process. This ensures that individual parcels are joined under a single unity of title for consistency and regulatory compliance. Comm. Cassatly also inquired whether safety features are required in park areas that include restrooms and similar facilities. Ms. Barnes responded that she could not speak on behalf of the Parks Department, but noted that the Fire Department will be reviewing all Town facilities to ensure they are properly equipped with AEDs and other necessary safety items. She confirmed they will coordinate with the Fire Department to ensure proper safety equipment would be provided on site.

Acting Chair Kelso asked staff if there are any other parcels in the area that they would want to incorporate into the park. Mr. Sickler stated that those are the only parcels associated with the park, which have been included in the condition. Acting Chair Kelso then asked the applicant why they felt the need to have asphalt parking. Mr. Lee stated that the primary reason they chose asphalt is due to turning movements and the presence of larger equipment moving in and out of the well site. Acting Chair Kelso also asked if the existing fence would remain to prevent the public from parking in that area. Mr. Lee stated that there is no intent to remove the fence located at the intersection of Edna Runner Way and Washington Street. Comm. Kelso recommended signage indicating the proposed on-site parking would be for employees only, in the case that the fence was removed.

Comm. Blum inquired about the women's restroom having two toilets and two sinks, while the men's restroom includes one toilet, two urinals, but only one sink. Rob Castrovinci with Song and Associates, architect of record working under Kimley-Horn, stated that the layout shown meets the minimum code requirements. He explained that if another sink were to be added, one of the urinals would need to be removed. Mr. Sickler stated that the comment can be passed along to the Parks Department, as it is not a matter under the purview of the commission.

*Public Comment:* None.

*Deliberation by Commission:* None

*Motion:*

Comm. Keenan moved to recommend approval of the requested Site Plan application, subject to the six conditions outlined by the staff, including safety devices at the new facility in the south end of the park and removal of the trailer; seconded by Comm. Blum. Final: Motion passed unanimously, with a 7-0 vote.

**STAFF UPDATE:** Planning and Zoning Director report on recent Town Council actions on Commission items.

**ADJOURN:** Acting Chair Kelso adjourned the meeting at 7:31 p.m.

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**Vernisa Ayers, Secretary**

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**Beth Kelso, Acting Chair**

**Town of Jupiter Staff Report for Smash HQ Special Exception  
Town Manager’s Office**



**DATE:** June 3, 2025  
**TO:** Honorable Mayor and Members of Town Council  
**THRU:** Frank J. Kitzerow, Town Manager  
**FROM:** John Sickler, Director of Planning and Zoning  
**SUBJECT:** **Smash HQ** – Special Exception application for a business office exceeding 2,500 square feet, on a 2.2± acre property, located at 1251 Jupiter Park Drive, Suite 12 (**PZ 25-6377**).

Res. #74-25  
PZ 25-6377  
T. Hart

P&Z Commission: 6/10/25  
Town Council: 7/17/25 (quasi-judicial)

**Project Information**

Project Name: Smash HQ  
Owner/Applicant: Smash HQ, LLC (Brooks Koepka Trust Agreement)  
Agent: 2GHO  
Location: 1251 Jupiter Park Drive – Suite 12, located at the northwest corner of the intersection of Jupiter Park Drive and Jupiter Park Circle  
Acreage: 2.2± acres  
Future Land use designation: General Industrial  
Zoning: Industrial Park, Light Industry (I-1)  
Existing Use: Contractor Office/Industrial (5,019 sf)  
Proposed Use: Business Office (5,019 sf)  
Request: Special Exception for a 5,019 square foot business office use with an indoor private golf simulator and putting green for private use only.

**Staff Compliance Review Summary**

Staff reviewed the applicant’s request (see Attachment A – Statement of Use) and determined the application is in compliance with the Town Code and Comprehensive Plan with the conditions of approval in **Exhibit 1**.

**Project Data**

Pertinent site plan data and information in reference to the application is listed below:

**Table 1: Adjacent Properties**

Direction	Existing Land Uses	Future Land Use/Zoning Districts
North	Self-Storage, Contractor Office, and Indoor Recreation	General Industrial with Bioscience Research Protection Overlay / Industrial Park Light Industry (I-1)

South	Contractor Office (The Window Professionals Jupiter)	General Industrial with Bioscience Research Protection Overlay / Industrial Park Light Industry (I-1)
East	Contractor Office and Warehouse (Precision Glass & Mirror, Inc., Accurate Tile and Marble, and ReadyRefresh – Contactless Delivery)	General Industrial with Bioscience Research Protection Overlay / Industrial Park Light Industry (I-1)
West	I-95 Right-of-way	I-95 Right-of-way

**Table 2: Traffic (Attachment B)**

Traffic Performance Standards (TPS)	Owner’s proposal
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Yes
Net New daily trips	+41
Net New AM peak hour trips	+6
Net New PM peak hour trips	+6

**Table 3: Parking**

Parking requirements	Required	Provided
Office (1 per 250 SF @ 19,334 SF)	77	130
General Industrial (1 per 500 SF @ 21,750 SF)	44 (121 total)	
Handicapped parking spaces	5	9

**Background**

The subject property is a 2.2+/- acre site, Lot 29 of the Jupiter Commerce Park. The lot is situated at the southeast corner of the Jupiter Park Drive and Jupiter Park Circle intersection and the building was originally approved in 2000. The space previously served as a contractor’s office that included both warehouse and office space.

**Analysis**

This section analyzes the land development regulations and notes the application’s inability or ability to satisfy all applicable development provisions of the Town Code and Comprehensive Land Use Plan (CLUP). The analysis is as follows:

**Comprehensive Land Use Plan (CLUP) Consistency.** The proposed application will be consistent with the Comprehensive Plan, subject to the Town Council’s policy decision on Policy 1.3.13 of the Future Land Use Element of the Comprehensive Plan (hereafter referred to as “the FLUE Policy”) related to the maintaining a predominance of industrial use in areas with an industrial future land use designation. Policy 1.3.13, states:

“The uses in the future land use designation primarily include: manufacturing, processing, and fabrication of materials into finished products; research and development, including bioscience and biotechnology research; high tech, laboratory and office research; testing laboratories; medical laboratories; wholesale trade; repair; building and construction services and accessory residential apartments. Office uses may be allowed as a primary use in developments approved as part of a planned unit development, with provision of substantial public benefits (including the creation of high paying jobs) as detailed in the land development regulations. Additional **compatible uses (including office and warehouse) may be permitted** in the land development

regulations provided that a predominance of the above industrial uses is maintained...”

History of Policy 1.3.13. In 2006, the Town Council adopted the Bioscience Protection Overlay and at the time, staff identified the general inconsistencies with the land use and accompanying zoning districts. As a result, the above industrial general land use policy was amended in 2010 and added industrial predominance as a criterion to provide flexibility and clarified that other compatible uses, including office, were to be permitted as specified in the land development regulations (Zoning Code), provided they are not the predominant use. Later that year in 2010, changes in the zoning code were adopted, which included changing warehouse (greater than 10,000 square feet), self-service storage facilities (greater than 10,000 square feet), office (greater than 2,500 square feet), indoor recreation (greater than 2,500 square feet) and restaurants from a use-by-right to a special exception use in the industrial zoning districts, since they are not industrial uses. The purpose was to maintain adequate industrial land in the Town for economic development for businesses that can only locate in an industrial district, create more employment opportunities and make the best choices for land utilization since the town was nearing buildout. These changes were driven by the Town Council’s strategic plan, which identified a “Strong Local Economy” as a strategic result, specifically to “encourage development diversity of businesses with an emphasis on small, local business ownership, as well as the biotech and high-tech industries”.

Primary Industrial Use Analysis. Table 1 below shows the amount of non-primary industrial uses for the subject property, properties in the Jupiter Park of Commerce, and Town wide in the Town’s industrial districts. The table includes the numbers both with and without the proposed application, so that Town Council can understand the project’s impacts on the policy.

**Table 4. General Industrial Analysis**

Area	Primary Industrial Use		Non-primary (Additional Compatible) Uses	
	Square feet	Percentage	Square feet	Percentage
Site Specific (without proposed project)	26,589	65.0%	14,315	35.0%
Site Specific (with proposed project)	21,570	52.7%	19,334	47.3%
Increase (Decrease)	(-5,019)	(-12.3%)	+5,019	+12.3%
Jupiter Park of Commerce (without proposed project)	765,593	72.4%	292,001	27.6%
Jupiter Park of Commerce (with proposed project)	760,574	71.9%	297,020	28.1%
Increase (Decrease)	(-5,019)	(-0.5%)	+5,019	<b>+0.5%</b>
TOJ Total (without project)	1,622,345	52.1%	1,492,445	47.9%
TOJ Total (with proposed project)	1,617,326	51.9%	1,497,464	48.1%
Increase (Decrease)	(-5,019)	(-0.2%)	+5,019	<b>+0.2%</b>

The proposed project meets the FLUE policy on the subject property, as the industrial percentage on site is 52.7 percent and only 47.3 percent office. The request is also consistent as the greater area (Jupiter Park of Commerce) maintains a predominance of industrial uses with 71.9 percent primary industrial uses and 28.1 percent additional compatible uses (such as office). Furthermore, the request maintains a Town wide predominance of primary industrial uses with 51.9 percent of the Town’s industrial land use area as primary industrial users with 48.1 percent additional compatible uses.

**Site Plan.** The proposed application is in conformance with the requirements of Chapter 27, entitled “Zoning”. No exterior changes will be made to the site as a result of this request. The parking calculations will be modified to accommodate the demand of the new use on site as part of an administrative site plan application should this request be approved by the Town Council.

**Landscaping.** No exterior site plan modifications have been proposed as a part of this application. Staff conducted an investigation of the site and found that some of the landscaping is missing from the approved plan. Staff has recommended a condition **that prior to the issuance of any development permits or within 60 days of site plan approval, whichever occurs first, the applicant shall plant the missing vegetation as identified in Attachment C** in order to avoid the initiation of code compliance action.

**Architecture.** The proposed application does not expand the building footprint nor alter the existing exterior elevations.

**Traffic.** The proposed application is in conformance with Palm Beach County (PBC) and the Town’s traffic performance standards. Staff has received a PBC Traffic Performance Standard approval letter and the project is anticipated to create 41 net new average daily trips, 6AM and 6PM net new peak hour trips (See Attachment B – Traffic Statement).

**Signage.** The applicant is not proposing any signage for this request. Any future signage requests will need to comply with Section 27-3359 and 27-3362, entitled “Permanent signs”.

**Site Plan Criteria.**

Section 27-175, contains minimum criteria for review of all site plan applications processed. Upon review of the 12 criteria in Section 27-175, staff finds that the Applicant has met all of the 12 criteria.

**Special exception criteria.**

Section 27-177, contains minimum criteria for review of special exception applications. Upon review of the criteria in Section 27-177, staff finds that the applicant will satisfy all of the minimum criteria.

**Section 27-177. – Criteria for special exceptions**

- 1. The proposed special exception use shall be compatible with the character and use (existing and future) of the surrounding property in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property**

Staff Comment: The proposed use is compatible to the character of the I-1 zoning district. The industrial park is primarily a mixture of light industrial, office, and storage uses. The proposed office use of the subject request allows the unit to remain consistent with the surrounding uses.

- a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use**

Staff Comment: The special exception use occupies a previous contractor’s office that contained offices and storage space. The proposed use maintains a similar layout to the previous space with the storage areas being converted to a private indoor golf simulator and putting green for employees. In the statement of use the applicant states “the Owner does intend to place a golf simulator in the office, which is ONLY for

private use”, which is a use that would typically be classified as an Indoor Recreation use. In order to ensure the use remains private and for their employees only, Staff has recommended a condition that **should the private indoor golf simulator and putting green use expand or be used by the public or members, the Owner shall submit an amendment to the site plan for Indoor Recreation Use of the space.** As a result, changes in the number of persons using the space is not anticipated.

***b. The degree of noise, odor or other potential nuisance factors generated by the special exception use.***

Staff Comment: No additional noise, odor or potential nuisance factors are expected to be generated by the business office.

***c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.***

Staff Comment: The special exception will only have a minimal impact on the traffic demand for the property as exemplified in the traffic statement as detailed above and in Attachment B.

Attachments:

Exhibit 1 – Conditions of Approval

Attachment 1 – Statement of Use

Attachment 2 – Traffic Statement

Attachment 3 – Landscape Plan

\* Please contact Thatcher Hart at [Thatcherh@jupiter.fl.us](mailto:Thatcherh@jupiter.fl.us) 561-741-2464 in order to obtain a copy of the proposed plans or any attachments.

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**Conditions of Approval**

The recommendation for approval is subject to the following conditions:

- 1) The Owner shall install and maintain all improvements in compliance with the following:
  - a) Site Plan, prepared by 2GHO, referenced as “SP-1”, dated 04/14/25 received by the Planning and Zoning Department 04/14/25.
  - b) Statement of Use, prepared by 2GHO, referenced as “Statement of Use”, dated 04/14/25 received by Planning and Zoning Department 04/14/25.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 04/14/25.
- 3) Any revisions to the site plan, or other details submitted as part of the Application, including but not limited to the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning (the Department) and shall be subject to its review and approval.
- 4) **Landscaping.** Prior to the issuance of any development permits or within 60 days of site plan approval, whichever occurs first, the Owner shall plant the missing vegetation as identified in Attachment C.
- 5) Should the private indoor golf simulator and putting green use expand or be used by the public or members, the Owner shall submit an amendment to the site plan for Indoor Recreation Use of the space.



George G. Gentile, PLA ▪ Emily M. O'Mahoney, PLA ▪ M. Troy Holloway, PLA ▪ Dan Siemsen, PLA ▪ Dylan Roden, PLA

# 1201 and 1251 Jupiter Park Drive – Unit 12

## Town of Jupiter

Special Exception/Site Plan Approval  
April 14, 2025

**INTRODUCTION:**

2GHO, Inc., on behalf of the Applicant, Turtle Beach Construction Company, LLC, respectfully requests approval of the submitted Site Plan and Special Exception Applications for business office (in excess of 2,500 s.f.), to be known as Smash HQ. This request is a simple use designation for the subject property located at 1251 Jupiter Park Drive in which Suite 12 will go from 5,019 sf of Industrial to 5,019 sf of office use, which will be needed in order for the new owners who recently acquired the unit to operate their business.

The subject site is generally located at the intersection of Jupiter Park Drive and Jupiter Park Circle, within the Jupiter Park of Commerce. The property has a future land use of Industrial and a zoning designation of Industrial Park Light (I-1). Additionally, the site is located within the Bioscience Research Protection Overlay.

**SMASH HQ**

The proposed office space will be home to Smash HQ. Smash is a club under the LIV brand. Their mission is to inspire fans and players to embrace their full potential, in golf and in life, while creating a legacy that extends beyond the leaderboard. For Smash, every challenge is an opportunity to rise higher and leave a lasting impact. The work that will be conducted at Smash HQ will be administrative work that furthers the global brand. The small number of employees will be involved in Planning, meetings and golf tournament preparation such as organizing equipment and uniforms. Note, the Owner does intend to place a golf simulator in the office, which is ONLY for private use.

**SITE HISTORY:**

This site was originally developed in 2001, and was sold in 2018. In 2019, the Owner petitioned the Town to add mezzanine space in some of the suites, and condo the facility for the purpose of selling individual suites to local businesses. This amendment was approved via PZ -19-3917 on February 12, 2020.

**JUPITER PARK DRIVE MASTER ASSOCIATION:**

As this site is also under the control of a Master Association, we have provided them details of this proposal and requested they execute a letter of no objection this application. Once the letter is returned, we will provide to staff for their records.

**COMPATIBILITY WITH SURROUNDING LAND USE AND ZONING:**

The request is consistent with the existing land use and zoning designations on the site, as this request will be compatible with the overall condominium as well as the surrounding properties.

