AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, AUGUST 12, 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
Vice- Chair Beth Kelso
Comm. Michael Cassatly
Comm. Robert Grabowski
Comm. Marty Rogol
Comm. David Thompson
Comm. Karen Vinson
Comm. Paul Keenan (1st Alt)
Comm. Cynthia Blum (2nd Alt)

Town Attorney, Thomas Baird, Esq.
Director of Planning and Zoning, John Sickler
Asst. Director of Planning and Zoning, Stephanie Thoburn
Secretary, Vernisa Ayers

CITIZEN COMMENTS

Non-agenda topic citizen comments will be noted by staff for follow-up, as appropriate. The Commission will not discuss these items at this meeting.

MINUTES

1. Motion to approve the minutes from June 10, 2025 Regular Planning and Zoning Commission Meeting.

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:

2. **Promenade Shoppes –** Site Plan amendment application for shared parking on a property with less than 250 parking spaces, increase medical use, and to add outdoor seating greater than 500 square feet, on a 3.4± acre property, located at 240 W Indiantown Road. ***(PZ 24-6183)***

Town Council Consideration: September 4, 2025

3. **PAM Health Rehabilitation Hospital**–

- Amendment to the Abacoa Workplace (WP) and Workplace Limited (WPL) Subdistrict Master Site Plan to redefine the blocks west of Corporate Way between University Boulevard and Pioneer Road on 100.2 acres;
- Individual site plan and special exception applications to allow a 21,186 square foot expansion to the current specialty hospital and to increase the acreage 1.84 acres to a 6.84± acre property located at 5075 Innovation Way. ***(PZ 25-6379, 6380, 6392)***

Town Council Consideration: September 4, 2025

4. **Admirals Cove –** Site Plan amendment application to construct an accessory shade structure over 2,000 square feet to cover four existing pickleball courts, on a 10.26 ± acre property, located at 624 Captains Way. ***(PZ 25-6460)***

Town Council Consideration: September 4, 2025

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 September 9, 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
June 10, 2025 7:00 P.M.

CALL TO ORDER:
Chair Kevin Kirn called the meeting to order at 7:02p.m.

ATTENDANCE:
Chair Kevin Kirn, Comm. Michael Cassatly, Comm. Beth Kelso, Comm. David Thompson, Comm. Karen Vinson (arrived at 7:04 p.m.), Paul Keenan 1st Alternate (voting member) and Cynthia Blum 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Martin Schneider, Principal Planner; Thatcher Hart, Senior Planner; Jenna Johnston, Planner; Brett Lashley, Esq., Town Attorney; Kim Delaney, Director of Strategic Development & Policy for the Treasure Coast Regional Planning Council and Vernisa Ayers, Secretary.

ELECTION OF OFFICERS:

1. Election of Vice Chair.

Comm. Cassatly moved to recommend Comm. Beth Kelso for Vice Chair; seconded by Comm. Thompson. Motion passed unanimously, with a 7-0 vote.

CITIZEN COMMENTS:
Barbara Talty resident of 208 Diamante Way shared concerns regarding a hedge height violation she received. Ms. Talty clarified that her taller hedges are in the backyard, not the front and requested approval to keep them at eight feet. Chair Kirn stated that a member of staff would follow up with her.

MINUTES:
Vice Chair Kelso moved to recommend approval of the May 13, 2025 Regular Planning and Zoning Meeting minutes; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 7-0 vote.

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

REGULAR AGENDA:

A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

2. **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).***

Disclosures: Commissioners Blum and Keenan did not have disclosures. Vice Chair Kelso visited the site. Commissioners Cassatly, Thomas and Vinson drove-by the site. Chair Kirn also drove by the site and spoke with staff.

*Applicant presentation***:** Alec Dickerson, representative of 2GHO representative of Smash HQ, LLC. presented a PowerPoint presentation of the proposed project.

Staff presentation: Senior Planner, Thatcher Hart, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:
Comm. Keenan inquired about staffing and potential events at the proposed site. Mr. Dickerson responded that four full-time employees would be working on-site and noted that no events are currently planned or proposed.

Comm. Vinson asked about the expected daily traffic at the site with clients going in and out, and what the anticipated volume would be. Mr. Dickerson responded that traffic is expected to be minimal. While meetings will be held on-site—particularly during tournament preparation, which involve coordination with various vendors and organizers—no significant increase in traffic is anticipated, according to the submitted traffic report.

Comm. Cassatly asked the applicant whether they planned to provide landscaping at the rear entrance and confirmed the applicant's agreement to also address the missing trees that front Jupiter Park Circle. Mr. Dickerson responded affirmatively regarding Comm. Cassatly's statement.

Vice Chair Kelso asked whether the Jupiter Park Drive Master Association had provided an approval letter for the proposed changes. Mr. Dickerson responded that the letter had been submitted to Staff. Vice Chair Kelso asked Staff when would the applicant receive the concurrency reservation letter. Mr. Hart responded that the concurrency letter would be issued prior to Council review. Vice Chair Kelso also inquired about landscaping standards, asking whether the Town requires specific plant quality—such as Florida Fancy, Florida No. 1, or specimen-grade materials—for certain areas like entrance trees. Mr. Hart confirmed that the Town code requires Florida No. 1 grade plant material.

Public Comment: None.

Deliberation by Commission: None

Motion:
Comm. Keenan moved to recommend approval of the requested Special Exception application, subject to the five conditions outlined by the staff; seconded by Comm. Cassatly. Final Motion passed unanimously, with a 7-0 vote.

3. Center Street / Alternate A1A Redevelopment Overlay Area (ROA) - Presentation on potential text amendments to the existing ROA.

Staff presentation: Stephanie Thoburn presented an informational PowerPoint presentation outlining potential amendments to the existing ROA for Center Street.

Commissioners asked questions of the Applicant and Staff:
Chair Kirn asked whether the restrictions on municipalities from Senate Bill 180 had a sunset provision. Mr. Schneider, Principal Planner, explained that the law, enacted in response to the Florida hurricanes in 2024, prohibits municipalities from adopting more restrictive codes until October 1, 2027. If a future hurricane strikes within 100 miles of the area, counties and cities in that area cannot change their building codes for one year after the event. Chair Kirn stated that the restrictions expire on October 1, 2027 provided no additional hurricanes occur in the defined region. Mr. Schneider agreed. Chair Kirn observed the legislation appears aimed at encouraging redevelopment in storm-impacted areas, a view Mr. Schneider affirmed. The Town's Attorney, Mr. Lashley shared that his office is reviewing Senate Bill 180 and its potential impact. The bill has not yet been signed or vetoed. He explained that Senate Bill 180 might broadly restrict municipalities from adopting stricter development regulations—even for properties not directly affected by hurricanes—as long as the bill remains in effect. The extent of its applicability is under review. Once the final version is confirmed, the Town Attorney's office will issue a memo to Staff and relevant boards.

Comm. Vinson asked about plans for multiple public meetings and expanded outreach to include businesses and nearby neighborhoods. Ms. Thoburn confirmed several meetings are planned—to include zoning amendments and roadway impacts. Additional events like "Coffee with Council" and online surveys will be used, with efforts coordinated by the Community Relations Department and Treasure Coast Regional Planning Council. Comm. Vinson also inquired about the involvement of the Historic Resources Board. Ms. Thoburn stated the Board will be engaged and updated, noting that while most historic structures like the Sims House lie outside the overlay area, their input will be included. Comm. Vinson further asked about the county's road widening and its potential effect on diagonal parking near the Patio Store and Ralph's. Ms. Thoburn said no design plans have been provided by Palm Beach County yet, and the road remains under county jurisdiction. Comm. Vinson inquired whether properties that do not meet current code standards—such as green space requirements—would be required to come into compliance under the updated code, or if they would be grandfathered in. Ms. Thoburn explained that redevelopment, under a certain threshold (e.g. less than 20% expansion), generally does not require full code compliance. However, the Town is evaluating where updates are necessary and how to balance newer standards with preserving the historic character of the area.

Comm. Keenan asked if power lines in the redevelopment overlay area could be buried or relocated. Ms. Thoburn said the Town is focused on the overlay area and while undergrounding utilities is sometimes required, no decisions have been made. She noted undergrounding can cost 5 to 10 times more than overhead and the Town will assess feasibility. Comm. Keenan also asked if the Town might proceed with zoning changes by arguing Senate Bill 180 does not apply to non-storm-impacted areas. Ms. Thoburn said staff is reviewing the law, monitoring how other cities respond, and awaiting administrative guidance. The Town will continue its analysis and update the Board as more information becomes available.

Commissioners Blum, Cassatly and Vice Chair Kelso did not have questions for staff.

Public Comment: John Kuckku of 917 N. Loxahatchee Drive voiced concerns about preserving historic buildings, limited infrastructure space and traffic congestion near the railroad tracks hindering major changes.

Deliberation by Commission: None

4. Center Street Right-of-Way Improvements - Presentation to introduce the process to conduct public outreach for the Center Street roadway improvements under design by Palm Beach County.

Staff presentation: Kim Delaney from the Treasure Coast Regional Planning Council, presented an informational PowerPoint presentation on the public outreach process for the Palm Beach County Center Street roadway improvements.

Commissioners asked questions of the Applicant and Staff:
Comm. Keenan stated that he would like to receive interim status reports over the next few months as developments occur, so that everything doesn't come to them all at once.

Comm. Thompson questioned if bicycles were being prioritized over vehicles. Ms. Delaney clarified that bicycles and vehicles would have equal status, with road widening dependent on funding. She emphasized the importance of accommodating all transportation modes—vehicles, bicycles, pedestrians, scooters, and wheelchairs highlighting safety concerns flagged by other agencies. Comm. Thompson asked if traffic studies showing the percentage breakdown of road users had been done. Ms. Delaney said she had not seen such data but would work with staff to collect it, possibly using traffic count tubes. Additionally, Commissioner Thomas inquired about the official definition of a "severe injury" in safety reports. Kim Delaney replied she believed it referred to hospitalization but would confirm and follow up.

Chair Kirn expressed concerns about e-bikes affecting traditional bike lane design. Ms. Delaney confirmed that e-bikes impact bike lanes and sidewalks, which are often too narrow for both pedestrians and e-bikes. She noted limited state guidance on e-bike regulation and said many areas are widening multi-use paths to accommodate e-bikes, scooters, and pedestrians. Chair Kirn asked about Center Street's right-of-way and planning leadership. Chair Kirn asked who was taking the lead on this process. Ms. Delaney explained that Palm Beach County leads the design and funding since it is a county road, but they collaborate closely with the Town of Jupiter and help secure grants for additional infrastructure.

Comm. Cassatly raised questions about funding, crash data, and roadway design. Ms. Delaney clarified that crash data spans five years. Comm. Cassatly asked if a center turn lane would impact crash rates; Ms. Delaney said it depends on design and agreed to provide data on different configurations. He stressed the need to evaluate safety features for cost-effectiveness. Regarding Center Street, Comm. Cassatly asked if it's being designed as a local or through road. Ms. Delaney explained the County defines its function, while road design is a local prerogative, the Town can provide input on the design and controls. She added that design choices involve trade-offs and community input. Ms. Delaney confirmed safety data is available but can be hard to interpret due to user behavior.

Vice Chair Kelso shared an observation from Monterey, California, where a two-way bike lane on one side of the street—separate from pedestrian sidewalks—improved safety and flow. She suggested that roadway designs don't always need to be symmetrical and

should respond to surrounding land use. Ms. Delaney agreed, noting that asymmetrical designs are common and depend on right-of-way and corridor conditions. She said her team will present various design options and emphasized the importance of context-sensitive planning. Vice Chair Kelso pointed out that segments like the area in front of Ralph's could benefit from such designs, with walking areas near active storefronts and bike lanes along parking lots. Ms. Delaney confirmed that asymmetrical configurations will be explored as part of the design process.