	<b>Existing Zoning</b>	<b>Existing FLU</b>
<b>Subject Property</b> <i>Vacant</i>	I1 – Light Industrial	Industrial
<b>North</b> <i>Snapbox Self-Storage</i>	I1 – Light Industrial	Industrial
<b>East</b>	I1- Light Industrial	Industrial
<b>South</b>	I1 – Light Industrial	Industrial
<b>West</b>	I1- Light Industrial	Industrial

**SITE DETAILS:**

The existing site is comprised of approximately 2.21 acres and contains two structures with a total of 13 suites between the two buildings. The uses primarily contained on this site generally consist of office and. The chart below adequately details the approved/proposed uses on site.

**Building 1 Details**

<b>Suite</b>	<b>Square Footage (Mezz.)</b>	<b>Approved Use</b>
Suite 1	2,218	Office
Suite 2	2,399	Office
Suite 3	2,089	Office
Suite 4	1,939	Office
Suite 5	2,479	Office
Suite 6	3,191	Office
Suite 7	2,521 (600)	Industrial
Suite 8	2,487 (581)	Industrial
Suite 8B	1,499 (333)	Industrial
Suite 9	2,554 (611)	Industrial
TOTAL		
	23,376 + (2,125) = 25,501	Ind. 39% Off. 61%

**Building 2 Details**

<b>Suite</b>	<b>Square Footage</b>	<b>Approved Use (Proposed Use)</b>
Suite 10	4,189	Industrial
Suite 11	3,348	Industrial
Suite 12	5,019	Industrial (Office)
Suite 13	2,847	Industrial
TOTAL		
	15,403	Industrial 67% Office 33%

**1201 AND 1251 JUPITER PARK DRIVE\***

<b>USES</b>	<b>SQUARE FOOTAGE</b>	<b>PERCENT</b>
<b>PRIMARY (INDUSTRIAL)</b>	<b>21,570</b>	<b>52.7%</b>
<b>SECONDARY/COMPATIBLE (OFFICE)</b>	<b>19,334</b>	<b>47.3%</b>

\*SUBJECT DEVELOPMENT STILL DEMONSTRATES PREDOMINANCE OF INDUSTRIAL USE

**CONSISTENCY WITH THE ZONING CODE:**

The Owner’s proposal is consistent with the intent of the property’s zoning district, and contained in Section 27-769. As the proposed business office use exceeds the 2,500 square feet threshold, the application must be reviewed by the PZ Commission, and Town Council as a special exception, consistent with Section 27-770(b).

**SPECIAL EXCEPTION REQUEST (BUSINESS OFFICE OVER 2,500 SF:**

As stipulated in Section 27-770(b) entitled “Use Regulations”, the proposed use of a business office greater than 2,500 square feet, is classified as a special exception within the I-1 zoning district. The Owner will address the criteria listed in Section 27-177 of the Town’s zoning code as it relates to Special Exceptions.

1. The proposed special exception use shall be compatible with the character and use (existing and future) of the surrounding property in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

***Response: In the I-1 zoning district, a business office less than or equal to 2,500 square feet is a use-by-right. The special exception request is necessary only because of the proposed square footage from industrial to office.***

***While the special exception uses are defined by size (over 2,500 square feet for office), it should be noted that contextually there will be minimal impact to the surrounding existing uses due to the nature of the business, as described above.***

***The surrounding uses are not perceived to be high generators of traffic; and as such, the additional office use will not create any impact to the surrounding areas. It is also important to note that there will only be interior modifications inside the structure. No outward change to the existing building façade is proposed with this request.***

2. The proposed special exception use shall not have a detrimental impact on surrounding properties based on:
  - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
  - b. The degree of noise, odor or other potential nuisance factors generated by the special exception use; and
  - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

***Response: The proposed use will not have a high number of employees (it is anticipated that 4 people will manage the office operations)***

**TRAFFIC AND PARKING:**

Based on the submitted traffic statement prepared by Jeff H. Iravani, Inc. the proposed development of a professional office/general industrial, and warehouse is considered to be in conformance with Palm Beach County Unified Land Development Code Traffic Performance Standards. Concurrent with this submittal, the traffic statement has been submitted to Palm Beach County's Traffic Division. A traffic approval letter will be forwarded to the P&Z Department upon receipt.

With regards to the required parking, the site has 130 spaces (includes 9 handicap spaces) existing on the site. The current proposal for the office conversion requires 120 spaces for professional office, and industrial uses, leaving an excess of 10 spaces.

**CRITERIA FOR SITE PLAN REVIEW:**

The Town of Jupiter's Zoning Code lists certain standards that must be addressed as part of the Site Plan Review process. Those standards have been addressed below.

**1. The proposed development is consistent with the goals, objectives, and policies of the Town of Jupiter Comprehensive Plan.**

*Response: As stated, the property has a land use of General Industrial. Policy 1.3.13 states that "office uses can be allowed as long as the industrial predominance remains". The land development regulations state that any business office greater than 2,500 square feet is allowed by Special Exception, and must be reviewed and approved by the Town Council on a case-by-case basis. Further, the site is within the Bioscience Research Protection Overlay (BRPO). Objective 1.17 states that this overlay would encourage parcels located inside of it to be "supportive of and compatible with the Scripps Florida Research Institute, or which are accessory to bioscience and biotechnology uses." It is important to note that the very same Objective mentioned above does not limit the uses that are currently allowed by the Industrial Land Use designation.*

*As it relates to use, the 5,019-sf conversion from general industrial to office, it is important to note that the office is low impact, and with the anticipated low number of employees it will not create any adverse impacts to the overall development. It is also consistent with the Town's current policies regarding primary vs non-primary uses on the subject site, the Jupiter Commerce Park, as well as the entirety of industrially zoned land in Jupiter, as described herein:*

*In the past, the Town has evaluated proposals within the Industrial areas in two different categories; industrial uses, and compatible uses/non industrial uses. While it is understood, that compatible uses may locate in other commercial districts of the Town, the market sometimes will dictate that small office uses are best served in existing developments, and not necessarily on major corridors in a community. Further, the proposed office is not something the general public will need to frequent. As mentioned previously, it is for internal coordination for elevating the Smash brand, and logistical planning for tournaments/matches.*

*In 2009, TOJ staff evaluated the existing uses in the TOJ zoned industrial districts and provided a table on the types and approximate amount of industrial and non-industrial "compatible" land uses. In that analysis, it was determined that primary industrial uses provided for 56%, and additional compatible uses provided for 43.9%*

*In 2020, using this methodology within the Jupiter Commerce Center for Gray Motorsports project, it was determined that the total use mix resulted in a 50.2% industrial mix vs 49.8% non-industrial mix.*

The chart below has been updated to include the Town’s recent approvals (more specifically K2 Motorsports) and now reflects the impacts of the proposed development, showing that the industrial predominance is still being met within the overall Commerce Center. Additionally, as the Bioscience Research Protection Overlay BRPO only encourages certain uses, but does not limit the uses allowed by the subject land use designation, the Owner’s proposal is not a detriment to its overall objective.

Finally, the site is consistent with the location criteria set forth in the comprehensive plan. The subject location is in close proximity to Indiantown Road, and is serviced by a collector roadway (Jupiter Park Drive). Also, the eastern property line of the site is more than 350 feet from the nearest residential use.

**Jupiter Commerce Center – Industrial Uses vs Compatible Uses\***

Area	Primary Industrial Use		Non-primary (Additional Compatible) Uses	
	Square feet	Percentage	Square feet	Percentage
Jupiter Park of Commerce (without proposed project)	765,593	72.4%	292,001	27.6%
Jupiter Park of Commerce (with proposed project)	760,574	71.9%	297,020	28.1%
Increase (Decrease)	-5,019	-0.5%	+5,019	<b>+0.5%</b>
TOJ Total (without project)	1,622,345	52.1%	1,492,445	47.9%
TOJ Total (with proposed project)	1,617,326	51.9%	1,497,464	48.1%
Increase (Decrease)	-5,019	-0.2%	+5,019	<b>+0.2%</b>

*\*Updated from 2023 K2 Motorsports approval*

**2. The proposed development is consistent with any applicable, countywide land development regulations.**

*Response: The proposed development is consistent with any applicable, countywide land development regulations inclusive of the Palm Beach County adopted levels of service standards.*

**3. The proposed development is consistent with all applicable land development regulations and all other portions of this Code.**

*Response: The proposed office conversion is designated as special exception due to the fact that they exceed the 2,500 square foot threshold. The facility is already developed, and remains consistent with the Town’s code.*

**4. The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.**

*Response: Based on policy analysis, office is considered compatible with industrial commerce centers. As a result, the proposed office use will be consistent with the existing property, and surrounding area.*

**5. The proposed development does not create or excessively increase traffic congestion or otherwise affect public safety.**

*Response: The proposed development will not create or excessively increase traffic congestion in the Town of Jupiter. As already stated by the traffic statement prepared by Jeff H Iravani Engineering, Inc. the proposed use is in conformance with Palm Beach County's Traffic Performance Standards*

**6. There are adequate levels of service for public facilities including but not limited to, transportation, water supply, drainage and sanitation, available concurrent with the impacts of the development proposed by the application.**

*Response: The proposed development will not create an impact on the current adopted level of services. With this submittal, we have requested a concurrency reservation letter from the Town's Utilities Department.*

**7. The proposed development does not significantly reduce light and air to adjacent properties.**

*Response: As this proposal does not contemplate construction; only interior modifications, the proposed development will not significantly reduce light and air to adjacent properties.*

**8. The proposed development does not adversely affect property values in adjacent areas.**

*Response: The proposed addition of a business office/industrial facility will not adversely affect property values in adjacent areas.*

**9. The proposed development would not be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

*Response: The proposed development will not have any effect on adjacent property.*

**10. The proposed development does not create noise or visual pollution.**

*Response: The proposed site improvements to the vacant site will not create any noise or visual pollution.*

**11. The proposed development does not negatively impact adjacent natural systems or public facilities, such as parks.**

*Response: The proposed use does not negatively impact adjacent natural systems or public facilities or parks.*

**12. The proposed development provides pedestrian amenities, including but not limited to, benches, trash receptacles, and/or bicycle parking.**

*Response: The Owner is proposing to provide trash receptacles, and benches.*

**CONCLUSION:**

In closing, the Owner proposes to convert 5,019 sf of general industrial space to office to be the headquarters for the Smash GC. The request is consistent with the Town's zoning code, special exception criteria, as well as the Comprehensive plan objectives, and will not pose a threat to public health, safety, and welfare. Further, as this proposal only creates a 0.2% increase in compatible uses, the overall industrial predominance within the Jupiter Commerce Center, as well as the Town's overall industrially zoned land will remain.

On behalf of the Applicant, 2GHO, Inc. respectfully request approval of these applications.

**Traffic Impact Statement**  
**For**  
**1201-1251 Jupiter Park Dr.**

Jupiter, Florida

**30-42-41-09-03-0000-291**

**04-10-25**

**Prepared By:**

Jeff H. Iravani, Inc.  
Consulting Engineers  
1934 Commerce Lane, Suite 5  
Jupiter, Florida 33458  
[JHI@bellsouth.net](mailto:JHI@bellsouth.net)  
[www.JHIinc.com](http://www.JHIinc.com)  
Tel: (561) 575-6030  
Fax: (561) 575-6088

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**John B. Iravani, P.E.**  
**Florida Registration # 87431**  
**FR # 6986**

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## I. Introduction

The project is located on the southeast intersection of Jupiter Park Circle and Jupiter Park Drive and is developed with two buildings onsite. To the best of my knowledge, the project underwent a modification with the Town of Jupiter in 2020 which converted the existing buildings to condominium ownership and added 2,125 square feet of mezzanine space within Building 1. The site has two driveways, one onto Jupiter Park Circle and the other onto Jupiter Park Drive. Building 1 has Suites 1 through 9 and Building 2 has suites 10 through 13.

It is proposed to convert the usage of Building two, suite 12, from 5,029 SF of warehouse use into 5,029 SF of office use. The below chart has the SF breakdown for Building #1 and #2, and Appendix A has the last approved Use Designation Plan. Conversion of Suite 12 is expected to be completed by the end of 2026.

Section 3, Township 41S, Range 42E, Jupiter, Florida

Use	Existing Use	Proposed
Building 1		
Small Office	14,315 SF	14,315 SF
Warehouse	11,186 SF	11,186 SF
Building 2		
Office SF	0 SF	5019 SF
Warehouse SF	15,403 SF	10,384 SF

## II. Trip Generation

### A. Existing Use

	(%)				IN	(%)	OUT	(%)		IN	(%)	OUT
Warehouse ITE 150		26,589	45	5	3	77%	1	23%	5	1	28%	3
Internal	0%			0	0		0		0	0		0
Pass-by	10%		5	0	0		0		0	0		0
Gen Office Bldg ITE 710		14,315	155	21.8	19	88%	3	12%	21	4	17%	17
Internal	0%			0	0		0		0	0		0
Pass-by	10%		16	2	2		0		2	0		2
<b>Total Generated</b>		<b>40,904</b>	<b>181</b>	<b>24</b>	<b>20</b>		<b>3</b>		<b>23</b>	<b>4</b>		<b>18</b>

### B. Proposed Use

USE	(%)	Bldg SF/EA	ADT VTEPD	AM PHT VTEPH				PM PHT VTEPH				
					IN	(%)	OUT	(%)		IN	(%)	OUT
Warehouse ITE 150		21,570	37	4	3	77%	1	23%	4	1	28%	3
Internal	0%			0	0		0		0	0		0
Pass-by	10%		4	0	0		0		0	0		0
Gen Office Bldg ITE 710		19,334	210	29.4	26	88%	4	12%	28	5	17%	23
Internal	0%			0	0		0		0	0		0
Pass-by	10%		21	3	3		0		3	0		2
<b>Total Generated</b>		<b>40,904</b>	<b>222</b>	<b>30</b>	<b>26</b>		<b>4</b>		<b>29</b>	<b>5</b>		<b>23</b>
<b>Net Generated</b>		<b>0</b>	<b>41</b>	<b>6</b>	<b>6</b>		<b>1</b>		<b>6</b>	<b>1</b>		<b>5</b>

Trip Generation formulas:

Warehouse ITE 150: ADT= 1.71/KSF, AM PHT=0.17/KSF PM PHT= 0.18/KSF  
 General Office ITE 710: ADT= 10.84/KSF AM PHT= 1.52/(KSF), PM PHT= 1.44/KSF  
 \*Numbers given by ITE Manual 11<sup>th</sup> Edition

## III. Radius of Influence

The proposed project increases the AM PHT by 6 and PM PHT by 6. Per Palm Beach County Unified Land Development Code Table 12.B.2.D-7 3A, the radius of influence for 6 peak hour trips is the directly accessed arterial for Tests 1 and 2. The impacted arterial for the project is the Central Boulevard link from Indiantown Road to Indian Creek Parkway.

The impacted road for Town of Jupiter is Jupiter Park Drive west of Central Blvd.

## IV. Impact Analysis

The generated peak hour traffic is assigned per Exhibits D and E.

The maximum generated peak hour peak directional trips for this project would be 4 and it occurs in the PM.

### Test-1

The impact of this proposal on Central Boulevard is insignificant since the proposed maximum generated trips are less than 1% of LOS-D for a Class-II four lanes divided roadway or 19 trips.

### Test-2

The impact of this proposal on Central Boulevard is insignificant since the proposed maximum generated trips are less than 3% of LOS-E for a Class-II four lanes divided roadway or 57 trips.

This project meets Test-1 & Test-2 requirements. Therefore, the proposal is in conformance with Palm Beach County Unified Land Development Code Traffic Performance Standards.

### **Town of Jupiter Test:**

#### Test-1

The impact of this proposal on Jupiter Park Drive is significant since the proposed maximum generated trips are more than 1% of LOS-D for a 2 lanes undivided roadway or 11 trips.

#### Test-2

The impact of this proposal on Jupiter Park Drive is significant since the proposed maximum generated trips are less than 3% of LOS-E for a 2 lane undivided roadway or 33 trips.

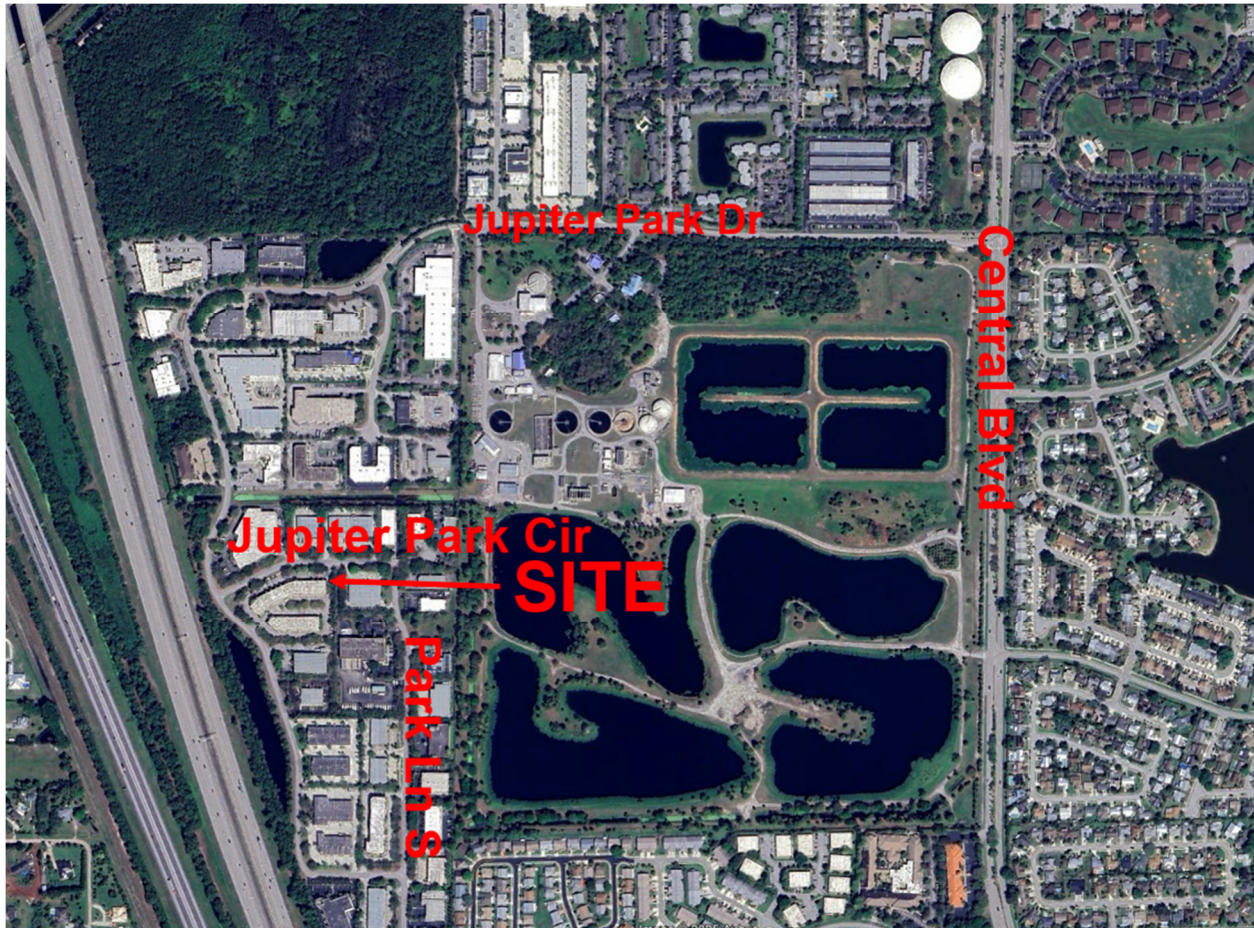
The 2019-2020 two way peak hour for Jupiter Park Drive was 966 and the LOS is D.

The 2030 Future year condition two way peak hour for Jupiter Park Drive is 800 and the road is expected to have a LOS of C.

The ultimate buildout for the project is expected to be completed by the end of 2026. The 18 additional peak hour trips would not negatively impact Jupiter Park Drive, as  $18 \text{ trips} + 936^* = 954$  two way peak hour trips, which is less than the LOS D value of 1080 for Jupiter Park Drive. It should be noted that Central Blvd from Indiantown Rd to Indian Creek Parkway has a historical 3 year growth of -3.29%

\*936 based off projection of negative growth from 19-20 to 2030.

# Exhibit-A: Aerial



## Exhibit-B: Peak Hour Tables

### Palm Beach County Table

#### AM Peak Hour

Segment	From	To	Direction	Lanes	LOS D Directional Peak Hour	Directional Peak Project Volume	Project % Assignment	Directional % Project of Capacity?	More than 1% Capacity?
<b>Central Blvd</b>	Indiantown Rd	Indian Creek Pkwy	SB	4LD	1960	4	66%	0.20%	No
			NB	4LD	1960	1	18%	0.05%	No

#### PM Peak Hour

Segment	From	To	Direction	Lanes	LOS D Directional Peak Hour	Directional Peak Project Volume	Project % Assignment	Directional % Project of Capacity?	More than 1% Capacity?
<b>Central Blvd</b>	Indiantown Rd	Indian Creek Pkwy	NB	4LD	1960	4	66%	0.20%	No
			SB	4LD	1960	1	18%	0.05%	No

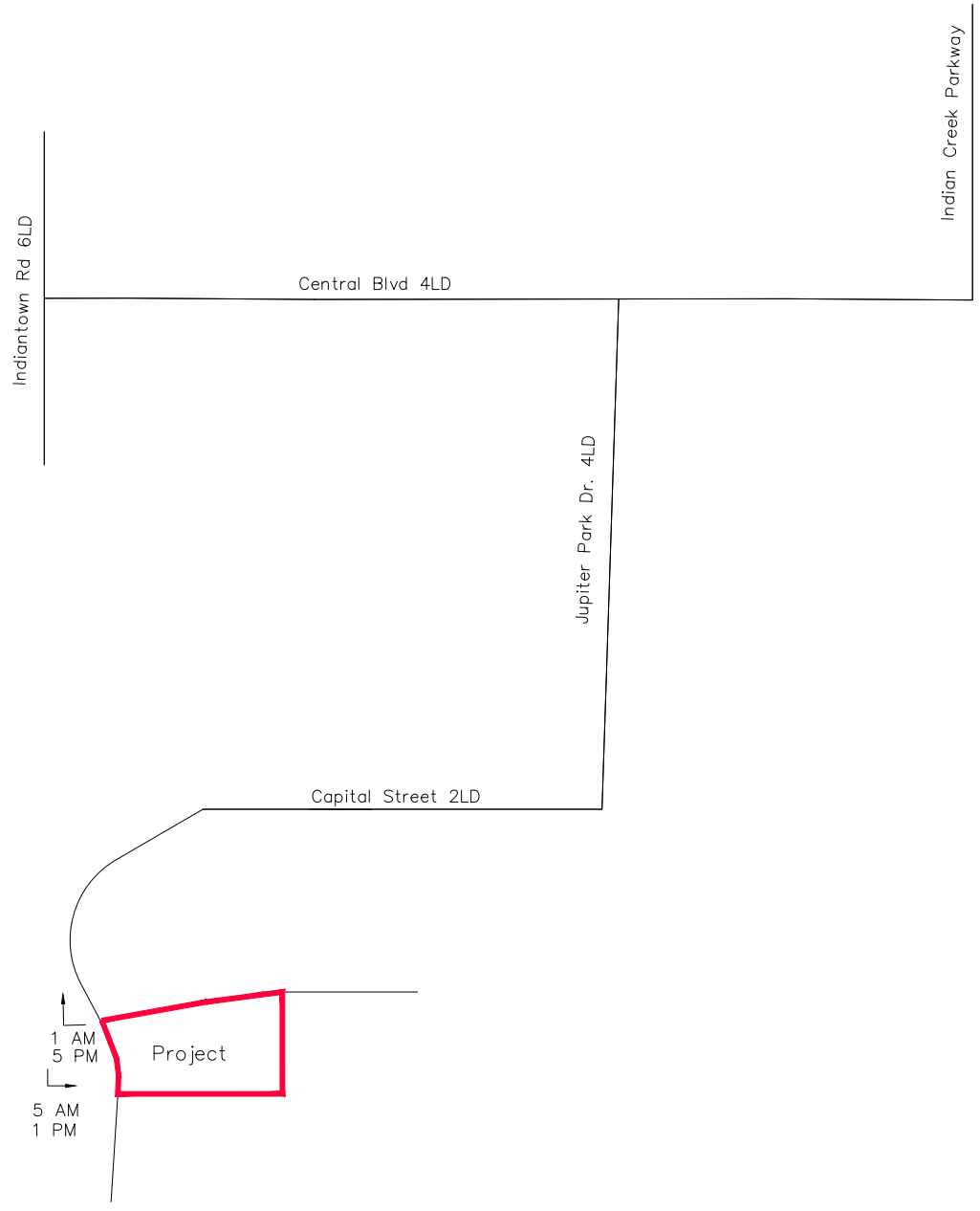
Town of Jupiter Table

AM Peak Hour

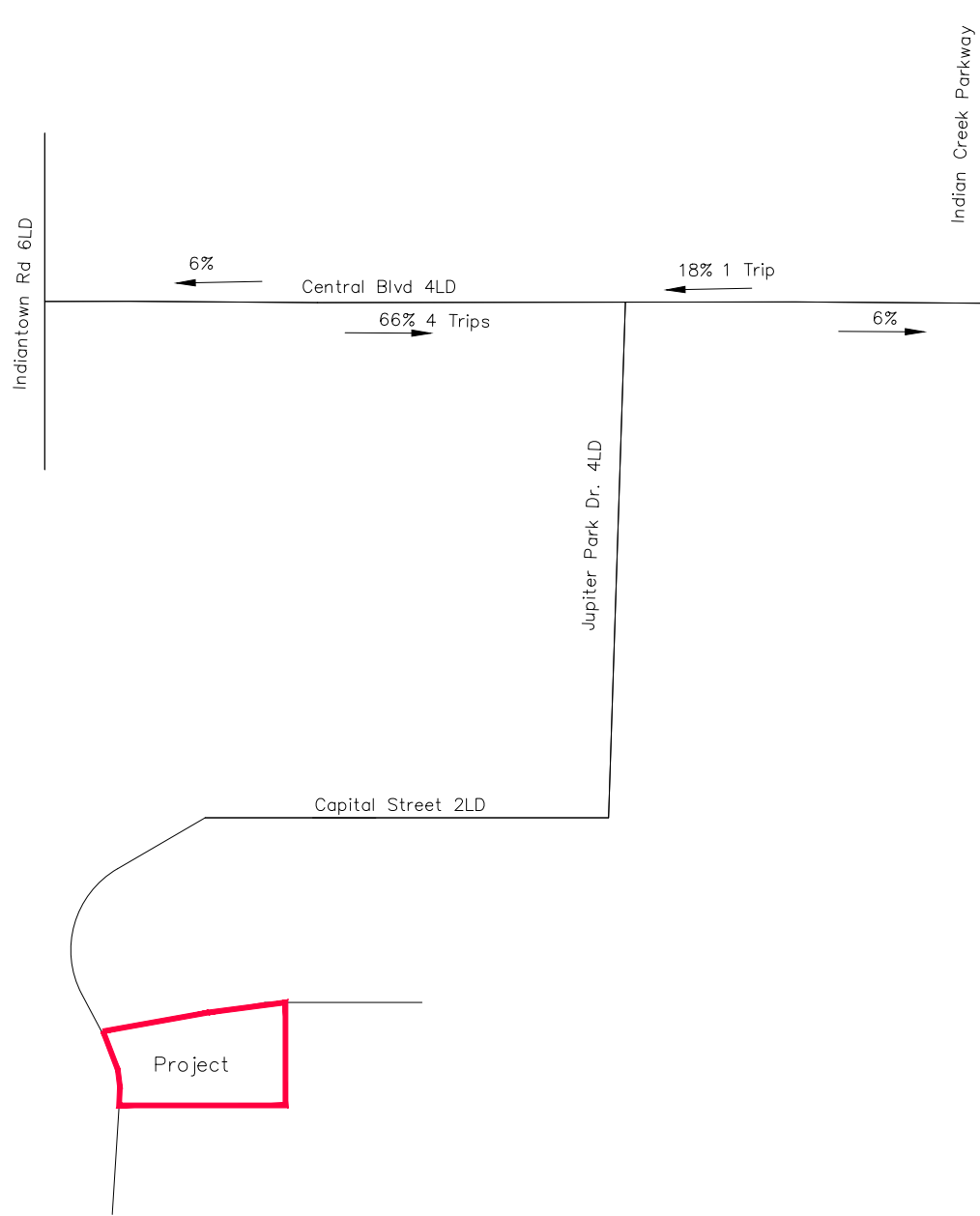
Segment	From	To	Direction	Lanes	LOS D Directional Peak Hour	Directional Peak Project Volume	Project % Assignment	Directional % Project of Capacity?	More than 1% Capacity?
<b>Jupiter Park Drive</b>	West	Central Blvd	WB	2L	1080	4	66%	.37%	No
			EB	2L	1080	1	18%	0.09%	No

PM Peak Hour

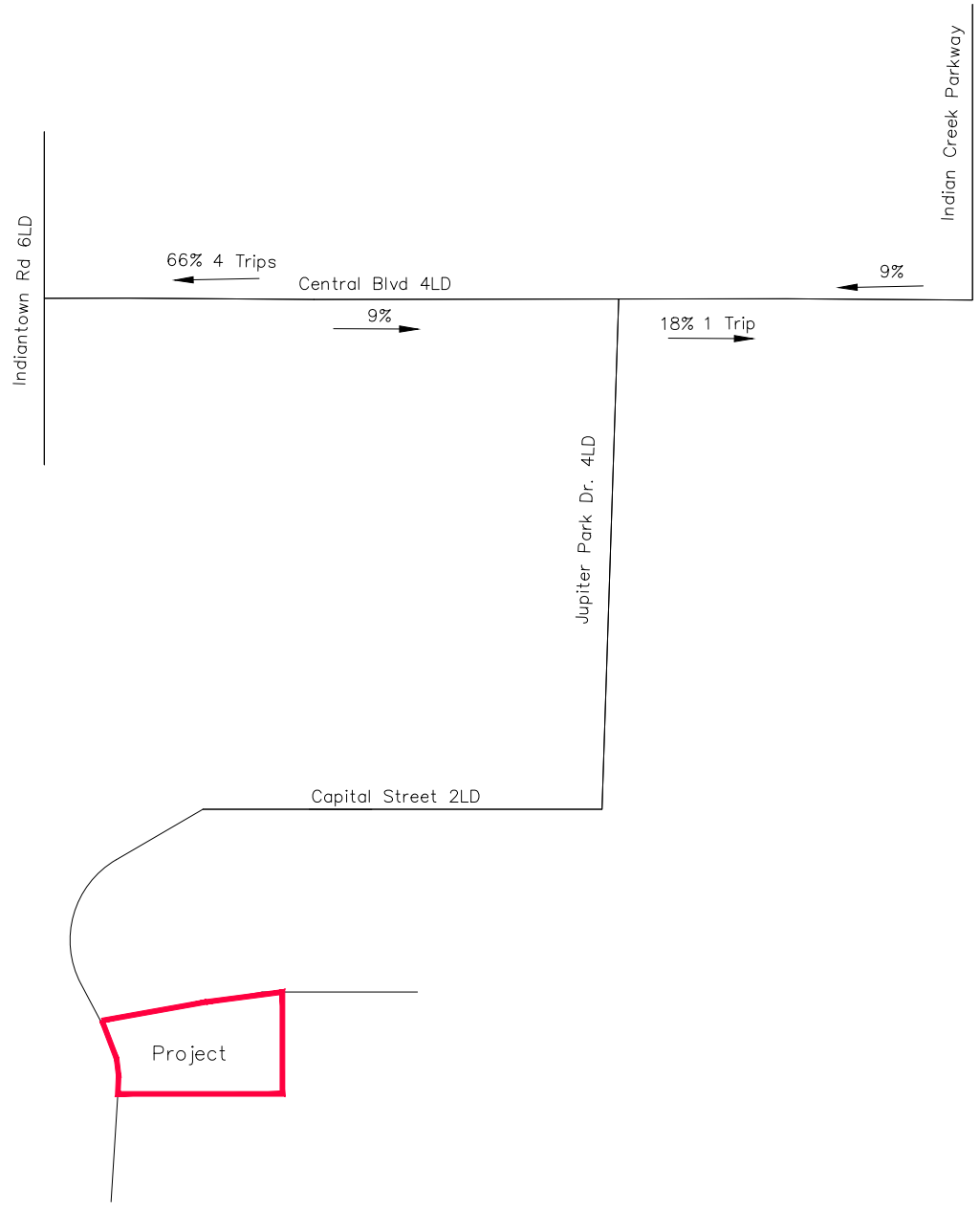
Segment	From	To	Direction	Lanes	LOS D Directional Peak Hour	Directional Peak Project Volume	Project % Assignment	Directional % Project of Capacity?	More than 1% Capacity?
<b>Jupiter Park Drive</b>	West	Central Blvd	WB	2L	1080	1	18%	0.09%	No
			EB	2L	1080	4	66%	0.37%	No