Comm. Blum expressed appreciation for the presentation and for the inclusive approach of involving the Town of Jupiter in the planning process. However, she raised a concern about the public outreach being scheduled during the summer, when many seasonal residents—including those from nearby Tequesta who use the corridor—are not in town. Comm. Blum acknowledged the use of Zoom meetings and surveys as helpful tools but noted that seasonal residents might still be excluded from in-person focus groups due to timing. Ms. Delaney responded that Zoom could be incorporated into focus groups to help address this issue. She noted that while her team has flexibility, the County is aiming to complete the plans by the end of the year, which places constraints on the timeline. Ms. Delaney acknowledged the concern about seasonal participation, stating that the seasonality of Jupiter is significant, and they are aware of the challenge. Ms. Delaney assured the Commission that they would do their best to accommodate seasonal input while still meeting the County's schedule.

Public Comment: Laurie Bailey, resident of 504 North Loxahatchee Drive, urged county officials to address the lack of safe crosswalks on Center Street, a busy road for pedestrians and cyclists.

John Kuckku, resident of 917 N. Loxahatchee Drive, expressed that significant changes near Dolphin Drive and the railroad are unlikely without building moves or redevelopment due to space limits and bottlenecks.

Brett Leone, resident of 132 Barbados Drive, praised Kim and the Planning Council but urged pedestrian safety on Center Street, opposed the County's turn lane plan, and suggested the town seek control for a more local, pedestrian-friendly design.

Deliberation by Commission: None

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

ADJOURN: Chair Kevin Kirn adjourned the meeting at 8:39 p.m.

_____ _____

Kevin Kirn, Chair **Vernisa Ayers, Secretary**

Town of Jupiter Staff Report for Promenade Shoppes
Outdoor Seating & Shared Parking
Town Manager's Office

DATE: August 5, 2025

TO: Honorable Mayor and Members of Town Council

THRU: Frank J. Kitzerow, Town Manager

FROM: John Sickler, Director of Planning and Zoning ***JS***

SUBJECT: **Promenade Shoppes** – Site Plan amendment application for shared parking on a property with less than 250 parking spaces, increase medical use, and to add outdoor seating greater than 500 square feet, on a 3.4± acre property, located at 240 W Indiantown ***(PZ 24-6183).***

Res. #99-25	P&Z Commission: 8/12/25
PZ 24-6183	Town Council: 09/04/25 (quasi-judicial)
T. Hart	

Project Information

Project Name:	Promenade Shoppes Outdoor Seating and Shared Parking
Owner/Applicant:	Promenade Properties of Jupiter LLC
Agent:	2GHO, Inc.
Location:	240 W Indiantown Road
Acreage:	3.4 ± acres
Future Land use designation:	Commercial
Zoning:	Commercial, General (C-2) in the Pine Gardens District of the Indiantown Road Overlay Zoning District
Existing uses:	Restaurant, retail, medical, and office
Proposed uses:	Increase the approved outdoor restaurant seating by 1,220 square feet and add 926 square feet of medical office.
Request:	Site plan application to add 1,220 square feet of outdoor seating, add 926 square feet of medical office, and enter a shared parking agreement for an existing shopping plaza (see Attachment A).

Staff Compliance Review Summary

Staff reviewed the applicant's request (see Attachment A – Statement of Use) and determined the application is consistent with the Comprehensive Plan and will be in compliance with the Town Code, subject to the **conditions** recommended 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	Commercial (O'Reilly Auto Parts, Marathon Gas, LA Medical)	Commercial / Indiantown Road Overlay Zoning (IOZ) Pine Gardens district with underlying C-2 (Commercial, General) Zoning
South	Residential (Pine Gardens South)	High Density Residential / R1 (Residential, Single-Family)
East	Commercial (Circle K)	Commercial / Indiantown Road Overlay Zoning (IOZ) Pine Gardens district with underlying C-2 (Commercial, General) Zoning
West	Commercial and Residential, (Illustrated Properties and Pine Gardens South)	Commercial / Indiantown Road Overlay Zoning (IOZ) Pine Gardens district with underlying C-2 (Commercial, General) Zoning

Table 2: Traffic (Attachment B)

Traffic Performance Standards (TPS)	Owner's proposal
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Yes
New daily trips	97
New AM peak hour trips	7
New PM peak hour trips	8

Background

In 2012, an application was approved for SharkBite grill to be located where Old Florida Bar and Grill is located today which included the original outdoor seating approval. The approved outdoor seating was 500 square feet and included eight bar stools abutting outdoor courtyard between the two buildings. During the COVID pandemic, the seating area increased beyond the approved amount that was granted in 2012.

The subject application was submitted in February of 2022 to address the increase in seating and bring the plaza into compliance with the Town Code, but did not respond to comments produced by staff until early 2025. Additional outdoor seating and medical use requires more parking. This precipitates the request for a shared parking agreement to meet the minimum required parking spaces. While the seating is beyond the approved limits, there have not been any documented complaints of inadequate parking at the plaza. In addition, the nearest residential property to the south is approximately 260 feet south. It is important to note that in 2018 there was a complaint filed with Code Compliance regarding outdoor music without a special event permit, however, this violation was brought into compliance and there have been no additional documented issues with the outdoor seating area since.

Analysis

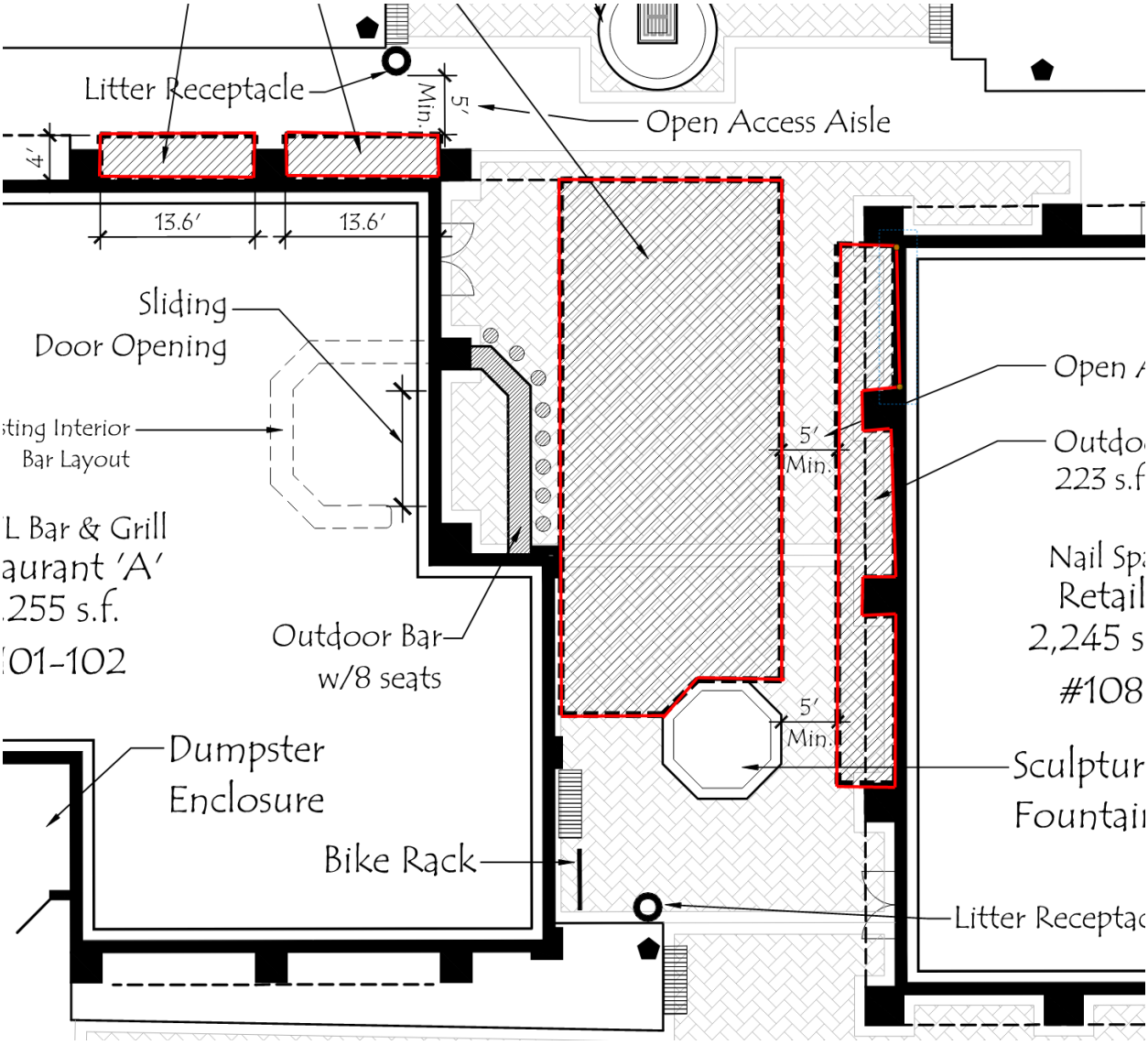
This section analyzes the land development regulations and notes the application's inability or ability to satisfy all applicable development provisions of the Town Code and Comprehensive Land Use Plan (CLUP). The analysis is as follows:

Comprehensive Land Use Plan (CLUP) Consistency. The proposed application is consistent with Commercial land use designation of the Future Land Use element of the CLUP.

Outdoor Seating. The proposed application is in conformance with Chapter 27, Article XI, Division 30 of the Town Code, entitled "Outdoor Seating". The proposed application was requested to bring the property into compliance due to the 1,220 square feet increase in outdoor

seating that exists (See Figure 1 below). Pursuant to Section 27-2761(c)(1), entitled "Reviewing authority", outdoor seating areas exceeding 500 square feet in any zoning district other than in the Mixed-Use Development District requires Town Council approval. In addition, the shared parking agreement portion of this application also requires Town Council approval. As a result, the subject application is required to go through the public hearing process. In order to provide adequate parking for the use, the applicant has also entered into a shared parking agreement (see ***Parking*** section below).

Figure 1: Additional Outdoor Seating Area



Indiantown Road Overlay Zoning District, (IOZ). The proposed application is in conformance with Chapter 27, Article VII, entitled "Indiantown Road Overlay Zoning District (IOZ)".

Site Plan. The proposed application's site plan is in conformance with the requirements of Chapter 27, entitled "Zoning" with the proposed conditions. The existing building is outlined with string lights which is permitted per section 27-3304(4); however, it has been regularly observed that bulb lights are out and require maintenance. Per Section 13-41 buildings must be maintained in a good state of repair. As a result, staff is including a condition that **the Owner shall provide a monthly monitoring and maintenance plan to ensure the string lights on**

the building are functioning and any dead bulbs will be replaced in a timely manner. If the lights are not maintained the lights shall be removed by the Owner.

Landscaping. The proposed development is in conformance with Chapter 23, entitled "Landscaping".

Parking. The proposed development is in conformance with Section 27-2828 entitled, "Standards for required off-street parking and loading spaces".

- Pursuant to Section 27-2760(10)(d), "For restaurants greater than 1,500 square feet, … Outdoor seating areas exceeding 25 percent shall provide additional parking for the entire outdoor seating area."
- The proposed outdoor seating area accounts for approximately 29 percent of the restaurant square footage, and as a result, needs to be parked at one space per 85 square feet.
- When calculated by the standard parking rates, the total parking required is 179 spaces and the plaza currently provides 163 spaces. As a result, the applicant is requesting shared parking.
- The table below outlines the requested nine percent reduction in required parking based on the proposed shared parking agreement.