Driveway Peak Hour Turning  
Movements



AM Peak Hour



PM Peak Hour

PARKING AND USE TABLE

GENERAL	BUILDING ONE	BUILDING TWO	DESCRIPTION
	B	LS	TOI - ZONING - INDUSTRIAL STORAGE
	Y/NP	Y/NP	BUILDING TYPE
	YES	YES	FIRE SPRINKLER
	(23,437)	(15,403)	GROSS FLOOR AREA PER ORIGINAL BUILDING CONSTRUCTION
	23,376	15,403	GROSS FLOOR AREA PER SURVEY (ON APRIL 2019)
	2,121	—	NEW MEZZANINES (STORAGE ONLY)
	25,501	15,403	NEW GROSS AREA
USE	2,282		SUITE 1 (OFFICE)
	2,399		SUITE 2 (OFFICE)
	2,089		SUITE 3 (OFFICE)
	1,939		SUITE 4 (OFFICE)
	2,479		SUITE 5 (OFFICE)
	3,191		SUITE 6 (OFFICE)
	2,521		SUITE 7 (INDUSTRIAL)
	2,487		SUITE 8 (INDUSTRIAL)
	1,479		SUITE 9 (INDUSTRIAL)
	2,584		SUITE 10 (INDUSTRIAL BUILDING MATERIAL SUPPLY)
		4,189	SUITE 11 (INDUSTRIAL)
		1,341	SUITE 12 (INDUSTRIAL)
		5,031	SUITE 13 (INDUSTRIAL)
	2,847	SUITE 14 (INDUSTRIAL)	
	14,315	TOTAL OFFICE 1250	
	11,186	15,403	TOTAL INDUSTRIAL 1500 (INCLUDING NEW MEZZANINES)
PARKING	51		PARKING REQUIRED FOR OFFICE
	21	31	PARKING REQUIRED FOR INDUSTRIAL/OFFICE/WAREHOUSE/MEZZANINES
	81	31	TOTAL PARKING REQUIRED: 78 TOTAL PARKING PROVIDED: 70 TOTAL ADA ACCESSIBLE SPACES

CONDITIONS OF APPROVAL - PZ 19-381

- THE OWNER SHALL INSTALL AND MAINTAIN ALL IMPROVEMENTS IN COMPLIANCE WITH THE FOLLOWING:
  - USE DESIGNATION PLAN REFERENCED AS "UDP-1", PREPARED BY MB DESIGN ASSOCIATES, INC. DATED 12/17/19, RECEIVED BY THE DEPARTMENT OF PLANNING AND ZONING ON 01/08/20.
  - PAVEMENT MARKING PLAN REFERENCED AS "MPE-C-2", PREPARED BY JEFF IRVANI, INC. DATED 1/8/20 RECEIVED BY THE DEPARTMENT OF PLANNING AND ZONING ON 01/08/20.
  - LANDSCAPE DEVELOPMENT PLAN REFERENCED AS "SHEET 11 OF 11" AND "SHEET 12 OF 21" DATED 01/16/20, RECEIVED BY THE DEPARTMENT OF PLANNING AND ZONING ON 01/14/2020.
  - STATEMENT OF USE PREPARED BY GENTLE GLASS HOLLOWAY O'MAHONEY AND ASSOCIATES, INC. DATED 12/2/19, RECEIVED BY THE DEPARTMENT OF PLANNING AND ZONING ON 01/09/2020.
- THE USES CONDUCTED ON THE SUBJECT PROPERTY SHALL CONFORM TO THE REPRESENTATIONS IN THE STATEMENT OF USE RECEIVED AND DATED BY THE DEPARTMENT OF PLANNING AND ZONING ON 01/09/2020.
- ANY REVISIONS TO THE SITE PLAN, LANDSCAPE PLAN, ELEVATIONS, STATEMENT OF USE OR OTHER DETAILS SUBMITTED AS PART OF THIS APPLICATION INCLUDING BUT NOT LIMITED TO THE LOCATION OF THE PROPOSED IMPROVEMENTS OR ADDITIONAL, REVISED OR DELETED COLORS, MATERIALS, OR STRUCTURES, SHALL BE REQUESTED IN WRITING TO THE DEPARTMENT OF PLANNING AND ZONING HEREINAFTER THE DEPARTMENT AND SHALL BE SUBJECT TO THE DEPARTMENT'S REVIEW AND APPROVAL.
- UPON THE SUBMITTAL OF THE FINAL PLANS AND PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT, THE OWNER SHALL RELOCATE THE LANDSCAPE DEVELOPMENT PLAN TO CHANGE THE NOTE FOR THREE PALMS IN THE LANDSCAPE PENINSULA NORTH OF SUITE 4 TO INDICATE "5 SABAL PALMS" RATHER THAN "1 DAWSON HOLLY".
- ENGINEERING PERMITS ARE REQUIRED FOR SITE WORK SUCH AS ADDING ADA SPACES AND SIDEWALKS.
- BUILDING PERMITS ARE REQUIRED TO DEMISE SUITES 1 THROUGH 6.
- BUILDING PERMITS ARE REQUIRED TO DEMISE AND ADD MEZZANINES IN UNITS 7, 8 AND 9.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY SUITE 1 THROUGH 9, THE OWNER SHALL ENSURE THE SITE IS IN CONFORMANCE WITH PAVEMENT MARKING PLAN AND LANDSCAPE DEVELOPMENT PLAN.
- WRITTEN APPROVAL FROM THE JUPITER PARK DRIVE MASTER ASSOCIATION, INC. IT SUCCESSORS OR ASSIGNS IS REQUIRED TO BE INCLUDED AS A PART OF ANY SITE PLAN APPLICANT APPLICATION FOR THE SUBJECT PROPERTY.
- THE PLACEMENT OF ANY TYPE OF VENDING MACHINES OR UNITS THAT DISPENSE FOOD, BEVERAGES, CANDY, MERCHANDISE, PRODUCTS, GOODS, HANDICLIPS, OR ADVERTISING MAGAZINES OUTSIDE THE CORNER OF THE PRINCIPAL STRUCTURE, OR ON THE EXTERIOR PORTIONS OF THE SUBJECT PROPERTY WITHIN PUBLIC VIEW IS PROHIBITED.
- UNLESS MODIFIED BY CONDITION HEREIN, ALL CONDITIONS OF APPROVAL FROM RESOLUTION NO. 85-89 NOT IN CONFLICT ARE INCORPORATED HEREIN AND SHALL REMAIN IN EFFECT.



FINAL PLAN: DRC APPROVAL - FEBRUARY 12, 2020-PZ 19-381

USE DESIGNATION PLAN  
NOT TO SCALE



NORTH

110087377E 352.01'

Jupiter Park Circle

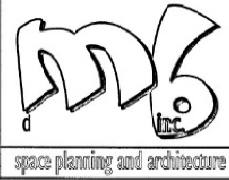
Jupiter Park Drive

Bldg. 1 1-Story Bldg.

Bldg. 2 1-Story Bldg.

SUITE 1 SUITE 2 SUITE 3 SUITE 4 SUITE 5 SUITE 6 SUITE 7 SUITE 8 SUITE 9 SUITE 10 SUITE 11 SUITE 12 SUITE 13 SUITE 14

SUITE 12. Converting Use to Office



MB DESIGN ASSOCIATES, INC.  
FLORIDA LICENSE # AA26000521

P.O. Box 4378  
Tequesta, Florida 33469  
phone: (561) 222-2933  
email: jill@mbdash.com

WILLIAM TRACY, ARCHITECT  
REGISTERED ARCHITECT  
ARCHITECT NO. 14756

DATE: 2-19-2020

THE FOLLOWING CODES WERE USED IN THE DESIGN OF THIS PROJECT:  
2019 FLORIDA BUILDING CODE, 6TH EDITION  
EXISTING BUILDING, BUILDING, PLUMBING, FUEL GAS, MECHANICAL, TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES, ACCESSIBILITY AND ENERGY  
2014 NATIONAL ELECTRICAL CODE NFPA 70  
FLORIDA FIRE PREVENTION CODE 6TH EDITION (INCLUDING NFPA 1, 2012 AND 101, 2015 EDITION) WITH FLORIDA AMENDMENTS

PROJECT NAME/LOCATION:

1201/1251 JUPITER PARK DR  
JUPITER, FL

I (WE) HAVE REVIEWED THESE DRAWINGS, UNDERSTAND THE WORK OUTLINED THEREON, AND HEREBY APPROVE SAME FOR CONSTRUCTION.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS WHEN AVAILABLE, FIELD INSPECTION OF AS BUILT CONDITIONS AND OTHER INFORMATION FROM THE BUILDING OWNER, MAINTENANCE DEPARTMENT AND AS NOTED. INFORMATION WAS GATHERED WITHOUT "DESTRUCTIVE INVESTIGATION" (CUTTING INTO EXISTING SURFACES TO REVEAL STRUCTURE, PIPING, DUCTWORK, ETC). CONTRACTORS AND SUBCONTRACTORS ARE TO BASE BIDS ON INFORMATION SHOWN. SHOULD CONSTRUCTION REVEAL THAT EXISTING CONDITIONS ARE NOT AS ANTICIPATED OR AS SHOWN ON THESE DRAWINGS THE CONTRACTOR, ANCHOR SUBCONTRACTORS WILL NOTIFY THE OWNER/CLIENT OF THE DIFFERENCE AND THE PRICE WILL BE ADJUSTED UP OR DOWN TO REFLECT THE DISCREPANCY.

JOB #: JUPITER PARK DR  
DATE: 9-25-2019  
SCALE: VARIES  
DRAWN BY: JM

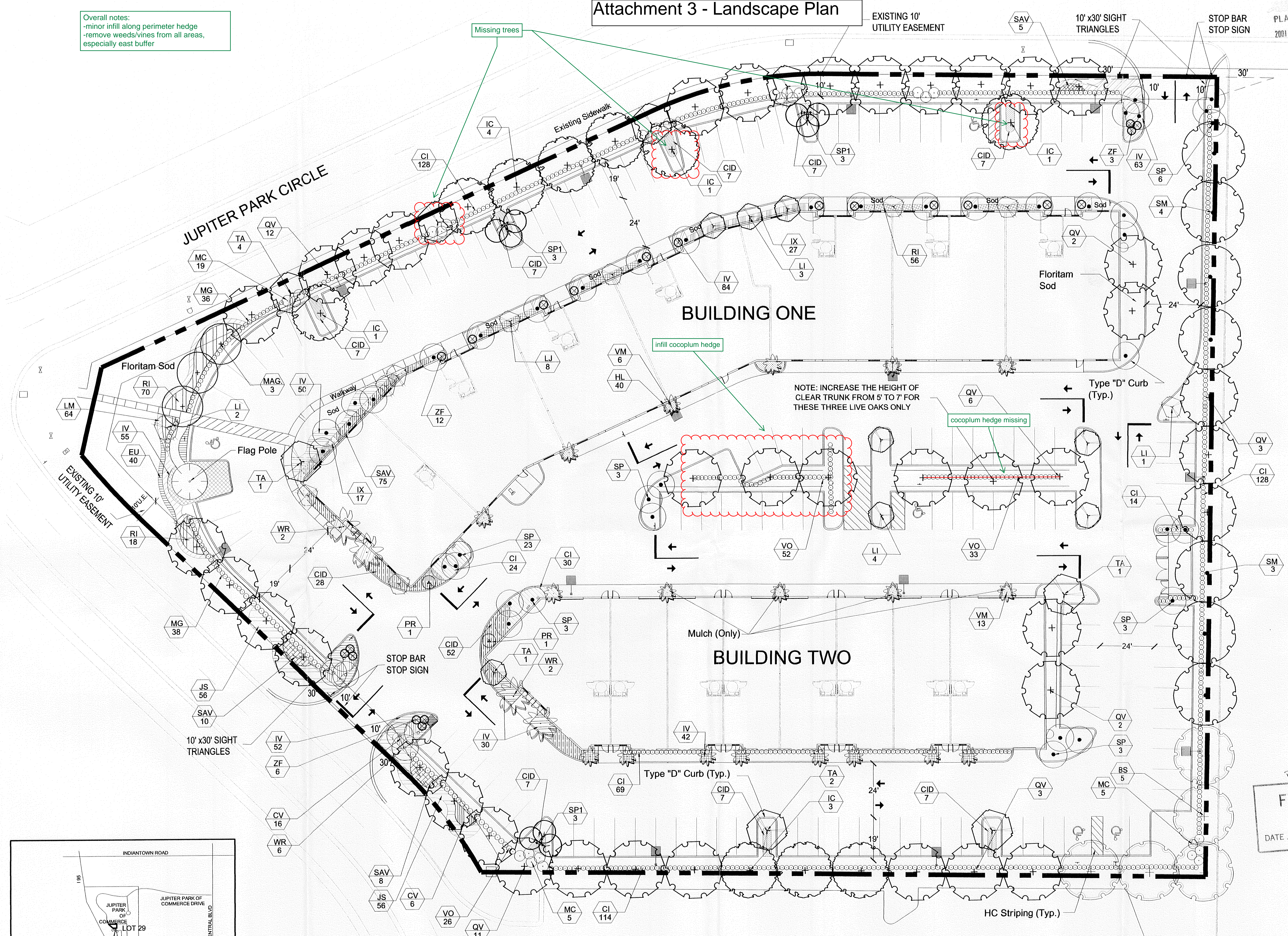
ISSUED: REVISIONS:  
1 10-28-2019  
2 12-5-2019

SHEET NO:  
UDP-1  
OF 1

Overall notes:  
 -minor infill along perimeter hedge  
 -remove weeds/vines from all areas, especially east buffer