Table 3. Shared Parking

Shared parking calculations.						
		Weekday			Weekend	
Uses (square footage)	Minimum code req.	12:00 am - 6:00 am	9:00 am - 4:00 pm	6:00 pm - 12:00 am	9:00 am - 4:00 pm	6:00 pm - 12:00 am
Retail (15,648 SF)	62.59 (1 per 250)	3.13 (5%)	43.81 (70%)	56.33 (90%)	62.59 (100%)	43.81 (70%)
Medical (6,317 SF)	31.59 (1 per 200)	1.58 (5%)	31.59 (100%)	3.16 (10%)	3.16 (10%)	1.58 (5%)
Restaurant (5,510 SF)	64.82 (1 per 85)	6.48 (10%)	32.41 (50%)	64.82 (100%)	32.41 (50%)	64.82 (100%)
Bar Seating (8 Seats)	4.00 (1 per 2 Seats)	.40 (10%)	2.00 (50%)	4.00 (100%)	2.00 (50%)	4.00 (100%)
Outdoor Dining (1,220 SF)	14.35 (1 per 85)	1.44 (10%)	7.18 (50%)	14.35 (100%)	7.18 (50%)	14.35 (100%)
In-line Restaurant (290 SF)[1]	1.16 (1 per 250) *	0.12 (10%)	.58 (50%)	1.16 (100%)	.58 (50%)	1.16 (100%)
Total Req. (28,985 SF)	**179**	13	118	**144**	108	130
Parking Provided	**163 (9.1% reduction, 25% is maximum allowed)**					

- Staff has not observed inadequate parking on the property and no documented instances of inadequate parking have been filed.
- Based on the shared parking request, staff has recommended a condition that the applicant shall **submit a draft shared parking agreement subject to the review and approval of the Town Attorney, and within 60 days of the approval the Owner shall submit the executed and recorded shared parking agreement to the Department.**

[1] Per Section 27-1258, shopping centers receive a five (5) percent credit for in-line restaurant square footage that can be parked at 1 per 250 square feet; however, the peak usage percentages were based on the restaurant use.

Traffic. The proposed application is in conformance with Palm Beach County (PBC) and the Town's traffic performance standards.

Building Impact Fees. Due to the expansion of the outdoor seating qualifying as an increase in total square footage, a condition has been included that **within 30 days of approval, the owner shall pay all impact fees associated with the expanded outdoor seating area.**

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 12 of the criteria with the recommended conditions of approval.

Attachments:
Exhibit 1 – Conditions for Compliance with the Town Code

Attachment A – Statement of Use
Attachment B – Traffic Statement

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

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 05/23/25 received by the Planning and Zoning Department 07/29/25.
    b) Statement of Use, prepared by 2GHO, referenced as “Statement of Use”, dated 07/29/25 received by Planning and Zoning Department 07/29/25.
2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 07/29/25.
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) ***Shared Parking.*** Upon the submission of the final plans, the Owner shall submit a draft shared parking agreement. The form and language of the shared parking agreement shall be subject to the review and approval of the Town Attorney. Within 60 days of the approval the Owner shall submit the executed and recorded shared parking agreement to the Department.
5) ***Building Impact Fee.*** Within 30 days of approval, the owner shall pay all impact fees associated with the expanded outdoor seating area.
6) ***Lighting***. The Owner shall provide a monthly monitoring and maintenance plan to ensure the string lights on the building are functioning and any dead bulbs will be replaced in a timely manner. If the lights are not maintained the lights shall be removed by the Owner.

7) The placement of any type of vending machines or units which dispense food, beverages, candy, merchandise, products, goods, handbills, or advertising magazines on the exterior portions of the subject property within public view, is prohibited.

2GHO LANDSCAPE ARCHITECTURE & PLANNING

LA-0000530

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

Promenade Shoppes
Site Plan Amendment and Shared Parking Request
Town of Jupiter
March 3, 2022
Revised: July 29, 2025

Request
On behalf of the Owner, Promenade Properties of Jupiter, LLC respectfully requests the review and consideration of the submitted site plan amendment application which will allow a use change from professional office to medical office in one bay, at the existing Promenade Properties of Jupiter shopping center. Additionally, the Owner is requesting approval of shared parking for the property.

The Center has a total building area of 27,765 sf, and is located on the south side of Indiantown Road east of Military Trail. The 3.3 Acre site has a land use designation of Commercial and is designated within the Indiantown Road Overlay Zone (IOZ), Parkways subdistrict.

Site History
According to Palm Beach Property Appraiser, the shopping center was built in 2005, and consists of two separate buildings.

Proposed Modifications and Improvements
As previously mentioned, the Owner is proposing to designate 1,703 sf of professional office to medical office in the 250 Building. Note, medical office is a use by right within the IOZ – Parkways subdistrict.

USE	PROPOSED	PREV. APPROVED*	DIFFERENCE
OFFICE/RETAIL	15,648SF	15,287 SF	+361
MEDICAL	6,317SF	4,858	+ 1,459
RESTAURANT	5,800SF	6,450	-650
OUTDOOR DINING	1,220SF	Seating approved prior to 2018	-
OUTDOOR BAR (SEATS ALL OTHERS**	8	-	-

**Previously Approved Square Footages are based on PTC's Traffic Statement*
***Outdoor Seating for Restaurant B was previously approved prior to 2018*

Traffic and Parking
Included in this submittal is a traffic statement prepared by PTC consultants stating that the Owner's proposal is not anticipated to represent a change in the entitled trip generation for the existing shopping center. Moreover, a trip generation analysis was run with the proposed use categories, and resulted in only 7 peak hour trips, thus causing an insignificant impact on the area throughfare roadways.

In addition to the use change, the Owner is also requesting share parking for the property. As the site contains less than 250 parking spaces (163 spaces provided), Town Council approval is required, per Section 27-2830 (3) of the Town' zoning code. Standard code requires the site to provide 179 spaces for proposed uses, however, utilizing an allowable 9.1% reduction through shared parking to address the existing spaces, the Owners are required to provide a minimum of 144 spaces. The existing site has a total of 163 spaces. Consistent with Section 27-2830 of the Town's zoning code, the Owner will prepare and submit a Shared Parking Agreement for review and approval by the Town Attorney, prior to recordation into the Official Records of Palm Beach County.

Landscape Improvements
As requested by the Town, the Applicant is proposing to bring the landscape into compliance. To that end, a landscape improvement plan has been prepared and submitted as part of this resubmittal.

Outdoor Seating
The outdoor restaurant seating has been updated bringing the actual use of the space up to date with parking requirements.

Criteria for Site Plan Review
Site Section 27-175 states that all site plan applications, including modifications to existing approved development orders, must be consistent with the following criteria.

1. The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.
   Response: The site is existing, therefore is consistent with the goals, objective, and policies of the Comprehensive Plan.

2. The proposed development is consistent with any applicable, countywide land development regulations.
   Response: The request is consistent with countywide land development regulations. The accompanying traffic statement has been submitted to Palm Beach County for their review and approval.

3. The proposed development is consistent with all applicable land development regulations and all other portions of this Code.
   Response: The proposed use conversion is consistent with all applicable portions of this code. Please note, that the use conversion from Prof. Office to Medical office is a use that is permitted within the Parkways subdistrict of the Indiantown Road Overlay Zone (IOZ). Additionally, the Owner wishes to utilize shared parking for the property, as allowed by the code.

4. The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.
   Response: The proposed use conversion to medical office, will remain consistent with the established area. Medical office use is an allowable use withing the zoning district, and consistent with the Commercial land use designation.

5. The proposed development does not create or excessively increase traffic congestion or otherwise affect public safety.
   Response: The proposed use change has an insignificant impact tot the surrounding roadways. Please refer to the traffic statement for more information.

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 impact of the development proposed by the applications.
   Response: As this is an existing site, there are adequate levels of service for public facilities.

7. The proposed development does not significantly reduce light and air to adjacent properties.
   Response: There will be no reduction of light and air to the surrounding properties.

8. The proposed development does not adversely affect property values in adjacent areas.
   Response: This is an existing site, and therefore will not adversely affect p0roperty values in the surrounding areas.

9. The proposed development would not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.
   Response: The Owner's proposal does not create a detriment to nearby properties that wish to redevelop in the future.

10. The proposed development does not create noise or visual pollution.
    Response: No noise or visual pollution is created with this development.

11. The proposed development does not negatively impact adjacent natural systems or public facilities, such as parks.
    Response: As this is an existing development, the proposed use change does not impact adjacent natural systems or public facilities.

12. The proposed development provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.
    Response: The site provides for several trash receptacles, and a seating area.

Conclusion
The submitted application proposes a conversion from professional to medical office, and from shared parking at the existing Promenade Shoppes of Jupiter on Indiantown Road. The proposed use is a use by right within the IOZ: Parkways subdistrict and will not be a detriment to the current function of the center, or the surrounding areas. On behalf of the Owner, Promenade Properties of Jupiter, LLC respectfully request approval of this submitted site plan application.

PTC
Transportation Consultants

601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

August 29, 2024
Revised May 23, 2025

Mr. Richard Witham
Promenade Properties of Jupiter, LLC
50 S. US Highway One, Suite 110
Jupiter, FL 33477

Re: Promenade Shoppes - #PTC22-032
Concurrency Statement

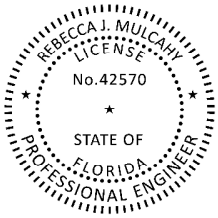
Dear Mr. Witham:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the southeast corner of Indiantown Road and Hepburn Avenue in the Town of Jupiter, as shown on **Attachment 1**. The Promenade Shoppes is an existing shopping center which has been in operation for over 10 years and is vested for traffic concurrency. It is proposed to modify the mix of land uses and increase the outdoor dining. The Property Control Number (PCN) is 30-42-41-01-03-010-0010.

Attachments 2A through 2C provides the Daily and Peak Hour trip generation comparison for the approved and proposed uses. The maximum net peak hour trip generation is 8 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. Additionally, per Article 12.D.2.A and B, because the project generates fewer than 100 peak hour trips, County review is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

Please contact me at rmulcahy@pindertroutman.com if you need any additional information.

Sincerely,



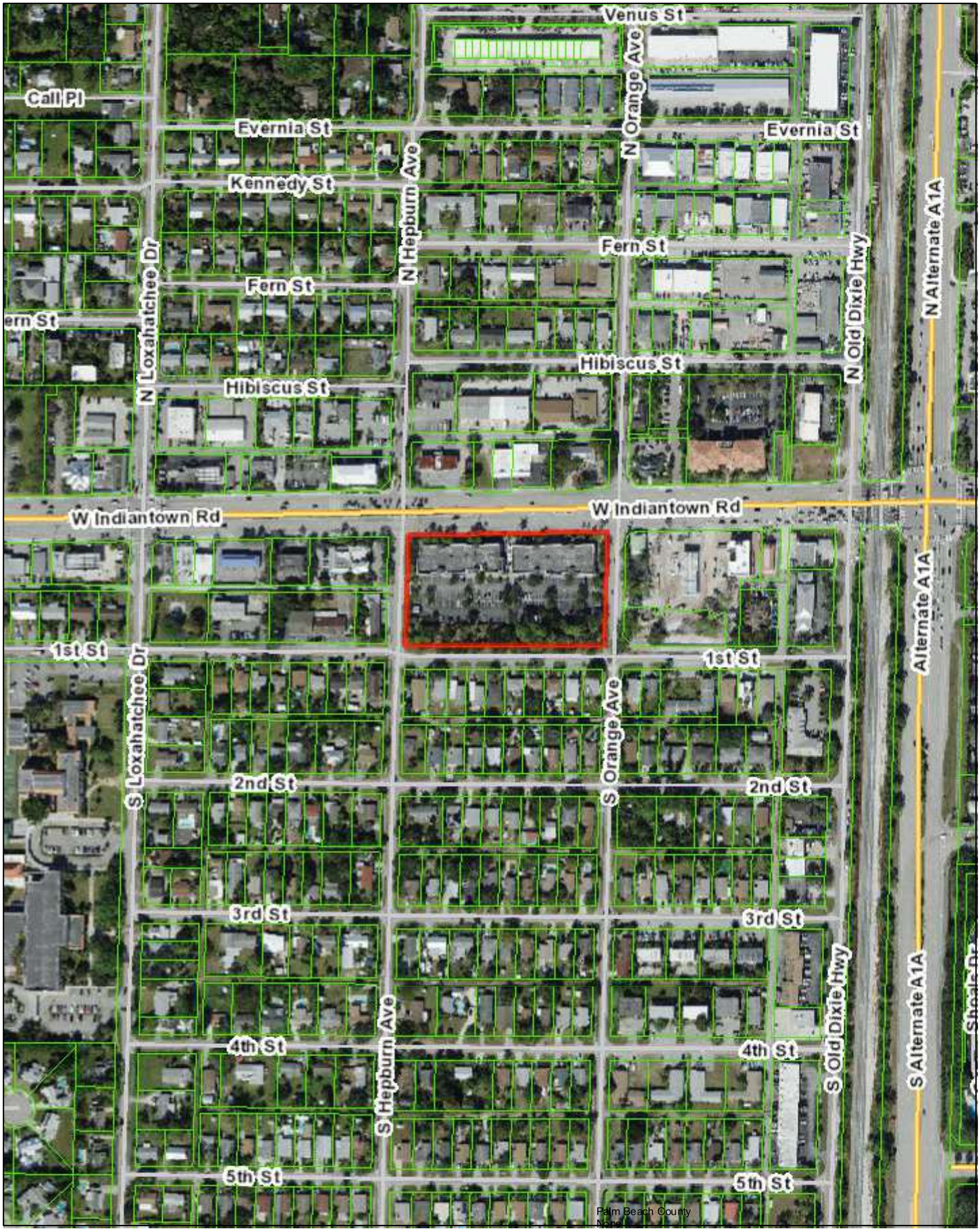
Digitally signed by
Rebecca Mulcahy
Date: 2025.05.23
10:39:18 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 5/23/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location



March 29, 2022

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Promenade Shoppes

Attachment 2A
Promenade Shoppes
Trip Generation - Approved Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Small Office (<=10,000 SF)	712	1,170 SF	14.39 / 1000 SF	50%	17	1	5%	16	2	10%	14
Medical Office	720	4,858 SF	T = 42.97(X) - 108.01	50%	101	5	5%	96	10	10%	86
Strip Retail Plaza (<40k SF)	822	15,287 SF	54.45 / 1000 SF	50%	832	41	5%	791	498	63%	293
High Turnover Sit-Down Restaurant	932	6,450 SF	107.2 / 1000 SF	50%	691	35	5%	656	282	43%	374
TOTAL		27,765 SF			1,641	82	5.0%	1,559	792		767

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Small Office (<=10,000 SF)	712	1,170 SF	1.67 / 1000 SF	82%	2	-	2	-	5%	2	-	2	-	10%	2	-	2
Medical Office	720	4,858 SF	3.10 / 1000SF	79%	12	3	15	1	5%	12	2	14	1	10%	11	2	13
Strip Retail Plaza (<40k SF)	822	15,287 SF	2.36 / 1000 SF	60%	22	14	36	1	3%	22	13	35	22	63%	8	5	13
High Turnover Sit-Down Restaurant	932	6,450 SF	9.57 / 1000 SF	55%	34	28	62	2	4%	32	28	60	26	43%	18	16	34
TOTAL		27,765 SF			70	45	115	4	3.5%	68	43	111	49		39	23	62

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Small Office (<=10,000 SF)	712	1,170 SF	2.16 / 1000 SF	34%	1	2	3	-	5%	1	2	3	-	10%	1	2	3
Medical Office	720	4,858 SF	3.93 / 1000 SF	30%	6	13	19	1	5%	6	12	18	2	10%	5	11	16
Strip Retail Plaza (<40k SF)	822	15,287 SF	6.59 / 1000 SF	50%	51	50	101	3	3%	50	48	98	62	63%	19	17	36
High Turnover Sit-Down Restaurant	932	6,450 SF	9.05 / 1000 SF	61%	35	23	58	2	4%	33	23	56	24	43%	19	13	32
TOTAL		27,765 SF			93	88	181	6	3.3%	90	85	175	88		44	43	87

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *11th Edition*.

Attachment 2B
Promenade Shoppes
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Medical Office	720	6,317 SF	T = 42.97(X) - 108.01	50%	163	8	5%	155	16	10%	139
Strip Retail Plaza (<40k SF)	822	15,648 SF	54.45 / 1000 SF	50%	852	43	5%	809	510	63%	299
High Turnover Sit-Down Restaurant	932	7,336 SF (2)	107.2 / 1000 SF	50%	786	39	5%	747	321	43%	426
TOTAL		29,301 SF			1,801	90	5.0%	1,711	847		864

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Medical Office	720	6,317 SF	3.10 / 1000SF	79%	16	4	20	1	5%	16	3	19	2	10%	14	3	17
Strip Retail Plaza (<40k SF)	822	15,648 SF	2.36 / 1000 SF	60%	22	15	37	1	3%	22	14	36	23	63%	8	5	13
High Turnover Sit-Down Restaurant	932	7,336 SF (2)	9.57 / 1000 SF	55%	39	31	70	2	3%	37	31	68	29	43%	21	18	39
TOTAL		29,301 SF			77	50	127	4	3.1%	75	48	123	54		43	26	69

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Medical Office	720	6,317 SF	3.93 / 1000 SF	30%	8	17	25	1	5%	8	16	24	2	10%	7	15	22
Strip Retail Plaza (<40k SF)	822	15,648 SF	6.59 / 1000 SF	50%	52	51	103	3	3%	51	49	100	63	63%	19	18	37
High Turnover Sit-Down Restaurant	932	7,336 SF (2)	9.05 / 1000 SF	61%	40	26	66	2	3%	38	26	64	28	43%	22	14	36
TOTAL		29,301 SF			100	94	194	6	3.1%	97	91	188	93		48	47	95

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, *11th Edition*.

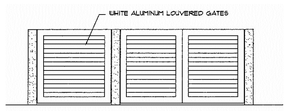
(2) Includes outdoor dining and bar area of 1,536 SF.

Attachment 2C
Promenade Shoppes
Trip Generation Comparison

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Approved Uses	767	39	23	62	44	43	87
Proposed Uses	864	43	26	69	48	47	95
Net New Trips:	97	4	3	7	4	4	8

Building Setbacks

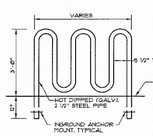
Front Setback	25' min.; 25' existing
Side Setback	25' min.; 25' existing
Rear Setback	30' min.; 177' existing



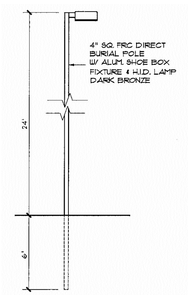
DUMPSTER ENCLOSURE
SCALE : 1/4" = 1'-0"

BENCH

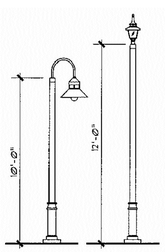
LITTER RECEPTACLE



BIKE RACK DETAIL
1/2"=1'-0"



SITE LIGHTING POLE
SCALE : 1/4" = 1'-0"



DECORATIVE STREET LAMP
SCALE : 1/4" = 1'-0"

Site Data

Existing Land Use	Commercial
Existing Zoning	C-2; Parkway District
Proposed Use	Office/Retail/Restaurant
Site Area	146,940 s.f.; 3.3 Acres

Building Area

Building 1	13,695 s.f.
Building 2	14,070 s.f.
Total	27,765 s.f.

Bldg. Coverage	27,765 s.f.	18.9% (35% max.)
Sidewalks & Paving	68,316 s.f.	46.5%
Total Impervious Area	96,081 s.f.	65.4%
Open Space	50,859 s.f.	34.6% (30% min.)
Upland Preserve	28,317 s.f.	.65 Acres
Bldg. Height	16'-4" Proposed (25' allowable)	

Building & Parking Data

		Parking Req'd
Office/Retail	15,648 s.f.	62.59 Spaces (1/250 s.f.)
Restaurant	5,510 s.f.	64.82 Spaces (1/85 s.f.)
** Restaurant	290 s.f.	1.16 Spaces (1/250 s.f.)
Medical Office	6,317 s.f.	31.59 Spaces (1/200 s.f.)
Outdoor Bar	8 seats	4 Spaces (1/2 seats)
Rest. 'A' Outdoor Seating	1,220 s.f.	14.35 Spaces
* Rest. 'B' Outdoor Seating	150 s.f.	0 Spaces
Total Bldg. Area	27,765 s.f.	(not incl. outdoor seating)
Total Parking Required		179 Spaces
Total Parking Provided		163 Spaces
Handicap Parking Required		6 Spaces
Handicap Parking Provided		6 Spaces

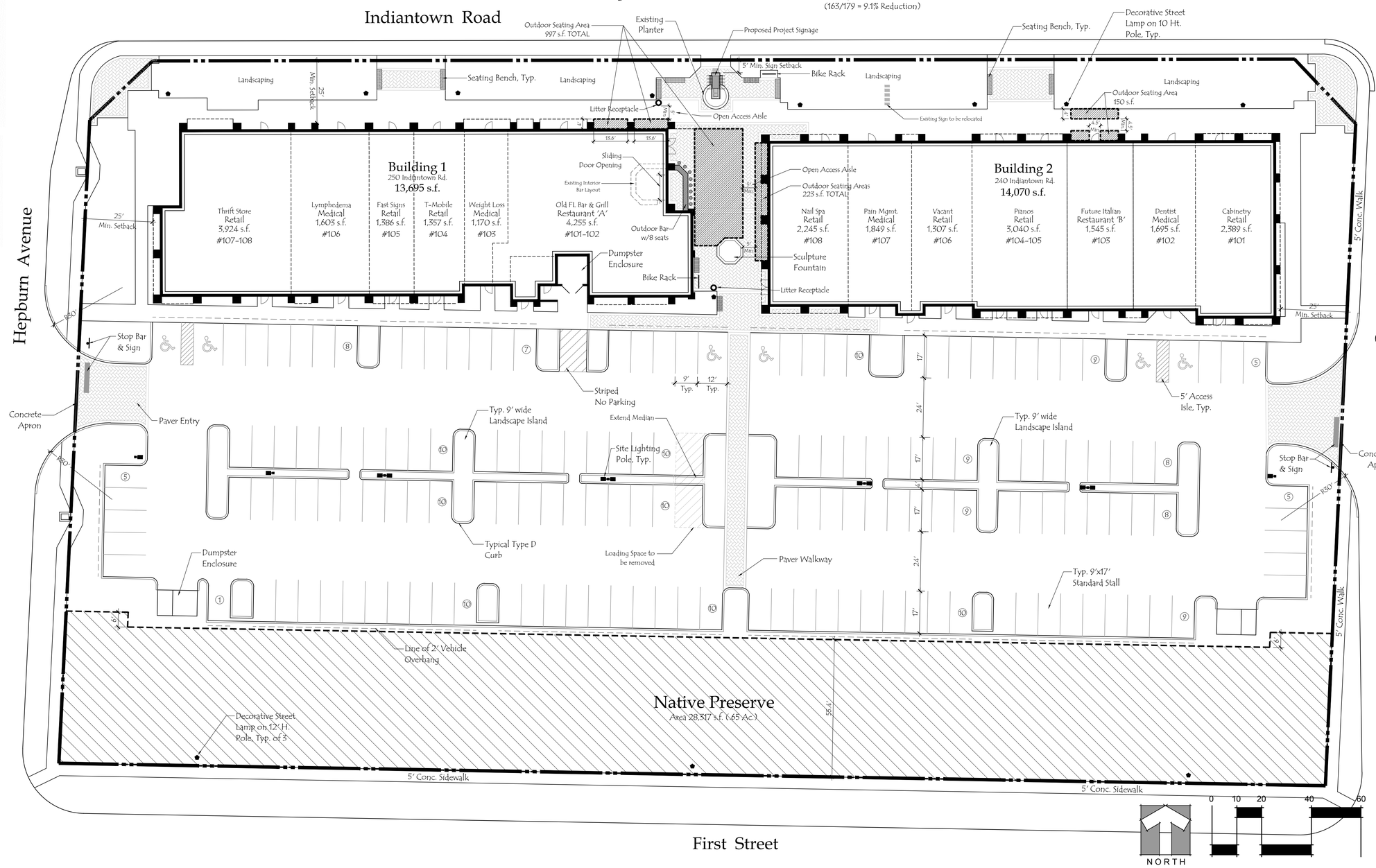
* Restaurant 'B' Seating approved prior to 2/20/18
** Per Section 27-2828 Table 1, for shopping centers, a max. of 5% of in-line restaurant use can be parked at 1 space per 250 s.f. of GFA.