# Attachment 3 - Landscape Plan

RECEIVED  
 PLANNING & ZONING  
 2001 OCT -3 PM 4:07

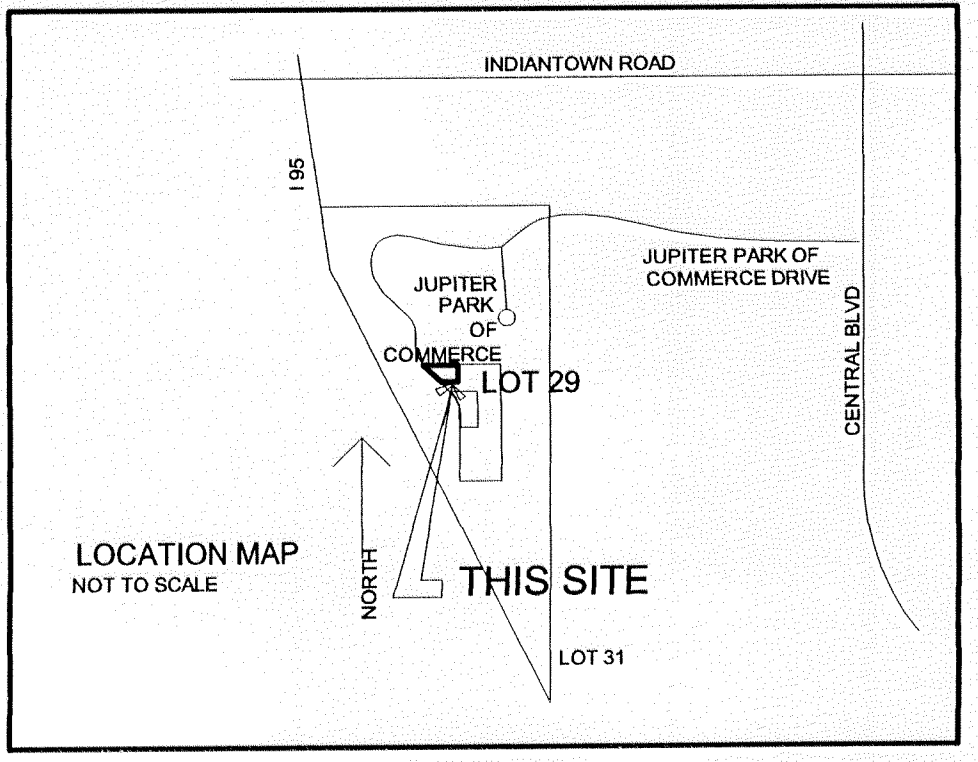


JUPITER PARK CIRCLE

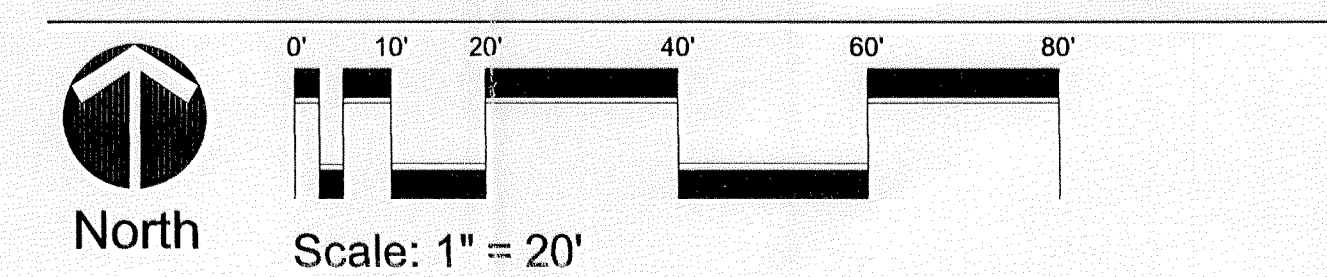
BUILDING ONE

BUILDING TWO

Revised Landscape Plan  
**FINAL PLAN**  
 DATE 10/4/01

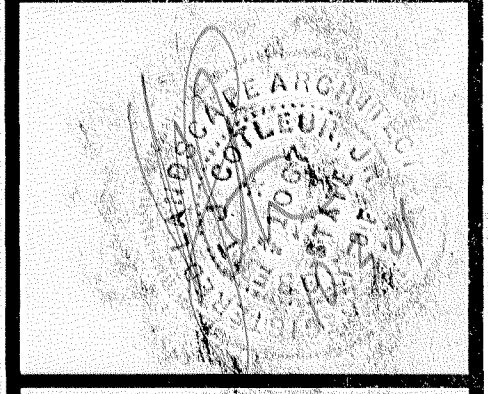


## LANDSCAPE PLAN



**Cotleur Hearing**  
 Landscape Architecture  
 Planning  
 Environmental Consulting  
 Graphic Design  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561-747-6336 Fax-747-1377

**Lot 29**  
 Jupiter Park of Commerce  
 Jupiter, Florida



DESIGNED	ESF
DRAWN	ESF
APPROVED	DEH
JOB NUMBER	99-0802
DATE	AUG. 9, 1999
REVISIONS	OCT. 26, 1999
	NOV. 22, 1999
	FEB. 11, 2000
	3-16-01
8-16-01	8-3-01

August 06, 2001 1:24:41 p.m.  
 Drawing: LP\_NEW.DWG

SHEET **L1** OF 2

© COTLEUR HEARING INC.  
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancy to the architect.

**TOWN OF JUPITER**  
**Center Street/Alternate A1A Redevelopment Overlay Area (ROA) Presentation**



<b>DATE</b>	June 10, 2025
<b>TO</b>	Honorable Mayor and Members of Town Council
<b>THRU</b>	Frank Kitzerow, Town Manager
<b>FROM</b>	John Sickler, Director of Planning and Zoning
<b>SUBJECT</b>	Center Street / Alternate A1A Redevelopment Overlay Area (ROA) - Presentation on potential text amendments to the existing ROA.

**EXECUTIVE SUMMARY**

Discussion of potential goals and priorities to amend the existing Center Street/Alternate A1A ROA.

This is an informational presentation only.

**ANALYSIS**

The Center Street/North Alternate A1A ROA was established in 2010, as part of a larger amendment to the Town code addressing desired redevelopment within the Town. The ROA was adopted to incentivize redevelopment, while promoting pedestrian friendly planning principles and preserving historical character.

A 2023 Town Council strategic initiative focused on “areas of local importance,” exploring designating distinct areas, or districts of local significance throughout Jupiter. Town Council Roundtables occurred in 2023. General Town Council comments indicated a desire to move forward with amending the existing ROAs and to start with Center Street/ Alternate A1A. In December 2023, Staff met with Town Council members individually. Based on Town Council input, staff began to research and draft regulations to amend the existing Center Street/Alternate A1A ROA to:

- Modify the existing regulations from an incentive-based option to a requirement;
- Address building height and massing; and,
- Create regulations that are different for Alternate A1A versus Center Street which address the historic nature of Center Street, scale and surrounding compatibility.
- Investigate parking regulations for opportunities to provide flexibility for parking for non-conforming buildings (whether on-street or off-site along Old Dixie), and for parking dimensions.

Next steps include public outreach to include an on-line survey and an open house. The proposed amendment is tentatively scheduled to go before the Planning and Zoning Commission in September, and before Town Council for first and second readings in October and November, respectively. Senate Bill 180, which is an act related to emergencies, was approved by the Florida Legislature on May 2<sup>nd</sup> and is awaiting the Governor’s signature or veto. The act would impact the ability of local governments to adopt more restrictive or

burdensome amendments or regulations, and could impact the potential zoning text amendment.

**STRATEGIC PRIORITY**

Managed Growth

**STRATEGIC PRIORITY**

**ATTACHMENTS**

1. Presentation

**FUNDING SOURCE**

Funding is not necessary for this request.

For more information or copies of the attachments, please contact Martin Schneider at [Martins@jupiter.fl.us](mailto:Martins@jupiter.fl.us) or 561-741-2290.



TOWN OF JUPITER

# Center Street / Alternate A1A- Redevelopment Overlay Area

## Zoning Text Amendment



# 2023 Strategic Initiative: Areas of Local Importance

*Explore designating distinct areas, or districts of local significance throughout Jupiter*

- Action Plan:
  - Identify distinct districts as “areas of local importance”
  - Specify guidelines to preserve their unique local character
- Town Council Roundtables occurred in mid-2023, providing direction to start with Center Street/ Alternate A1A ROA



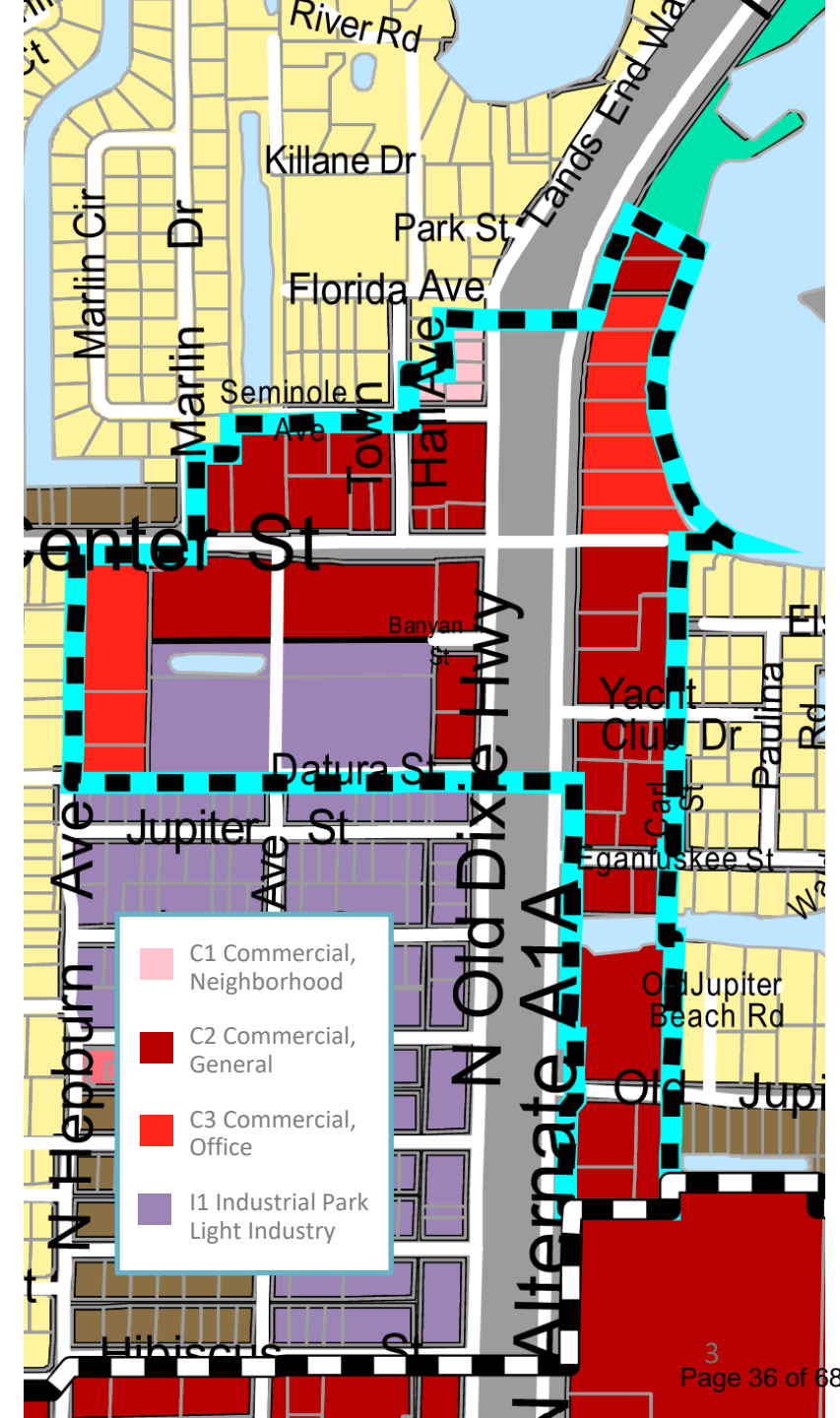
# EXISTING...Center Street / Alternate A1A Redevelopment Overlay Area

VOLUNTARY & INCENTIVE BASED- Allows reductions in:

- Front setbacks
- Landscape buffers
- Greenspace

If opting to use, must meet General Planning Principals:

- Preserve/enhance the historic commercial character
- Provide services, employment, and accessory residential
- Orient buildings to the street
- Provide on-street parking
- Preserve/enhance natural resources
- Enhance views to the waterway



# Proposed Amendments

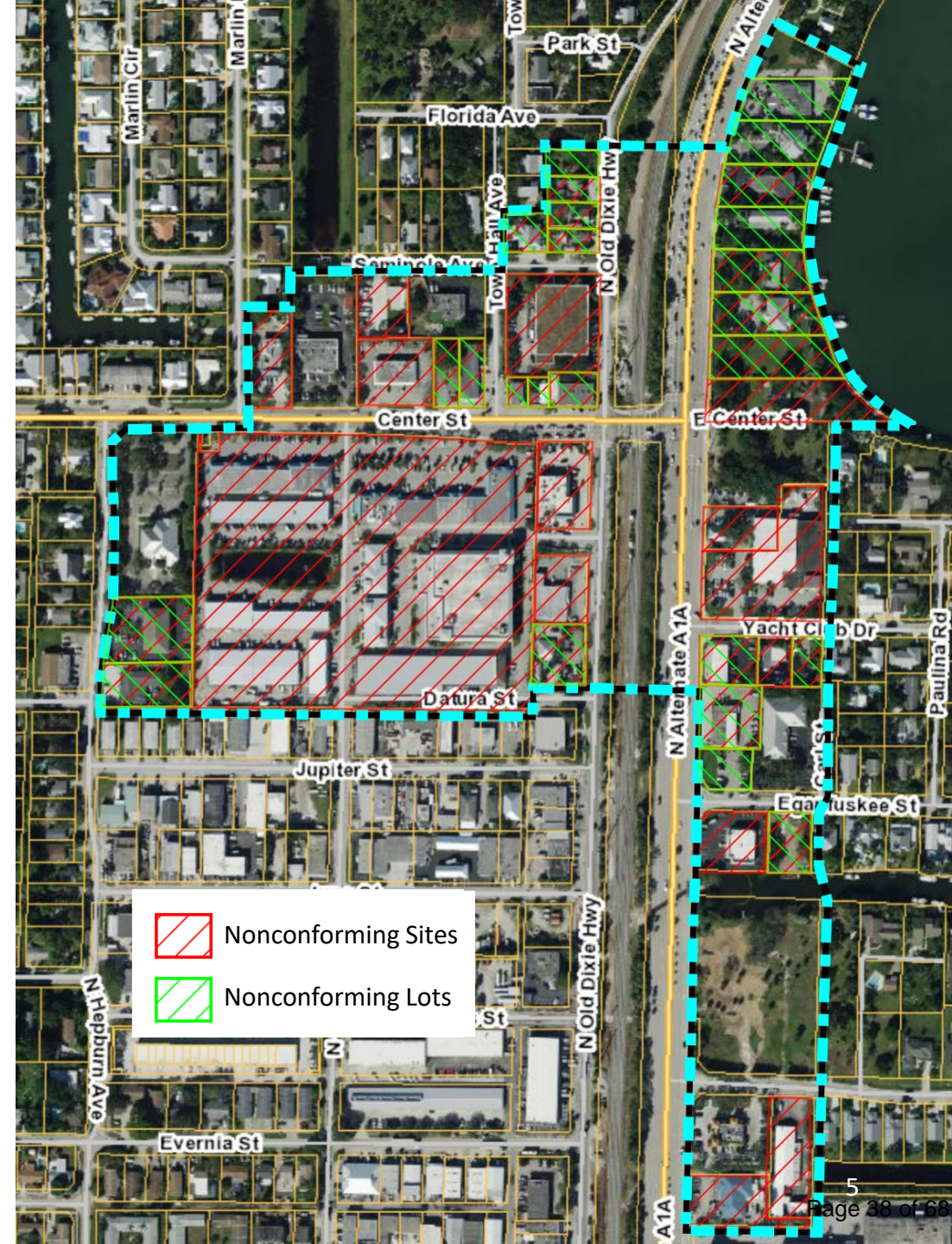
Per Town Council direction, staff researched and began drafting amendments to:

- Modify existing regulations from an **incentive-based** option to a **requirement**;
- Address building **height** and **massing**;
- Create regulations **differentiating between** Alternate A1A versus Center Street
- Address the **historic nature** of Center Street, scale and surrounding compatibility



# Analysis

- Reviewed land development regulations from other municipalities
- Researched and mapped nonconforming lots



# Further Investigation

- Address parking
- On-street and off-site parking opportunities near Old Dixie
- Flexibility for nonconforming sites (parking, lot coverage, green space)



# Tentative Next Steps

- Center Street Right-of-Way improvements by Palm Beach County to widen from 2 to 3 lanes (one each direction + suicide lanes)
- Public Outreach for Center Street/Alt A1A ROA zoning text amendments
  - On-line survey this summer
  - Open House on July 29th
  - Post survey results at end of August
- September 9th: Planning and Zoning Commission meeting
- October 21st: Town Council 1<sup>st</sup> reading
- November 18: Town Council 2<sup>nd</sup> reading



# Potential Issue

- Senate Bill 180 would impact the ability to adopt any zoning text amendments that create more strict regulations
  - It was approved by the Florida Legislature on May 2, 2025
  - It is pending Governor signature
    - Governor has until 15 days after the end of session to sign or veto
    - The date would be June 21<sup>st</sup>, if the extended session ends on June 6<sup>th</sup>



# Questions?



6/3/2025

**TOWN OF JUPITER**  
**Center Street Corridor Improvements Presentation**



<b>DATE</b>	June 10, 2025
<b>TO</b>	Honorable Mayor and Members of Town Council
<b>THRU</b>	Frank Kitzerow, Town Manager
<b>FROM</b>	John Sickler, Director of Planning and Zoning
<b>SUBJECT</b>	Presentation to introduce the process to conduct public outreach for the Center Street roadway improvements under design by Palm Beach County.