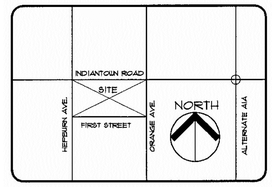
Shared Parking Analysis

Use		Code	WEEKDAY NIGHT Midnight - 6:00am		WEEKDAY DAY 9:00am - 4:00pm		WEEKDAY EVENING 6:00pm - Midnight		WEEKEND DAY 9:00am - 4:00pm		WEEKEND EVENING 6:00pm - Midnight	
			Percent Required	Spaces Required	Percent Required	Spaces Required	Percent Required	Spaces Required	Percent Required	Spaces Required	Percent Required	Spaces Required
Medical Office	6,317 S.F.	31.59	5%	1.58	100%	31.59	10%	3.16	10%	3.16	5%	1.58
1 sp. per	200 S.F.											
Restaurant	5,510 S.F.	64.82	10%	6.48	50%	32.41	100%	64.82	50%	32.41	100%	64.82
1 sp. per	85 S.F.											
*Restaurant **	290 S.F.	1.16	10%	0.12	50%	0.58	100%	1.16	50%	0.58	100%	1.16
1 sp. per	250 S.F.											
Outdoor Dining	1,220 S.F.	14.35	10%	1.44	50%	7.18	100%	14.35	50%	7.18	100%	14.35
1 sp. per	85 S.F.											
Bar Seating	8 Seats	4.00	10%	0.40	50%	2.00	100%	4.00	50%	2.00	100%	4.00
1 sp. per	2 Seats											
Retail	15,648 S.F.	62.59	5%	3.13	70%	43.81	90%	56.33	100%	62.59	70%	43.81
1 sp. per	250 S.F.											
TOTALS	**28,985 S.F.**	**179**		**13**		**118**		**144**		**108**		**130**

* Per Section 27-2828 Table 1, for shopping centers a maximum of 5% of in-line restaurant use can be parked at 1 space per 250 s.f. of GFA.

MINIMUM ALLOWABLE PARKING SPACES 144
Parking Provided 163 Spaces (9.1% Reduction) 25% Max. (15% Max. staff approval)
(163/179 = 9.1% Reduction)





LOCATION MAP
NOT TO SCALE

Indoor restaurant seating:
Bldg 1 - #101-102: +/-102 seats (incl. bar seats)
Bldg 2 - #103: Unknown (future)
Outdoor seating: +/-112 seats (incl. 8 outdoor bar seats)

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2GHO
LANDSCAPE ARCHITECTURE & PLANNING
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Promenade Shoppes at Pine Gardens

Jupiter, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 8/28/24
Job no.
Revisions: 1/6/25
5/8/25
7/29/25

Seal

LC C000177

Sheet Title:
Site Development Plan

Scale: 1" = 20'

Sheet No.
SP-1
00-0000

O:\Promenade Shoppes Shared Parking 22-0701S\Drawings\4th Submittal\Promenade Shoppes 7-29-25.dwg, 7/29/2025 9:21:28 AM, DWG To PDF.pc3

TOWN OF JUPITER STAFF REPORT FOR
PAM HEALTH REHABILITATION HOSPITAL
TOWN MANAGER'S OFFICE

DATE: August 5, 2025

TO: Honorable Mayor and Members of Town Council

THRU: Frank Kitzerow, Town Manager

FROM: John Sickler, Director of Planning and Zoning ***SAT***

SUBJECT: **PAM Health Rehabilitation Hospital** –

- Amendment to the Abacoa Workplace (WP) and Workplace Limited (WPL) Subdistrict Master Site Plan to redefine the blocks west of Corporate Way between University Boulevard and Pioneer Road on 100.2 acres;
- Individual site plan and special exception applications to allow a 21,186 square foot expansion to the current specialty hospital and to increase the acreage 1.84 acres to a 6.84± acre property located at 5075 Innovation Way.

Res. #96-25	P&Z Commission: 08/12/25
Res. #97-25	Town Council: 09/04/25 (quasi-judicial)
PZ 25-6379, 6380, 6392	J. Johnston

Project Information

Project Name:	PAM Health Rehabilitation Hospital
Owners:	Multiple owners, including Jupiter RH Investors, LLC and Workplace Florida, LTD (Attachment A)
Applicant:	Jupiter RH Investors, LLC
Agent:	Cotleur & Hearing, Inc.
Subdistrict Location:	Parcels on the east and west sides of Military Trail, approximately 1,000 feet south of Frederick Small Road and 1,200 feet north of Donald Ross Road; and a parcel of land approximately 300 feet south of Frederick Small Road on the east side of the Sweet Bay Circle
Site plan Location:	Northeast corner of Innovation Way and Pioneer Road
Subdistrict Acreage:	100.2± acres
Site Acreage:	Existing 5 acres plus 1.84 acres = 6.84 ± acres
Future Land use designation:	Mixed-use in the Bioscience Research Protection Overlay
Subdistrict zoning:	'MXD' – Workplace (WP) and Workplace Limited (WPL) Subdistrict
Site Plan zoning:	'MXD' – Workplace (WP) Subdistrict
Existing uses:	Specialty Hospital (42 beds; 48,941 sq. ft.)
Proposed uses:	Specialty Hospital (63 beds; 70,127 sq. ft.)
Request:	1. Abacoa Workplace (WP/WPL) Subdistrict Amendment to: a. Modify the access drive from Corporate Way to Innovation Way,

b. Transfer 18,000 square feet of research and development/industrial from Block C Parcel 2 to Block I Parcel 3,
c. Transfer 1.84± acres from Block C Parcel 2 to Block I Parcel 4, and
d. Subdivide 6.21± Block C Parcel 2 into 4.37± acre Block C Parcel 2 and 1.84± acre Block 1 Parcel 4 (see Attachment B – Statement of Use).

2. A site plan and special exception to allow a 21,186 sq. ft. expansion to an existing 48,941 sq. ft. Specialty Hospital, adding 21 beds for a total of 63 beds, provide outpatient services and to increase the acreage of the site from 5 to 6.84 acres (See Attachment B – Statement of Use).

Staff Compliance Review Summary

Staff reviewed the applicant's request (see Attachment B – Statement of Use) and determined the application is in compliance with the Comprehensive Plan and will be in compliance with the Town Code, subject to the conditions of approval recommended 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	Vacant	Mixed use/ Mixed use development (MXD) zoning, Workplace (WP) subdistrict
South	221 bed assisted living facility, medical, and research facility (Institute for Healthy Living)	Mixed use/ Mixed use development (MXD) zoning, Workplace (WP) subdistrict
East	Vacant	Mixed use/ Mixed use development (MXD) zoning, Workplace (WP) subdistrict
West	Upland Preserve (Abacoa Greenway)	Mixed use/ Mixed use development (MXD) zoning, Edge Area (EA) subdistrict

Table 2: Site Plan Information

	MXD, Workplace (WP) subdistrict requirements	Owner's proposal
Minimum lot area	5,000 sq. ft.	298,076 sq. ft.
Minimum front property line width	50 feet	849 feet
Minimum lot depth	100 feet	427 feet approx.
Maximum building height	60 feet	42 feet 3 inches existing 16 feet 2 inches proposed
Maximum lot coverage	50 percent	16.85 percent

Table 3: Supplemental Requirements

	Hospital supplemental requirements [27-2727(2)]	Owner's proposal
Minimum site area	5.0 acres	6.84 acres
Minimum frontage	300 feet	849 feet
Setbacks meet district minimums	Yes	Yes
Meet state requirements for operation	Yes	Yes

Table 4: Setbacks

	MXD, Workplace (WP) subdistrict requirements	Owner's proposal
Street Setback – West (Innovation Way)	20 feet	42 feet
Side Setback – South	10 feet	24 feet
Side Setback – North	10 feet	394 feet
Rear Setback – Rear	20 feet	135 feet

Table 5: Vegetation and Environmental Preservation

	Minimum requirements	Owner's proposal
Relocated Vegetation	None	None
Upland preservation	None	None
Tree protection requirements	None	None
Gopher Tortoise(s) located onsite	Relocate	To be Relocated
Existing Exotic Vegetation	Remove	To be Removed

Table 6: Landscaping

	Minimum requirements	Owner's proposal
Perimeter trees (quantity)	92 (1/25 LF)	95
Foundation Perimeter Planting (length)	524 LF	865 LF
Foundation Planting (square feet)	2,620 SF	4,329 SF
Native shade trees	50%	70%
Native palms	50%	62%
Native shrubs and groundcovers	50%	56%

Table 7: Architectural Details

	Owner's proposal
Primary base wall color	SW-9110 Malabar (Tan)
Cornice and secondary base wall color	SW-6147 Panda White (Cream)
Canopy, cornice, and water table color	SW-7026 Griffin (Brown)
Entry features and screen walls	Aluminum composite metal panel
Glazing	Vitro Solarblue
Stone Veneer	Eldorado Stone Coastal Reef "Sanibel"

Table 8: Signage

	Maximum requirements per Section 27-1235	Owner's proposal
Freestanding Signage[1]	Two	One – existing One – proposed
Sign area	115 square feet	Not provided
Sign height	7 feet	Not provided
Sign setback	10 feet	Not provided
Building/Major Building Tenant Signs	Two	Two – existing
Sign area	60 square feet	Not provided
Letter height	24 inches	Not provided

[1] Proposed future signage must comply with requirements detailed in Section 27-1235.

Table 9: Parking Requirements for Abacoa Specialty Hospital

	Minimum requirements (Town Code)	Minimum requirements (parking demand study – see Attachment C)*	Owner's proposal
Hospital – 1.5 per bed	95	95	95
Hospital – 1 per staff doctor / clinician	65	41	65
ADA accessible spaces (included in total)	32	32	49
Excess for shift change (included in total)	n/a	88	84
On street parking (included in total)	n/a	n/a	11
Total	160	245	254
Grass parking (not included in total)	n/a	n/a	42
Temporary spaces (not included in total)	n/a	n/a	2
***** Projects providing excessive parking may utilize a parking study to justify the excess parking [Sec 27-2828(g)(2)(a)].			

Table 10: Traffic

Traffic Performance Standards (TPS)	Owner's proposal
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Not yet received[2]
New daily trips[3]	207
New AM peak hour trips	12
New PM peak hour trips	12

Table 11: Stormwater Management

Minimum requirements	Owner's proposal
Satisfies Town of Jupiter Requirements	Yes with conditions

Table 12: Pedestrian Amenities

	Maximum requirements	Owner's proposal
Bicycle racks	3	3
Bench	4	4
Trash Receptacle	3	3

Background and History

In 1995, Town Council, through Resolution #9-95, approved the Abacoa development as a Development of Regional Impact (DRI) and approved the Abacoa MXD Master Site Plan through Ordinance #5-95. Within the mixed-use development district master site plan there are ten underlying subdistricts, each having their own subdistrict master plan. In 2018, the Abacoa DRI was rescinded and through Ordinance #13-18 the Town Council repealed and replaced the Abacoa Master Site Plan. The approval incorporated conditions of approval from the Abacoa DRI Development Order into the Master Site Plan approval. This included a provision that permits the Owner of an undeveloped property in the Workplace District to relocate and convert land uses within the subdistrict provided the number of PM peak hour trips are not increased.

The applicant is requesting to expand the existing hospital from a 5+/- acre site to a 6.84+/- acre site. The property is located in the northern portion of Block I located in the Workplace (WP) subdistrict at the northwest corner of Innovation Way and Corporate Way within Abacoa. It is directly north of Luxe Healthcare (formerly known as the Institute for Healthy Living facility).

[2] See ***Traffic*** Section in the ***Analysis*** below
[3] Reference ***Traffic*** Section below for methodology

On June 15, 2021, the Town Council approved a site plan and special exception use through Resolutions No. 50-20 and 51-21 which allowed the construction of a 48,941 sq. ft. specialty hospital known as PAM Health Rehabilitation Hospital on a 5+/- acre site. This request seeks to provide additional out-patient facilities, add 21-beds to the current 42-bed facility, and increase the hospital square footage from 48,941 to 70,127.

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 development is in conformance with Mixed Use land use designation of the Future Land Use element of the CLUP and the Bioscience Research Protection Overlay.

Abacoa Master Site Plan Consistency. The proposed development is in conformance with the Abacoa Master Plan including:

- Building fronting the street;
- Providing showers for employees who commute by foot or by bicycle;
- Traffic equivalency; and,
- Accommodating future cross access connection for vehicles, cyclists, and pedestrians.

Workplace Subdistrict Amendment. The site plan and special exception application for the specialty hospital will be located on a portion of Block I of the Workplace subdistrict. Block I currently is allocated with 572,927 square feet of Research and Development/Industrial Use. The proposed expansion of the PAM Health Rehabilitation Hospital is clouded in blue on the currently approved Workplace Subdistrict Master Plan as shown in Figure 1, below:

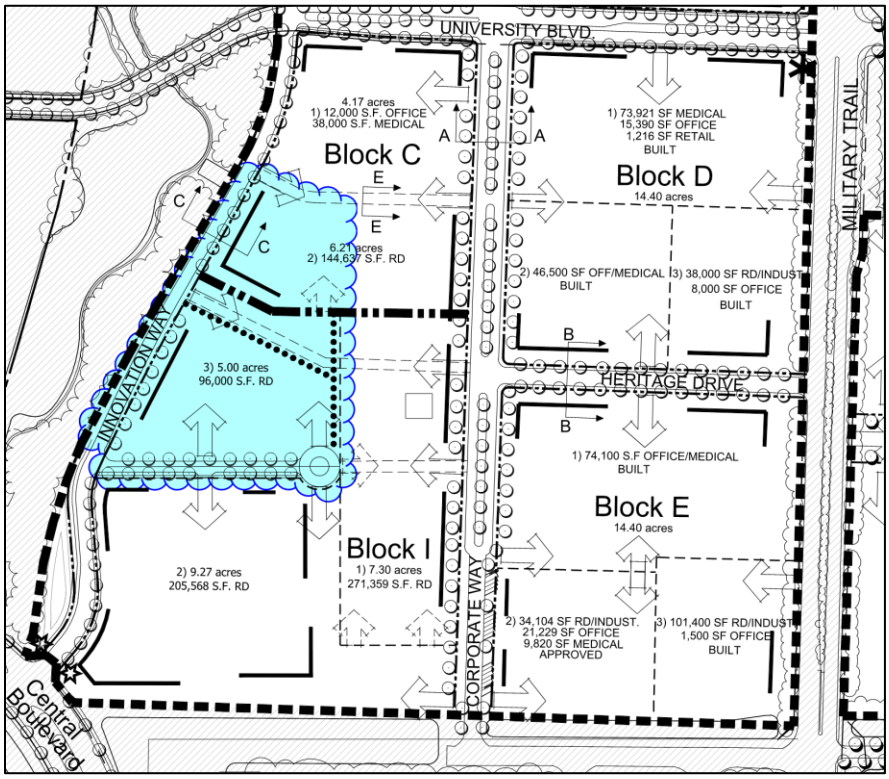


Figure 1: Current Configuration and Allocation of Workplace Subdistrict Block I and C

The proposed subdistrict amendment includes the following modifications to accommodate the 21-bed expansion to the existing specialty hospital:

- Relocate the public square to the northwest;
- Shift the access drive north;
- A required build to line along the north and south intersection of Corporate Way and the relocated access drive;
- Entry feature at the end of Heritage Drive denoted by the asterisk. Per the current legend, it is unclear what is defined as an entry feature. To clarify, staff recommends a condition of approval to ***revise the title of the "entry feature location" in the legend to "terminal vista with building"***;
- Relocate 18,000 square feet of research and development/industrial from Block C(2) to Block I(3);
- Relocate 1.84 acres from Block C(2) to Block I(4);
- 6.21 acre Block C(2), is subdivided by an access road into:
    - 4.37 acre Block C(2) with 126,637 square feet of research and development/industrial;
    - 1.84 acre Block I(4)

The Abacoa Master Site Plan requires a public square in each neighborhood, in each residential or workplace district, and the Town Center. The location of a public square was previously identified on the Subdistrict Master Plan just southeast of the proposed location. The exact location of the public square is subject to change when the remaining parcels are submitted for individual site plan review. The proposed modifications to the Subdistrict Master Plan are shown graphically in Figure 2 below.

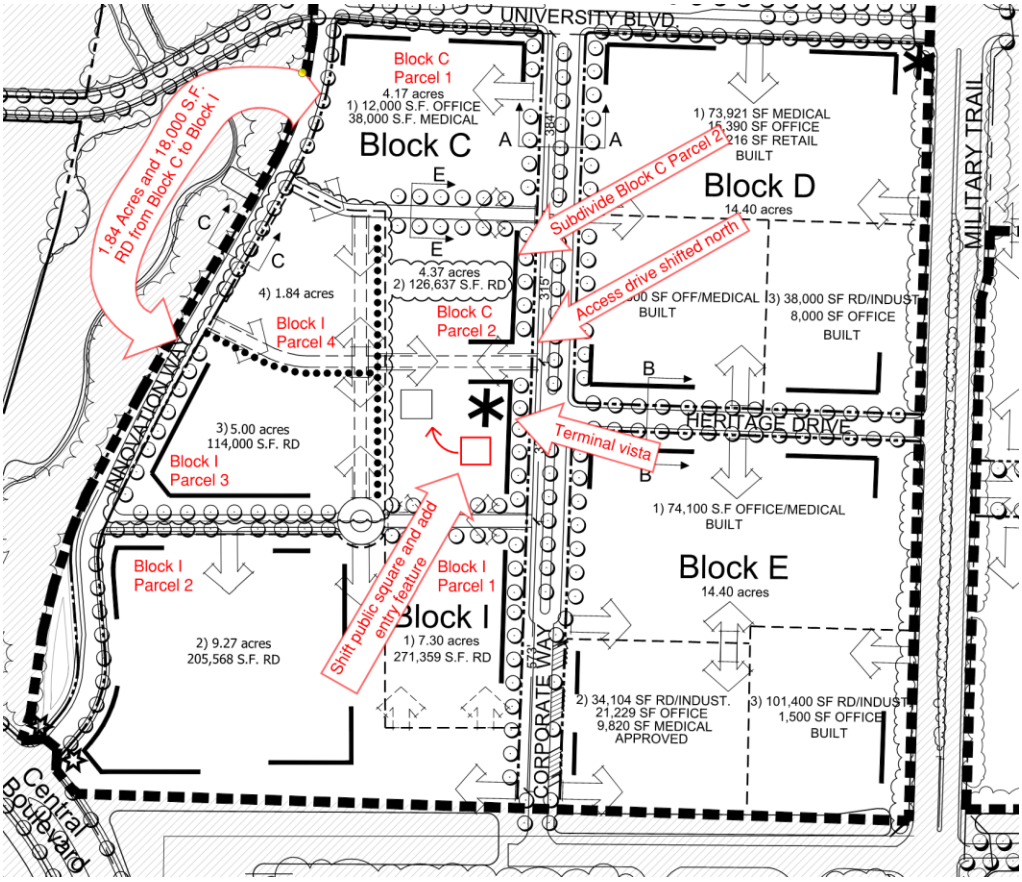


Figure 2: Proposed Configuration and Allocation of Workplace Subdistrict Block I and C

Site Plan. The proposed site plan is in conformance with the requirements of Chapter 27, entitled "Zoning".

Landscaping. The proposed landscape plan is in conformance with Chapter 23, entitled, "Landscaping".

Architectural design. The proposed development is in conformance with Chapter 27, Article 11, Division 5, entitled, "Architectural and Community Appearance Standards".

- The proposed expansion is one story with a contemporary architectural style
- Staff worked with the applicant to ensure that the proposed addition is compatible with the existing two-story specialty hospital, provides a clear front entry feature to the new outpatient service addition along Pioneer Drive, and adequate fenestration (windows and doors along the street façade) so there were not blank walls facing the street.
- The project received approval from the Abacoa Property Owners' Assembly, Inc. Community Architect (APOA-CAC) on June 24, 2025 contingent on Town of Jupiter and HOA/ARC approval (see Attachment E).

Signage. The proposed development is in conformance with Section 27-1235, entitled "Workplace subdistrict (WP)". The applicant has not provided a signage package for approval with this request. Any future signage will need to comply with the Town Code and require a building permit prior to installation.

Traffic. The proposed applications conform with the Town's traffic performance standards.

- The site specific traffic statement for PAM Health Rehabilitation Hospital consists of the proposed 21,186 square foot hospital expansion and the total 70,127 square foot hospital (see Attachment D – Traffic Statement).
- Utilizing the trip generation tables contained in the applicant's traffic statement (Attachment D) compared to the trip generation tables included in the previously approved traffic statement, staff compared the amount of daily trips for the existing 48,941 square foot hospital to the amount of daily trips generated from the new 70,127 square foot hospital to determine the new trips for the 21,186 square foot expansion. The existing hospital generates 472 average daily trips, 40 AM peak hours trips, and 42 PM peak hour trips.
- With the proposed expansion, the hospital is estimated to generate a total of 679 average daily trips, 52 AM peak hour trips, and 54 PM peak hour trips. The proposed expansion of the rehabilitation hospital results in an increase of 207 Average Daily Traffic trips, 12 PM peak hour trips, and 12 AM peak hours trips.
- As discussed in the background, according to Condition 8 of Ordinance #13-18 (Abacoa Master Site Plan), the Owner of an undeveloped property in the Workplace District may increase or decrease the amount of a particular land use within the approved development program provided the number of PM peak hour trips do not exceed the equivalent trips vested for the permitted land uses.
- According to the Trip Generation Comparison provided in the attached Traffic Statement, the amount of PM peak hour trips for 18,000 square feet of R&D is equivalent to the amount of trips generated from a 21,186 square foot hospital (16 trips).
- The applicant is in the process of acquiring TPS approval from Palm Beach County (PBC) which is anticipated to be provided in the next few weeks. It is likely that the applicant will receive TPS approval from PBC, and staff will ensure it is received prior to going before Town Council.