**EXECUTIVE SUMMARY**

Presentation by the Treasure Coast Regional Planning Council (TCRPC) to introduce the public input process that will be undertaken to engage the community in preparation for the Center Street Corridor improvements that are currently under design by Palm Beach County.

This is an informational presentation only.

**ANALYSIS**

The Town has requested that the TCRPC conduct a public outreach process to engage the community to identify a preferred design for the Center Street Corridor between Loxahatchee River Road and Alternate A1A. The corridor is under Palm Beach County (the County) jurisdiction for roadway design, operations, and maintenance and is currently subject to design analysis by the County.

The presentation will provide an overview of the Town’s transportation network, Complete Streets and Vision Zero concepts, the Center Street Corridor road expansion program within the County’s five-year plan, the historic significance of the Center Street/Alternate A1A redevelopment overlay area, and opportunities for possible interventions (i.e., bike lanes, shared-use paths, traffic calming, lighting, and landscaping) to promote walking, biking, and alternate modes of transportation along and across Center Street.

**STRATEGIC PRIORITY**

Managed Growth

**STRATEGIC PRIORITY**

**ATTACHMENTS**

1. Presentation

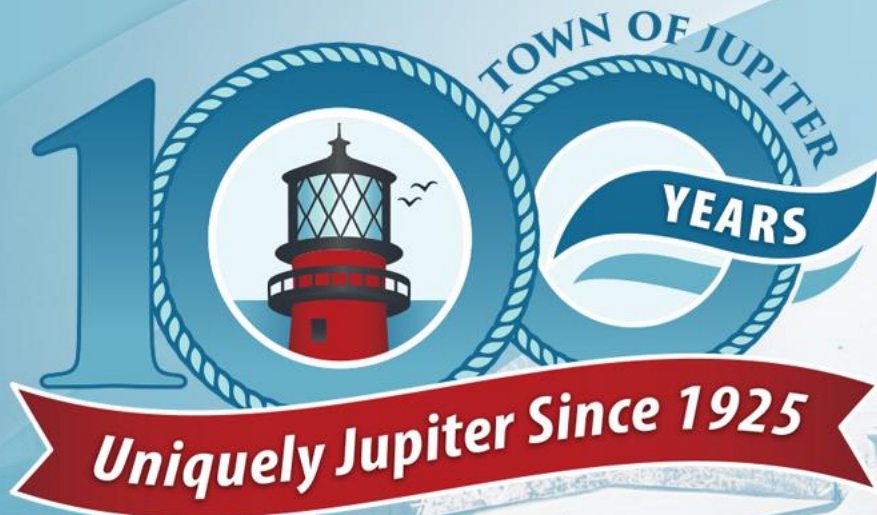
**FUNDING SOURCE**

For more information or copies of the attachments, please contact Martin Schneider at [Martins@jupiter.fl.us](mailto:Martins@jupiter.fl.us) or 561-741-2290.

# Center Street Corridor Improvements Project Overview

Planning & Zoning  
Commission  
June 10, 2025

- PRESENTED BY
- KIM DELANEY, PH.D.
- TREASURE COAST REGIONAL PLANNING COUNCIL
- [WWW.TCRPC.ORG](http://WWW.TCRPC.ORG)

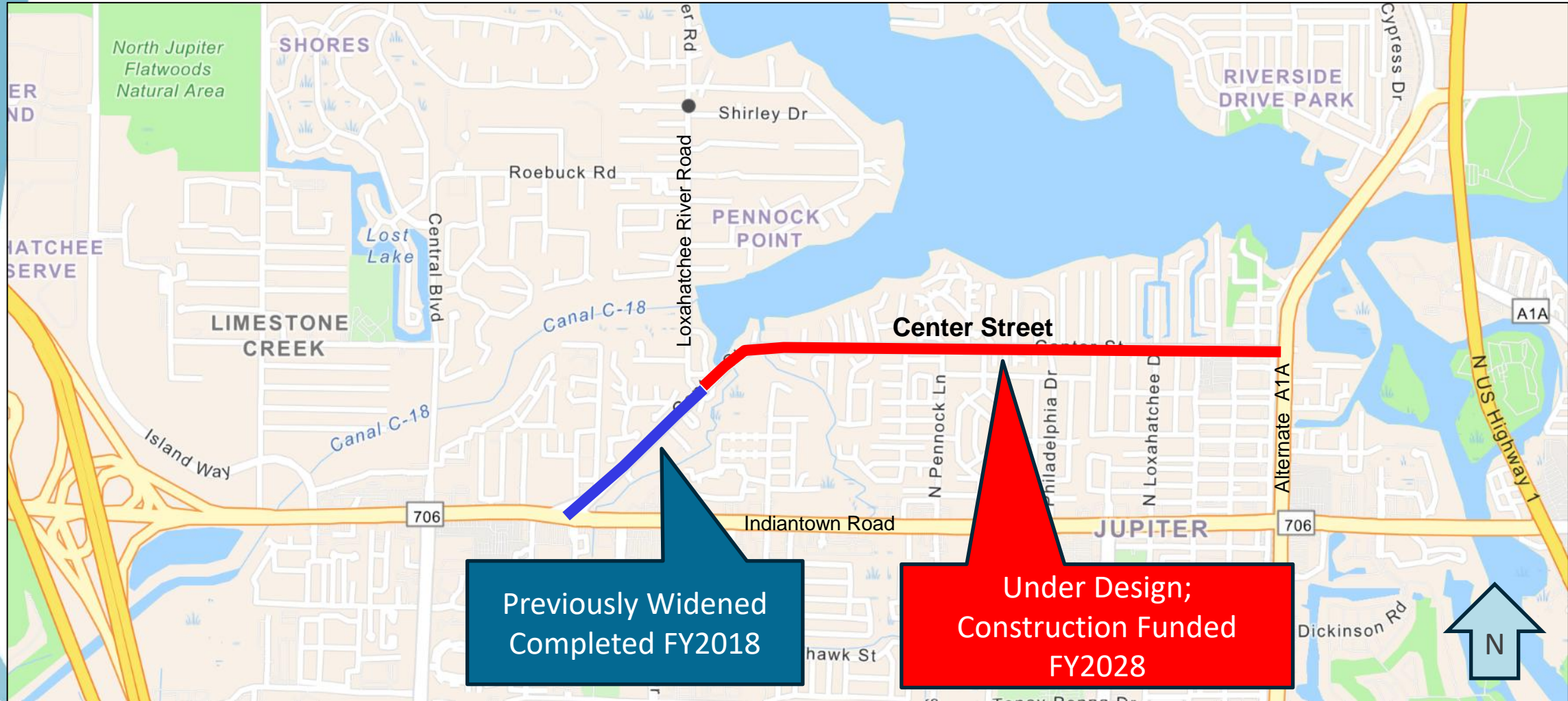


**CENTENNIAL  
CELEBRATION**  
1925 - 2025

# Agenda

- Project Overview
- Center Street Corridor
- Town Transportation Network
- Complete Streets & Vision Zero
- Design Considerations
- Project Schedule

# Location Map

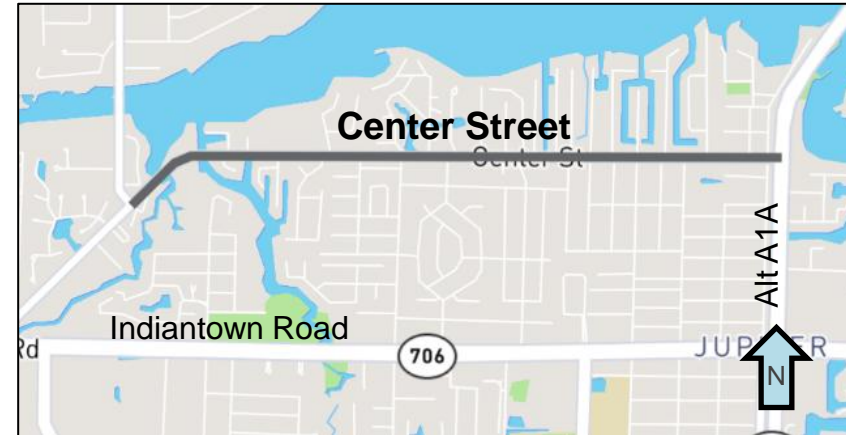


# Funding Status

## Palm Beach TPA – Transportation Improvement Program (excerpt)

Project Name: CENTER ST FROM LOXAHATCHEE RIVER RD TO ALT A1A

Type of Work Description	Add Lanes & Reconstruct
Managed by	Palm Beach County
Length	1.7
SIS	No
LRTP #	-
Construction Year	2028
Project Description	Widen to 3 lanes

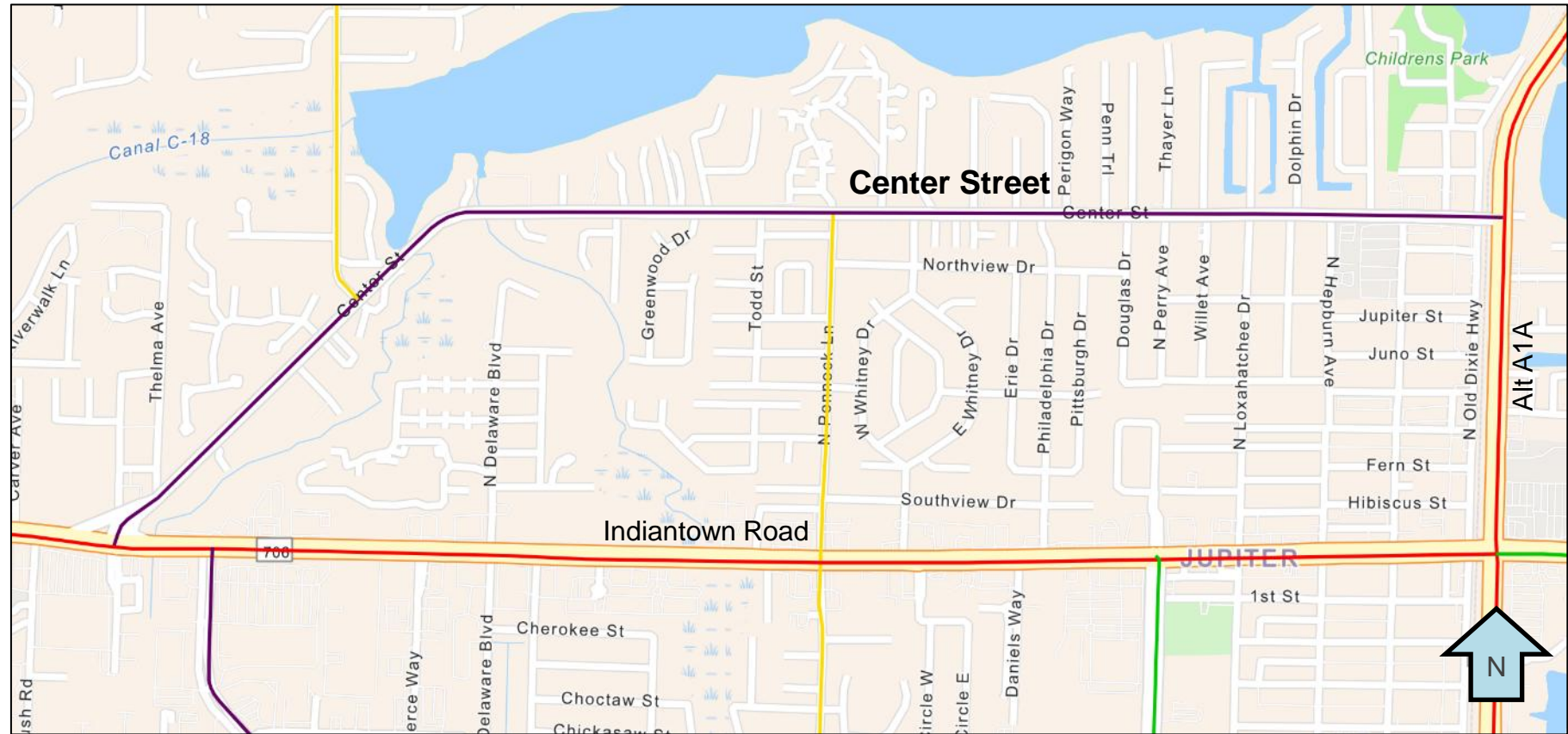


Fund Overview									
Phase	Fund Source	Prior	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
PE	LF	\$1,000,000	-	-	-	-	-	-	\$1,000,000
Total PE		\$1,000,000	-	-	-	-	-	-	\$1,000,000
CST	LF	-	-	-	\$2,500,000	-	-	-	\$2,500,000
Total CST		-	-	-	\$2,500,000	-	-	-	\$2,500,000
Total Prior Costs		\$1,000,000	-	-	-	-	-	-	\$1,000,000
Total Programmed		\$1,000,000	-	-	\$2,500,000	-	-	-	\$3,500,000



# Functional Roadway Classification

☑ Roadway Functional Classification	
	01 - Principal Arterial-Interstate RURAL
	02 - Principal Arterial-Expressway RURAL
	04 - Principal Arterial-Other RURAL
	06 - Minor Arterial RURAL
	07 - Major Collector RURAL
	08 - Minor Collector RURAL
	09 - Local RURAL
	11 - Principal Arterial-Interstate URBAN
	12 - Principal Arterial-Freeway and Expressway URBAN
	14 - Principal Arterial-Other URBAN
	16 - Minor Arterial URBAN
	17 - Major Collector URBAN
	18 - Minor Collector (Fed Aid) URBAN
	19 - Local URBAN