Parking. The proposed development is in conformance with Section 27-2828 entitled, "Standards for required off-street parking and loading spaces".

- Per Sec. 27-2828, Table 1A of the Town's zoning code, a hospital requires 1.5 parking spaces per bed and 1 parking space per doctor. Therefore, for 65 doctors/clinicians at a 63 bed facility, a minimum of 160 parking spaces are required per code. The site plan indicates that 254 parking spaces are provided. The Statement of Use indicates that approximately 65 clinicians will work at the facility in one shift (see Attachment B). A clinician is a doctor or other health care provider having direct, one-on-one contact with and responsibility for patients. For example, speech therapists, physical therapists, nurses, psychologists, and pathologists are counted as clinicians but administrative, billing, and custodial staff are not.
- Per the zoning code, Section 27-2828(g)(1)(d), the parking proposed is approximately 58 percent higher than the code required parking. The maximum amount of excessive parking that may be provided for uses that require over 101 parking spaces is five percent, is considered excessive parking and requires a waiver.
- Pursuant to Section 27-2828(g)(2), excessive parking shall only be approved if a waiver is granted by the Town Council or the director of planning and zoning and the excessive parking is justified. The applicant has proposed two of the five methods provided in the Town Code by which excessive parking may be justified. The first is by providing a parking demand study verifying the necessity for additional parking spaces, and second is by providing the additional parking as grass parking. The applicant has provided parking demand statements that indicate that the proposed use requires 245 parking spaces (see Attachment C) based on the following:
    - Clinicians caring for patients cannot leave their shift until someone has arrived to replace them and additional parking is needed to accommodate the shift change.
    - The applicant has reduced the amount of excess pavement by providing 42 of the 94 excessive parking spaces as stabilized grass parking spaces.
    - Rehabilitation facilities that specialize in treating mobility related conditions are required per the Florida Accessibility Code to provide 20 percent of patient and visitor parking spaces as accessible to the disabled. The applicant has provided 20 percent of all parking as ADA accessible which reduces the ability to share parking.
- Due to the proposed excess parking, staff recommends a condition of approval that **upon submission of final plans and prior to the issuance of development permits, the Owner provide a shared parking agreement to share the excess parking on the subject property with the adjacent undeveloped or redevelopment properties in Block C and I, if at the time of development, the uses are found to be complementary for shared parking**. The applicant has agreed with this condition.
- The Town's traffic engineer has reviewed the applicant's proposed Parking Demand Study for the proposed 254 parking spaces. The study includes a one-day parking observation analysis conducted on Thursday, July 24, 2025 at the existing 42 bed facility, and includes an adjustment factor of 1.11 to compensate for peak season and an additional ten percent was added for buffer.
- The Town's Traffic Engineer has determined that the study should utilize and reference national standards in the methodology since there is limited parking observation analysis. The Town's Traffic Engineer reviewed *Parking Generation, 4th Edition* by the Institute of Transportation Engineers (ITE) and *Shared Parking, Edition 3* by the Urban Land Institute (ULI) for hospitals to analyze the applicant's Parking Demand Study. Given the one-day parking observation during off-peak season, the study should incorporate the use of ITE and ULI to provide a more comprehensive overview of hospital parking generation that is nationally accepted. Therefore, a condition has been recommended to **update the parking demand study by incorporating the use of *Parking Generation, 4th Edition* by the Institute of Transportation Engineers and *Shared Parking, Edition 3* by the Urban Land Institute for hospitals.**

- Staff notes that Electrical Vehicle Charging Stations are provided on four parking spaces, including one ADA accessible parking space.
- The site plan also includes two temporary parking spaces, which are not included in the parking total. These spaces are located at the ends of future cross access connections and may be eliminated when or if the future connections are made. Therefore, they cannot be included in the calculation of permanent parking spaces.

Workforce Housing Program Linkage Fee. Pursuant to Section 27-3191, entitled "Commercial and industrial development linkage fee", the Owner is required to pay two dollars ($2) per square foot for the new gross square footage minus the first 10,000 square feet of development. The applicant is ***required to pay a non-residential development linkage fee of $22,372*** [21,186sf (proposed expansion) – 10,000 sf = 11,186 sq. ft. x $2]. A condition of approval has been recommended to ensure the fee is paid prior to staff issuance of a development permit for the project.

Engineering. The proposed development will be in conformance with the requirements of Chapter 25 of the Town Code, with the recommended conditions of approval. The application will need to be revised to address platting and subdivision requirements in regards to the following:

- The requested project proposes to divide a platted lot into multiple lots and tracts. Pursuant to Section 25-3 creating a new parcel is considered a subdivision and a plat must be prepared. Therefore, staff has recommended a condition of approval ***requiring a replat of the underlying parcel concurrent with the engineering plan submittal.***
- Section 25-94(1)(d) requires surety valued at 110 percent of the engineers certified value of any portion of the proposed improvements that are required to support parcel access and traffic. Therefore, staff has recommended a condition of approval ***requiring land subdivision – land development bond be submitted in the Town's standard language prior to plat approval and prior to engineering permit issuance.***

Utilities. The proposed development will be in conformance with the requirements of Chapter 20 of the Town Code, with the recommended conditions of approval. A condition of approval has been recommended to ***amend the water service agreement and pay the associated fee as well as revise the drainage plan in regards to the following***:

- ***Establish new watermain loop if existing loop down the center of the property is severed. Applicant must propose an alignment for approval.***
- ***Relocate hydrant to east side of property off of new watermain loop.***
- ***Remove valve adjacent to the ambulance entrance.***

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 satisfied all 12 of the 12 criteria.

Special Exception Criteria.

Section 27-177, contains minimum criteria for review of all special exception applications processed. Upon review of the two criteria in Section 27-177, staff finds that the Applicant must satisfy criteria relative to parking and surrounding properties. Staff has provided two parking conditions to address this criterion.

Attachments:

Exhibit 1 – Recommended Conditions of Approval for Workplace (WP) and Workplace Limited (WPL) Subdistrict Master Site Plan
Exhibit 2 – Recommended Conditions of Approval for Site Plan and Special Exhibition

Attachment A – Disclosure of Ownership Interest
Attachment B – Statement of Use
Attachment C – Parking Demand Study
Attachment D – Traffic Statement
Attachment E – APOA CAC Approval Letter

* Please contact Jenna Johnston at jennaj@jupiter.fl.us or 561-741-2589 in order to obtain a copy of the proposed plans or any attachments.

File Path: V:\PlanningZoning\Staff\WP51\Signature - P&Z\2025\August 12, 2025 PZC\PAM Specialty Hospital\Draft PZ Staff Report.docx August 5, 2025

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) Workplace Subdistrict Master Plan, prepared by Cotleur and Hearing, referenced as “Sheet 1 of 1,” dated 07/15/25, received and dated by the Department of Planning and Zoning on 08/01/25.

   b) Statement of Use, prepared by Cotleur and Hearing, dated 06/10/25, received and dated by the Department of Planning and Zoning on 06/23/25.

2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 06/10/25, received by the Department of Planning and Zoning on 06/23/25.

3) Upon the submission of the final plans, and prior to the issuance of any development permits for Block C, the Owner shall

   a) Ensure and provide a note on the subdistrict plan that shared parking between Blocks C and I may be investigated as part of an individual site plan application for any undeveloped or redevelopment of surrounding properties. Shared parking between uses and properties may be permitted if at time of development, the uses are found to be complementary for shared parking.

   b) Revise the title of the “entry feature location” in the legend to “terminal vista with building.”

4) Any revisions to the site plan, 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, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.

5) The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns.

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 and Site Details, prepared by Cotleur and Hearing, referenced as "Sheet 1 of 3," "Sheet 2 of 3," and "Sheet 3 of 3" dated 08/01/25, received and dated by the Department of Planning and Zoning on 08/01/25.

   b) Landscape Plan and Landscape Details, prepared by Cotleur and Hearing, referenced as "Sheet 1 of 3," "Sheet 2 of 3," and "Sheet 3 of 3," dated 07/16/25, received and dated by the Department of Planning and Zoning on 07/22/25.

   c) Floor Plan prepared by DSC Architects, dated 2/28/25, received and dated by the Department of Planning and Zoning on 4/14/25.

   d) Schematic Elevations A and B and Schematic Elevations C, D, and E prepared by DSC Architects, dated 8/5/25, received and dated by the Department of Planning and Zoning on 8/5/25.

   e) Roof Plan prepared by DSC Architects, dated 6/9/25, received and dated by the Department of Planning and Zoning on 6/23/25.

   f) Conceptual Improvement Plan, prepared by Jeff H, Iravani, Inc. referenced as "Sheet C-3" and "Sheet C-4", dated 04/14/25, received and dated by the Department of Planning and Zoning on 07/24/25.

   g) Parking Demand Study, prepared by Cotleur and Hearing, dated 07/31/25, received and dated by the Department of Planning and Zoning on 07/31/25.

   h) Traffic Statement, prepared by Pinder Troutman Consulting, Inc. dated 02/27/25, received and dated by the Department of Planning and Zoning on 04/14/25.

   i) Statement of Use, prepared by Cotleur and Hearing, dated 06/10/25, received and dated by the Department of Planning and Zoning on 06/23/25.

2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 06/10/25, received and received by the Department of Planning and Zoning on 06/23/25.

3) Any revisions to the site plan, justification statement, 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, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.

4) **Parking.** Upon the submission of the final plans and prior to the issuance of any development permits, the Owner shall submit to the Department:

   a) A draft copy of a shared parking agreement for the subject property that permits the use of excess parking with the adjacent undeveloped or redevelopment properties in Blocks C and I, if at time of development the uses are found to be complementary for shared parking. This draft agreement shall be reviewed and approved by the Town Attorney. Upon the document being found legally

sufficient by the Town Attorney, the Town shall return the agreement to the Owner for signature. The owner shall sign two copies of the agreement and provide both original copies to the Department. The Town Clerk, Town Attorney and Mayor will sign and execute the agreement and provide one original signed copy back to the Owner for recordation into the Public Records Book. Prior to a Certificate of Completion, the Owner shall record the easement in the public records of Palm Beach County, Florida and provide a copy of the recorded agreement to the Department.

b) An updated parking demand study that incorporates the use of the *Parking Generation, 4th Edition* by the Institute of Transportation Engineers and *Shared Parking, Edition 3* by the Urban Land Institute for hospitals.

5) **Workforce Housing Program Linkage Fee.** Prior to the issuance of any development permits for the proposed building, the applicant shall pay the Town $22,372 for the required linkage fee.

6) **Engineering.**

a) Prior to the issuance of any development permits for the proposed building:

i. A land subdivision plat shall be prepared that establishes parcels-tracts for the rehab hospital parcel, as well as all required easements related to the rehab hospital project and other parcels in the plat limits.

ii. A land subdivision - land development bond valued at 110% of the approved valuation of the on-site and off-site engineering permit improvements, as well as the landscaping, irrigation and lighting improvement costs for the off-site right of way areas and the project's perimeter landscape buffer improvements, in the Town's standard language and format, and as approved by the town engineer, shall be submitted prior to the issuance of the engineering permit and prior to the approval of the land subdivision plat.