Center Street Classification: Major Collector Urban

# Functional Roadway Classification

## Context Classifications and Roadway Types

FHWA Road Functional Classification Table

FHWA Functional Classifications	Description	Typical Features	Typical AADT	Examples
Limited Access Facilities	Highest classification of roadways in the United States. Provide regional and interstate trips and support freight movement between markets and shipping locations. Experience highest mobility and highest speeds.	Lanes: Vary Lane Width: 12 ft. Outside Shoulder Width: 8-12 ft. Typical Speed Limit: 55-75 mph	AADT (Urban): 60,000-260,000	<ul style="list-style-type: none"> <li>I-95</li> <li>Florida's Turnpike</li> </ul>
Principal Arterial	Serves major activity centers of a metropolitan area, has the highest traffic volumes and longest trip desires. Abutting land uses can be served directly.	Lanes: 4-8 Lane Width: 11-12 ft. Outside Shoulder Width: 8-12 ft. Typical Speed Limit: 35-55 mph	AADT (Urban): 30,000-75,000	<ul style="list-style-type: none"> <li>Lantana Road (Lantana)</li> <li>Jog Road (Boynton Beach)</li> </ul>
Minor Arterial	Provides service for trips of moderate length. Lower traffic volumes and provide more direct property access than principal arterials without penetrating neighborhoods.	Lanes: 4-6 Lane Width: 10-12 ft. Outside Shoulder Width: 4-8 ft. Typical Speed Limit: 30-45 mph	AADT (Urban): 15,000-45,000	<ul style="list-style-type: none"> <li>Linton Boulevard (Delray Beach)</li> <li>Donald Ross Road (Jupiter)</li> </ul>
Major Collector	Provide direct property access and traffic circulation into higher density residential neighborhoods and commercial/industrial areas. Often channels traffic from local streets to arterial system.	Lanes: 2-4 Lane Width: 10-11 ft. Outside Shoulder Width: 1-6 ft. Typical Speed Limit: 30-45 mph	AADT (Urban): 7,000-30,000	<ul style="list-style-type: none"> <li>Kirk Road (Palm Springs)</li> <li>SW 18th Street (Boca Raton)</li> </ul>
Minor Collector	Serves less traffic volumes than major collectors. Direct property access to lower density residential and commercial/industrial areas. Channels trips between local streets and arterials for short distances (<.75 miles).	Lanes: 2 Lane Width: 10-11 ft. Outside Shoulder Width: 0-6 ft. Typical Speed Limit: 25-40 mph	AADT (Urban): 2,000-20,000	<ul style="list-style-type: none"> <li>S Pennock Lane (Jupiter)</li> <li>Paddock Drive (Wellington)</li> </ul>
Local Roads	Provides direct access to adjacent property. Does not carry through traffic movement, roads with the lowest traffic volumes.	Lanes: 2 Lane Width: 8-10 ft. Outside Shoulder Width: 0-2 ft. Typical Speed Limit: 10-30 mph	AADT (Urban): 100-10,000	<ul style="list-style-type: none"> <li>7 Avenue N (Lake Worth)</li> <li>W 22nd Court (Riviera Beach)</li> </ul>

# Functional Roadway Classification

## Major Collector

Provide direct property access and traffic circulation into higher density residential neighborhoods and commercial/industrial areas. Often channels traffic from local streets to arterial system.

**Lanes:** 2-4

**Lane Width:** 10-11 ft.

**Outside Shoulder Width:** 1-6 ft.

**Typical Speed Limit:** 30-45 mph

**AADT (Urban):**

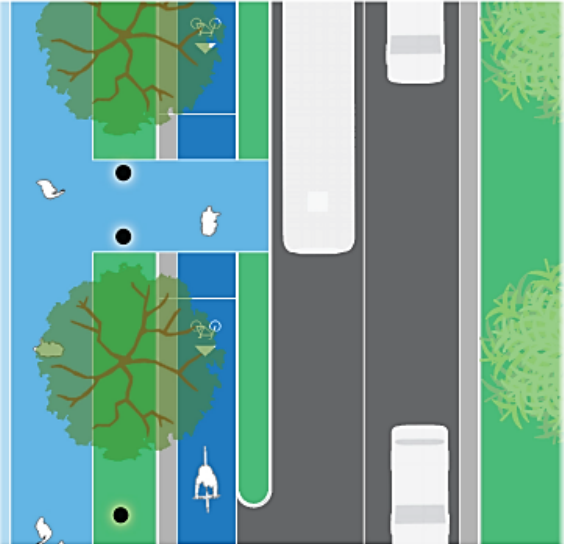
7,000-30,000

- Kirk Road (Palm Springs)
- SW 18th Street (Boca Raton)

### MAJOR COLLECTOR

For Major Collectors roadways, their primary function is to provide direct property access and traffic circulation into higher density residential neighborhoods and commercial areas. The typical speed limit for Major Collectors is 30 to 45 mph, depending on context. Expected volumes range from 7,000 to 30,000 vehicles per day.

Cross sections vary for Major Collectors, though all of them are recommended to have four travel lanes. Bicycle facilities range from protected on-street lanes to side paths, depending on the available right-of-way space. The Urban General, Suburban Residential, and Rural contexts are recommended to have two-way left turn lanes in their design, while the Suburban Commercial context has a center median for access management purposes.



- Frontage Zone
- Pedestrian Zone
- Furnishing Zone
- Curb Zone
- Bicycle Path
- Vehicle Travel Lanes

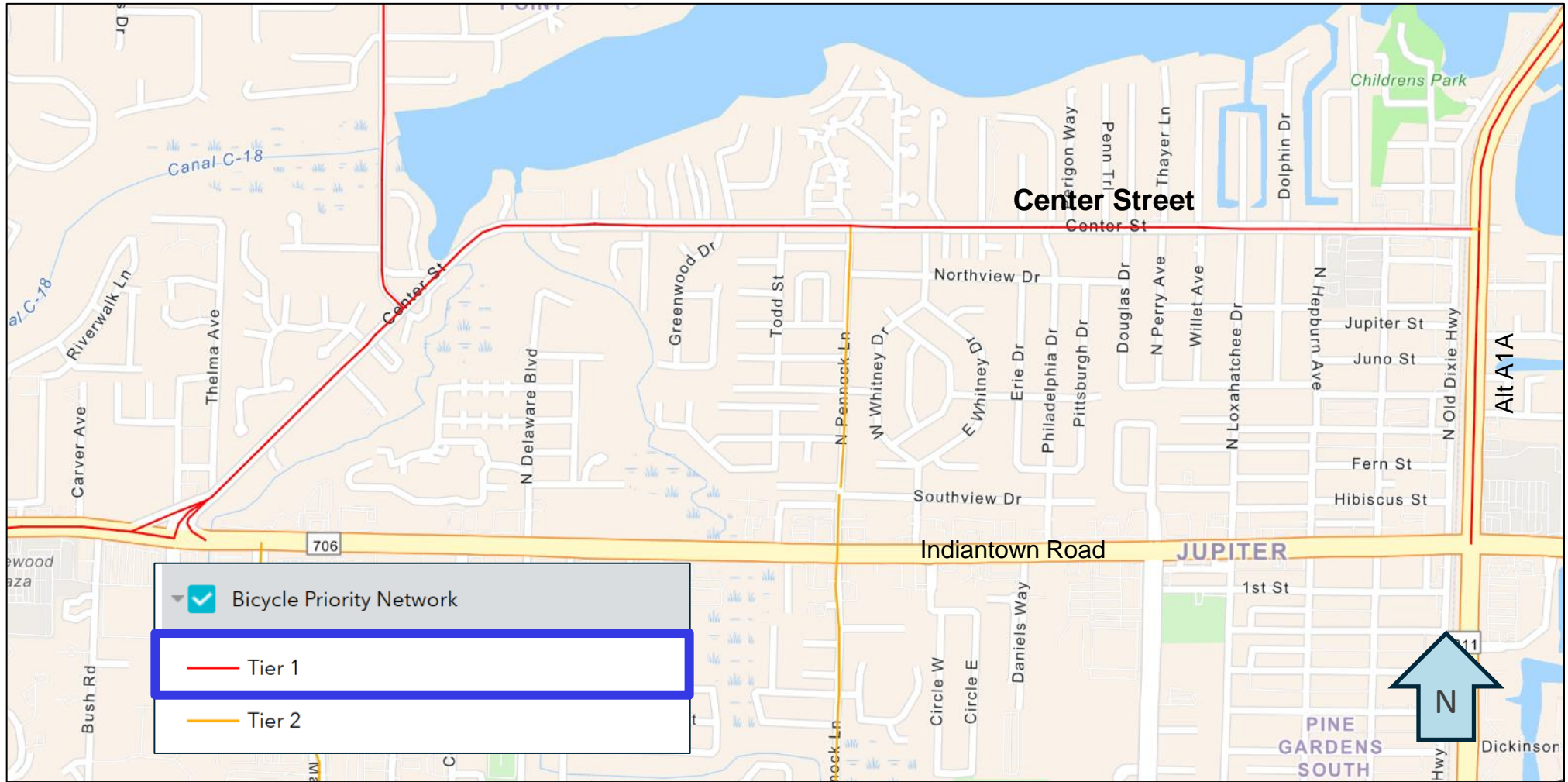
\* Denotes an instance where the bicycle facility is combined into the sidewalk

Context	Sidewalk		Bicycle		Through Lane	Through Lane	Half of Median
Urban Core (70' ROW)	8	-	4	-	11	10	-
Urban Center (80' ROW)	9	-	6	2	11	10	-
Urban General (80' ROW)	10	2	*	-	11	10	5 (TWLTL)
Suburban Commercial (80' ROW)	6	4	-	-	11	11	1
Suburban Residential (80' ROW)	8	4	*	-	11	11	6 (TWLTL)
Rural Town (80' ROW)	6	6	6	-	11	11	-
Rural (100' ROW)	3	10	6	*	-	12	12
Natural (None)	-	-	-	-	-	-	-

Section Repeats on Other Side



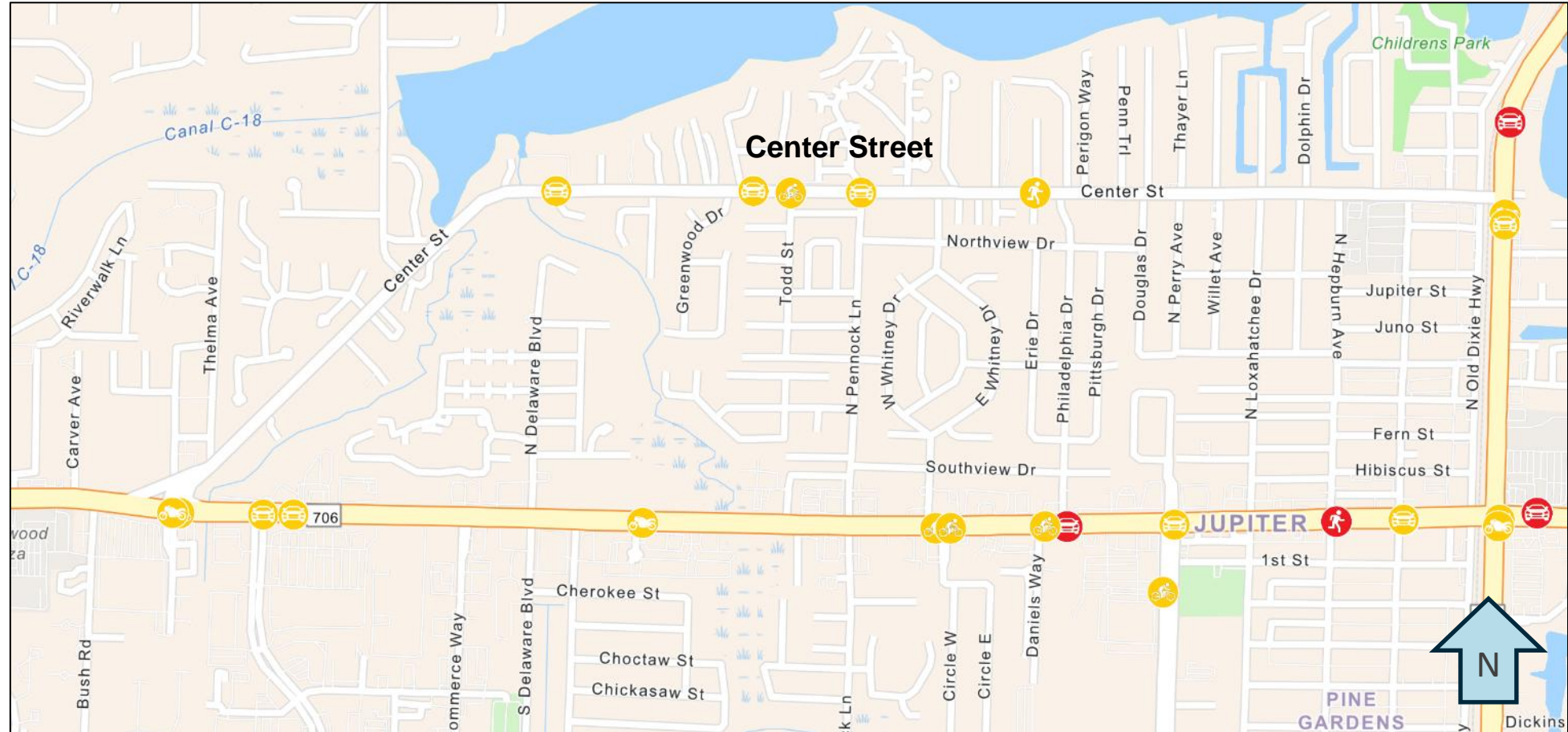
# Bicycle Priority Network Designation



Center Street Designation: Tier 1



# Safety Concerns



Palm Beach TPA – Fatal and Severe Crashes Data Layer (excerpt)

## Strategic Plan at a Glance 2025-2027

**MISSION:** We provide exceptional municipal services that add value to residents' lives and businesses while assuring a long term, sustainable community.

**VISION:** Jupiter is a distinctive coastal community committed to preserving its unique character and history and vibrant, small town feel.

Below are the "results" Jupiter aims to achieve, and a summary of their definitions



### Safety

Keep citizens and businesses safe.

- Use of technology and environmental design to prevent crime
- Adequate resources for the Jupiter Police Department in line with community growth
- Employ first-rate best practices to ensure safety for roadways, waterways, neighborhoods, beaches and parks



### Mobility

Improved mobility for all modes of transit.

- Effective traffic mitigation and parking management
- Ample safe paths for pedestrians and cyclists and an emphasis on alternate modes of transportation
- Practical development that complements the goal of congestion reduction



### Organizational Excellence

Organizational governance; internal support and services.

- Ensure the Town has sufficient resources to recruit and retain top of the line employees, technologies, and facilities
- Promote a culture that is nimble, engaging, and encourages professional development
- Strive to provide world-class service to Town residents and businesses in a cost-efficient manner



### Fiscal Responsibility

Prepare and manage budget; maintain fiduciary responsibility.

- Exemplify trusted stewardship of taxpayer dollars and prudent asset management
- Promote transparency and accountability
- Ensure reasonable rates and fees in line with the Consumer Price Index, as well as investments that are beneficial and cost-justified to Town residents and businesses



### Green, Blue, and Open Spaces

Continue beautification and natural areas; green spaces, parks, beaches and landscaping. Maintain Jupiter as a distinctive coastal community with open and natural environments.

- Approach development with an emphasis on preservation and sustainability
- Provide increased access and use of green and open spaces
- Ensure good stewardship and maintenance of the Town's natural resources



### Unique, Small Town Feel

Maintain and enhance our vibrant small town feel by leveraging the unique combination of community, cultural and recreational assets that make Jupiter a special place to live and work.

- Promote the Town's natural resources as places for physical activity and community through increased access and maintenance
- Foster community pride and engagement through events and partnerships
- Safeguard the Town's historical sites, landmarks and special places



### Manage Growth

Plan for and manage growth, development and redevelopment to maintain Jupiter's small town feel and its integrity as a distinctive, vibrant coastal community.

- Support development that complements Jupiter's unique, small town feel and emphasizes preservation of natural resources and assets
- Maintain and update a comprehensive plan for development that is long-term and sustainable, and one that is regularly reviewed and impacted by public input



### Strong Local Economy

Support local businesses, create a business-friendly environment.

- Encourage development to ensure diversity of businesses with an emphasis on small, local business ownership, as well as the biotech and high-tech industries
- Engage in practical, mutually beneficial partnerships
- Incentivize business and tourism that is aligned with the strategic goals of the Town



### Town Communication

Support and enhance open two-way communication between the Town and its residents and businesses.

- Provide multiple avenues for communication between the Town and its communities to share information and engage in conversation
- Practice the highest degree of honesty and transparency
- Encourage citizen involvement with a special focus on under-represented communities

210 Military Trail, Jupiter, FL 33458-5784 • (561) 746-5134 • [jupiter.fl.us/StrategicPlan](http://jupiter.fl.us/StrategicPlan)

## HOW WE ACHIEVE RESULTS

Below are the 2025-2027 strategic initiatives that support achieving the results.



### SAFETY

- **Fire Rescue Strategy:** Determine a long-term strategy for fire rescue services for Jupiter residents.
- **High-Speed Rail:** Prepare for the introduction of high-speed rail through the Town of Jupiter by investigating and advocating for appropriate safety measures.
- **Public Safety Training Facility:** Develop a conceptual plan for a public safety training facility.



### UNIQUE, SMALL TOWN FEEL

- **Recreation Facility Master Plan:** Develop a master plan for the Town's indoor and outdoor recreational facilities and parks in support of youth and adult recreation activities, and considering opportunities for emergency uses.
- **Piatt Place:** Determine future use and development plan for Town-owned property.
- **Athletic Facility Usage:** Develop athletic facility usage policies.
- **Maintenance Facility:** Develop a master plan for the Town's Maintenance Facility property.
- **The Arts:** Promote music and the arts.
- **Community Webcams:** Invest in web cams in the community so that others can enjoy all Jupiter has to offer.
- **Baseball/Roger Dean Chevrolet Stadium:** Complete field usage agreement.
- **A1A and Beach Road Roundabout:** Engage with the Art Committee to propose and develop a plan for a decorative and aesthetic element for the roundabout at A1A and Beach Road.
- **Historic Preservation:** Continue efforts to collaboratively work with the Suni Sands property owner to respect and preserve the unique archeological and historic nature of portions of the site.



### GREEN, BLUE AND OPEN SPACES

- **Protect Open Spaces:** Enhance access and use of green space by providing more open and natural areas for protection.
- **Protect Local Seagrass and the Loxahatchee River:** Enhance the natural vegetation and promotion of our bluewater systems by evaluating and protecting our local seagrass beds and improve the water quality in the Loxahatchee River.
- **Anchored Vessels:** Remove anchored and at-risk vessels from Jupiter's waterways.
- **Sustainability Plan:** Develop a sustainability plan document for the Town.



### MOBILITY

- **Vehicle and Pedestrian Traffic Management & Mitigation:** Enhance and update the Town's traffic mitigation plans for roadways not meeting the Town's level of service standards and employ strategies to reduce the number of accidents and bike/pedestrian/vehicle conflicts.
- **Western Portion of Indiantown Road:** Pursue implementation of various roadway capacity improvements and traffic mitigation solutions.
- **U.S. 1 Bridge:** Monitor construction and impacts of the U.S. 1 Bridge.
- **South Island Way:** Advance South Island Way.



### ORGANIZATIONAL EXCELLENCE

- **Municipal Complex:** Update and revise master plan and continue improvements.



### MANAGE GROWTH

- **Comprehensive Plan Revision:** Revise the Comprehensive Plan to reflect policy changes and updates.
- **Areas of Local Importance:** Explore designating distinct areas, or districts, of local significance throughout Jupiter.

Action plans have been developed for each of the strategic initiatives listed above. To view the entire strategic plan, including those action plans, visit [jupiter.fl.us/StrategicPlan](http://jupiter.fl.us/StrategicPlan).



# Mobility

Improved mobility for all modes of transit.

***Vehicle and Pedestrian Traffic Management & Mitigation:*** Enhance and update the Town's traffic mitigation plans for roadways not meeting the Town's level of service standards; and employ strategies to reduce the number of accidents and bike/ped/vehicle conflicts.

1. Annually, by the end of the first quarter, present to Town Council a report on mitigation strategies and status of roadway projects across various agencies.
2. Pursue and secure project budget commitments from other agencies.<sup>1</sup>
3. Participate in Palm Beach County's transportation master planning effort.<sup>1</sup>
4. Evaluate locations and complete construction of phase two of the pedestrian activated crosswalk project to include Longshore Drive and Central Blvd.
5. Develop a plan for education, training and new or modified regulations for electric bicycles.

<sup>1</sup> The success of this Action Item is recognized as a priority of the Town Council. Town staff will actively support this initiative by providing regular updates and relevant information. Ultimately, it is within the Town Council's purview to leverage their collective influence to drive progress, whether through engagement with regional planning boards, the adoption of Resolutions, or other advocacy efforts aimed at achieving the desired outcomes.



# Manage Growth

Plan for and manage growth, development and redevelopment to maintain Jupiter's small town feel and its integrity as a distinctive, vibrant coastal community.

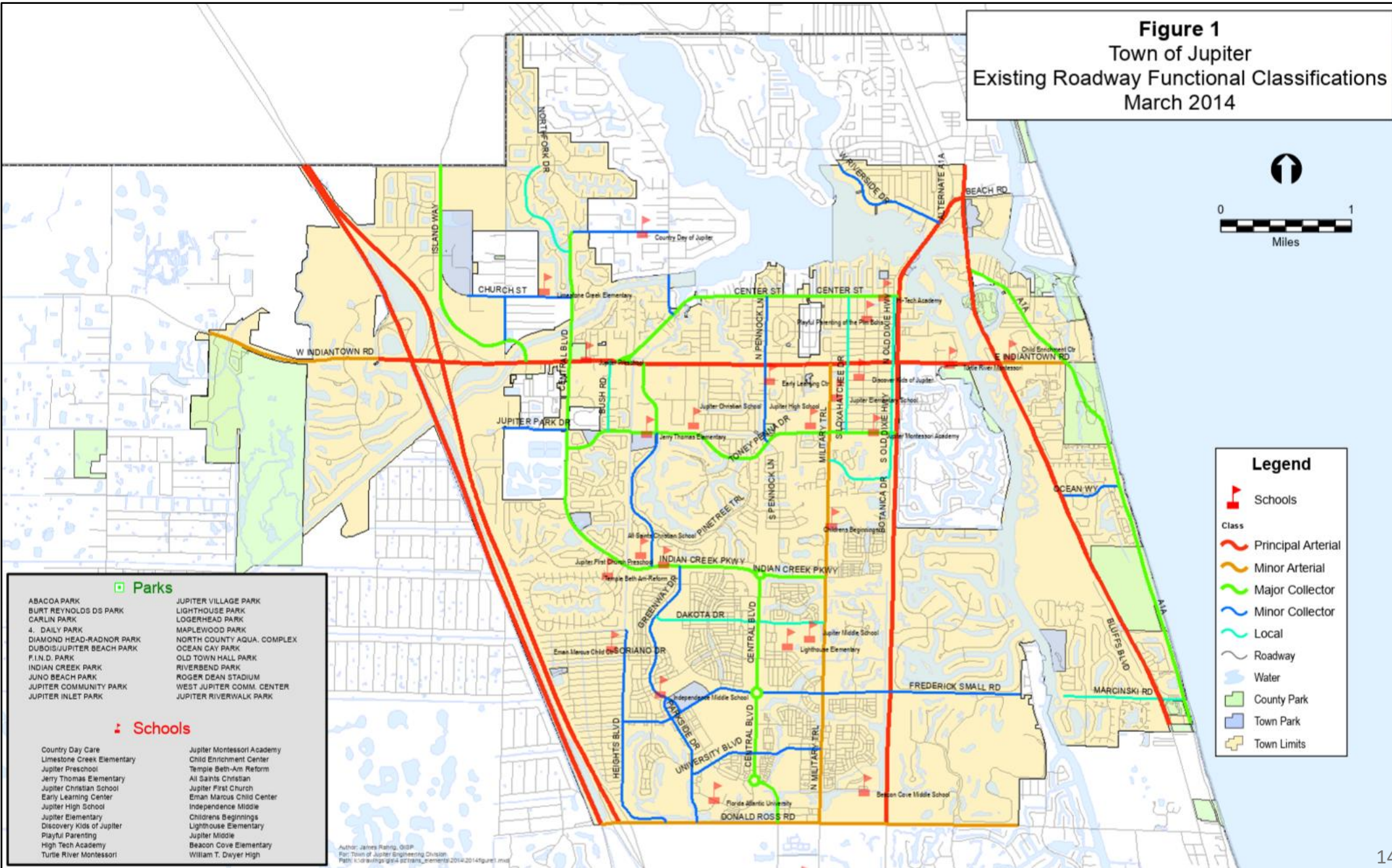
**Comprehensive Plan Revision:** Revise Plan to reflect policy changes and updates.

1. Identify and prioritize sections within the comprehensive plan as it relates to workforce housing and transportation and take appropriate steps to update.
2. Continue to modify land use and zoning designations on key parcels, as identified through the 2023 EAR amendments approved by Town Council, through the Future land use map and rezoning process.

**Areas of Local Importance:** Explore designating distinct areas, or districts, of local significance throughout Jupiter.

1. Define and approve the Center Street/Alternate A1A Redevelopment Overlay Area.

**Figure 1**  
**Town of Jupiter**  
**Existing Roadway Functional Classifications**  
**March 2014**



**█ Parks**

ABACO PARK	JUPITER VILLAGE PARK
BURT REYNOLDS DS PARK	LIGHTHOUSE PARK
CARLIN PARK	LOGGERHEAD PARK
4. DAILY PARK	MAPLEWOOD PARK
DIAMOND HEAD-RADNOR PARK	NORTH COUNTY AQUA. COMPLEX
DUBOIS/JUPITER BEACH PARK	OCEAN CAY PARK
F.I.N.D. PARK	OLD TOWN HALL PARK
INDIAN CREEK PARK	RIVERBEND PARK
JUNO BEACH PARK	ROGER DEAN STADIUM
JUPITER COMMUNITY PARK	WEST JUPITER COMM. CENTER
JUPITER INLET PARK	JUPITER RIVERWALK PARK

**▲ Schools**

Country Day Care	Jupiter Montessori Academy
Limestone Creek Elementary	Child Enrichment Center
Jupiter Preschool	Temple Beth-Am Reform
Jerry Thomas Elementary	All Saints Christian
Jupiter Christian School	Jupiter First Church
Early Learning Center	Eman Marcus Child Center
Jupiter High School	Independence Middle
Jupiter Elementary	Childrens Beginnings
Discovery Kids of Jupiter	Lighthouse Elementary
Playful Parenting	Jupiter Middle
High Tech Academy	Beacon Cove Elementary
Turtle River Montessori	William T. Dwyer High

**Legend**

- ▲ Schools
- Class
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Roadway
- Water
- County Park
- Town Park
- Town Limits



# Town Planning Considerations

ATTACHMENT A

## Town of Jupiter Street Tree Study

JANUARY 6, 2020

Gentile Glas Holloway O'Mahoney & Associates  
Address: 1907 Commerce Ln, Ste. 101  
Jupiter, FL 33458  
Phone: 561-575-9557  
Email: [emily@2gho.com](mailto:emily@2gho.com)  
Website: [www.2gho.com](http://www.2gho.com)



## Town of Jupiter Comprehensive Plan



*Town of Jupiter, Florida*

*Department of Planning and Zoning*

*Enacted February 10, 1990*

*Amended as of December 19, 2023*

## Stormwater Utilities Master Plan Update 2022

FINAL | June 2022

Town of Jupiter  
Utilities



# Town Planning Considerations

## 2023 Strategic Initiative: Areas of Local Importance

Explore designating distinct areas, or districts of local significance throughout Jupiter



Town Council Round Table continuation– June 6, 2023

Planning and Zoning Department



# Design Considerations → Vision Zero

## #1: New Way to Think About Traffic Safety

Traditional approach	Safe System approach
Prevent crashes	Prevent death and serious injuries
Improve human behavior	Design for human mistakes/limitations
Control speeding	Reduce system kinetic energy
Individuals are responsible	Share responsibility
React based on crash history	Proactively identify and address risks

# Vision Zero

A commitment to **ZERO** traffic fatalities and serious injuries.

People make mistakes, but roads should protect users when the system operates perfectly—and when it doesn't.



# Design Considerations → Complete Streets

## What are Complete Streets?



They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.

# Design Elements to Consider



*Textured Crosswalk*



*Lighted Crosswalk*



*Protected Crosswalk*



*Elevated Crosswalk*



*Bulb-out*



*Splitter Island*

# Design Elements to Consider



*Decorative Lighting*



*Bioswales*



*Light Bollards*



*Sidewalk Dining*



*Water fountains*

# Design Elements to Consider



*Buffered Bike Lane*



*Bikeway Intersection*



*Shared-Use Path*



*Protected Bicycle Lane*

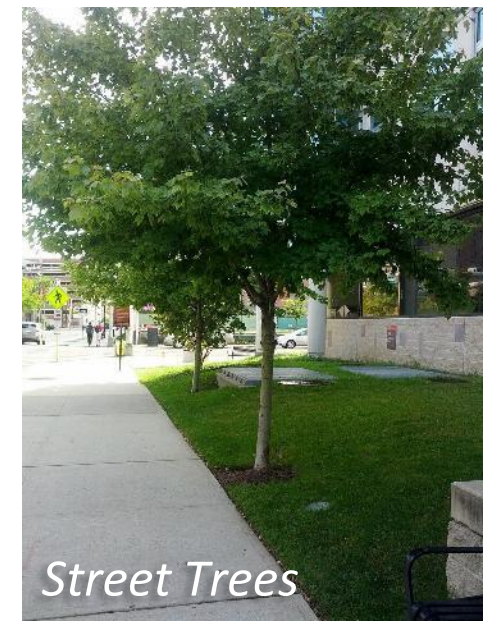
# Design Elements to Consider



*Protected Crosswalk*



*Enhanced Median Crosswalk*



*Street Trees*



*Roundabout*



*Speed Table*



*Planters*

# Anticipated Schedule

<b>DUE DILIGENCE</b>	<b>UNDERWAY</b>
<b>AGENCY COORDINATION</b> <ul style="list-style-type: none"> <li>* Palm Beach County</li> <li>* Palm Beach Transportation Planning Agency</li> </ul>	<b>UNDERWAY</b>
<b>PUBLIC OUTREACH</b> <ul style="list-style-type: none"> <li>* Planning &amp; Zoning Commission</li> <li>* Stakeholder Interviews &amp; Focus Groups</li> </ul>	<b>UNDERWAY</b>
<i>PUBLIC WORKSHOP</i>	<i>SUMMER 2025</i>
<i>TEST ALTERNATIVES / DEVELOP RECOMMENDATIONS</i>	<i>SUMMER/FALL 2025</i>
<i>TOWN COUNCIL PRESENTATION</i>	<i>FALL 2025</i>



# Contact Information

KIM DELANEY, PH.D.

TREASURE COAST REGIONAL PLANNING COUNCIL

772.708.8471

[WWW.TCRPC.ORG](http://WWW.TCRPC.ORG)