7) **Utilities.** Within 60 days of site plan approval or prior to the issuance of any development permits, the Owner shall amend the water service agreement, and pay connection fees and revise the Conceptual Improvement Plan (drainage) to:

a) Establish new watermain loop if existing loop down the center of the property is severed. Applicant must propose an alignment for approval.

b) Relocate hydrant to east side of property off of new watermain loop.

c) Remove valve adjacent to the ambulance entrance.

8) The placement of any type of vending machines or units which dispense food, beverages, candy, merchandise, products, goods, handbills, or advertising magazines on the exterior portions of the subject property within public view, is prohibited.

9) The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns.

For office use only – Project #

Disclosure of Ownership Interest – Property
Town of Jupiter
Department of Planning and Zoning
210 Military Trail, Jupiter, FL 33458
Phone: (561) 741-2323 ♦ Fax: (561) 744-3116

TO: DIRECTOR OF PLANNING AND ZONING, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
TOWN OF JUPITER

BEFORE ME, the undersigned authority, this day personally appeared Benny Flores, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☐ Vice President *[position e.g., president, partner, trustee]* of Jupiter RH Investors, LLC *[name and type of entity—e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with the Town of Jupiter.

2. Affiant's address is: 661 University Boulevard, Suite 200, Jupiter, FL 33458.

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter policy, and will be relied upon by the Town of Jupiter in its review of

application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Benny Flores, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me by physical presence, this 6th day of June, 2025, by Benny Flores,

☒ who is personally known to me or ☐ who has produced _____ as identification and who did take an oath.

JEANNE M. BATTLES
Notary Public - State of Florida
Commission # HH 399167
My Comm. Expires Aug 14, 2027
Bonded through National Notary Assn.

Jeanne M. Battles
Notary Public

Jeanne M. Battles
(Print Notary Name)

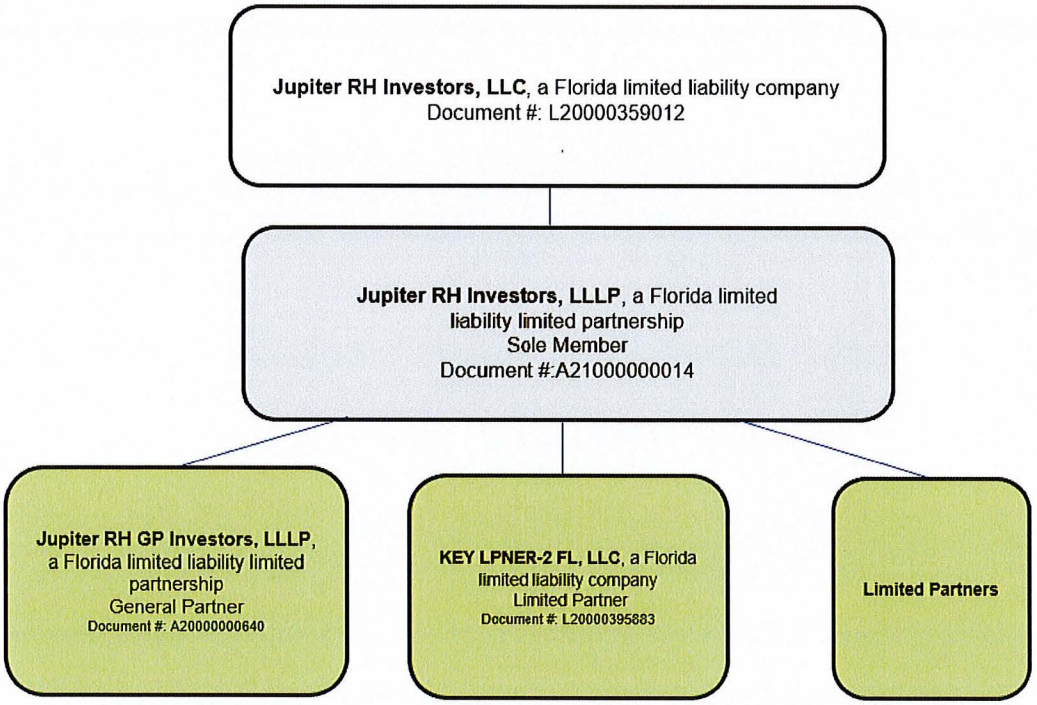
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 8/14/2027

EXHIBIT "A"

PROPERTY

Lot 3, Abacoa-Replat of Parcel B of Tract WK4A, according to the Plat thereof, as recorded in Plat Book 132, Page 141, Public Records of Palm Beach County, Florida.

EXHIBIT B
DISCLOSURE OF ENTITY OWNERSHIP INTERESTS IN PROPERTY OWNER
JUPITER RH INVESTORS, LLC



Individuals owning a 5% or greater interest (directly or indirectly) in Jupiter RH Investors, LLC are: Richard M. Rendina, Michael D. Rendina, and David B. Rendina, or trusts owned and controlled by them, whose address is 661 University Boulevard, Suite 200, Jupiter, FL 33458

For office use only – Project #

Disclosure of Ownership Interest – Property
Town of Jupiter
Department of Planning and Zoning
210 Military Trail, Jupiter, FL 33458
Phone: (561) 741-2323 ♦ Fax: (561) 744-3116

TO: DIRECTOR OF PLANNING AND ZONING, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
TOWN OF JUPITER

BEFORE ME, the undersigned authority, this day personally appeared Benny Flores, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ Vice President *[position e.g., president, partner, trustee]* of Workplace Florida, Ltd. *[name and type of entity—e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with the Town of Jupiter.

2. Affiant's address is: 661 University Boulevard, Suite 200, Jupiter, FL 33458.

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter policy, and will be relied upon by the Town of Jupiter in its review of

application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

_____

SEE ATTACHED, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____,

☐ who is personally known to me or ☐ who has produced _____ as identification and who did take an oath.

_____

Notary Public

_____

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____

[SIGNATURE PAGE TO DISCLOSURE OF OWNERSHIP INTEREST]

WORKPLACE FLORIDA, LTD.,
a Florida limited partnership

By: WORKPLACE HOLDINGS, LTD.,
a Florida limited partnership,
its Managing General Partner

By: WORKPLACE INVESTORS, LTD.,
a Florida limited partnership, its General Partner

By: WORKPLACE EQUITY CORPORATION,
a Florida corporation, its General Partner

By: _____
Print name: Benny Flores
Title: Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before the me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025 by Benny Flores, as Vice President of Workplace Equity Corporation, a Florida corporation, as general partner of Workplace Investors, Ltd., a Florida limited partnership, as general partner of Workplace Holdings, Ltd., a Florida limited partnership, as managing general partner of Workplace Florida, Ltd., a Florida limited partnership, on behalf of the partnership. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

JEANNE M. BATTLES
Notary Public - State of Florida
Commission # HH 399167
My Comm. Expires Aug 14, 2027
Bonded through National Notary Assn.

Jeanne M. Battles
Notary Public

Jeanne M. Battles
Name of Notary Printed

EXHIBIT "A"

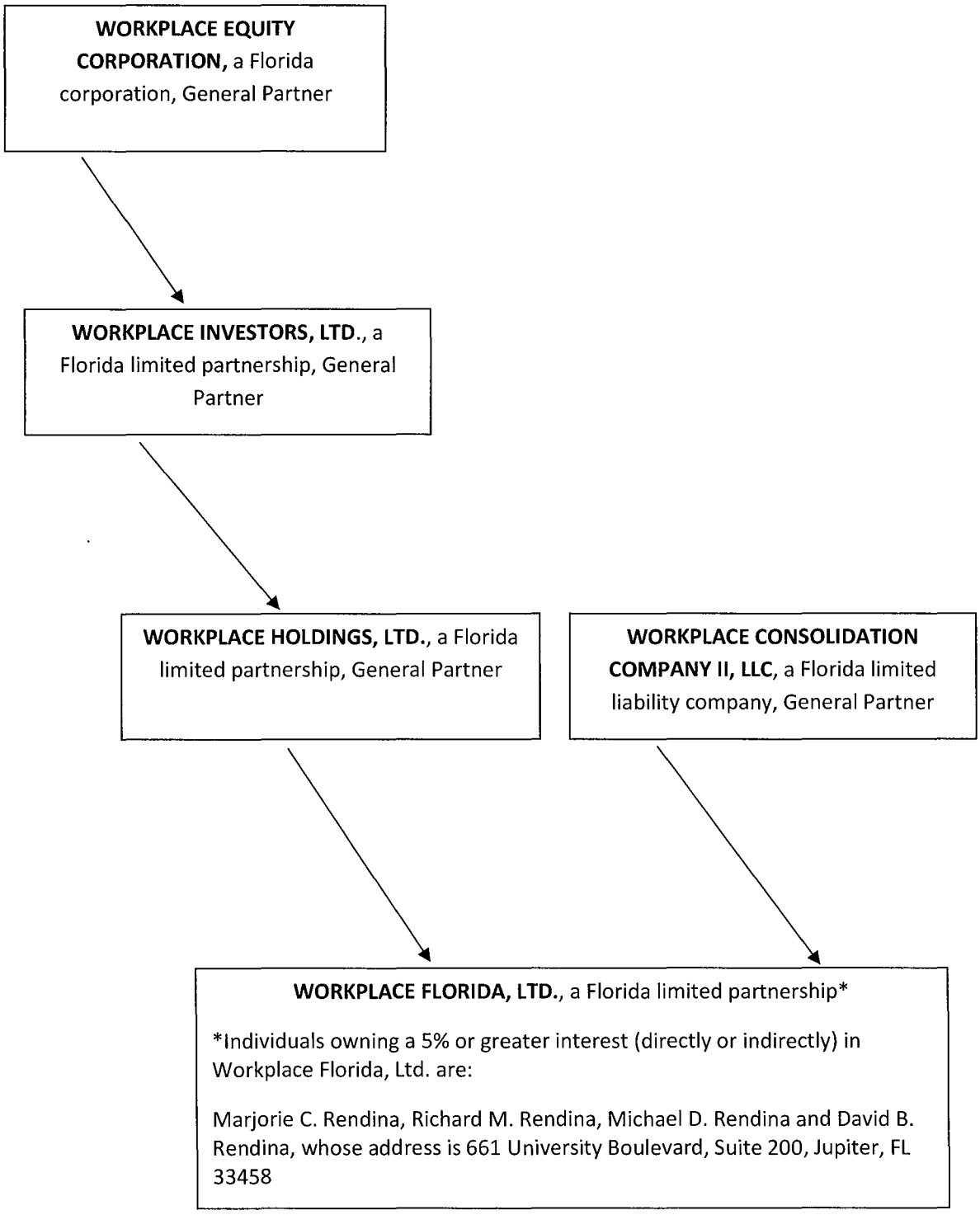
PROPERTY

A PARCEL OF LAND BEING A PORTION OF LOT 2, ACCORDING TO THE PLAT OF ABACOA – REPLAT OF PARCEL B OF TRACT WK4A, AS RECORDED IN PLAT BOOK 132, PAGES 141 THROUGH 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWESTERLY CORNER OF SAID LOT 2, SAID CORNER LYING ON THE EAST RIGHT–OF–WAY LINE OF INNOVATION WAY AS SHOWN ON SAID PLAT OF ABACOA – REPLAT OF PARCEL B OF TRACT WK4A; THENCE ALONG A WESTERLY LINE OF SAID LOT 2, NORTH 30°25'44" EAST, A DISTANCE OF 232.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 964.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'04", A DISTANCE OF 55.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, SAID LINE BEING RADIAL TO THE PREVIOUS DESCRIBED CURVE, SOUTH 62°53'20" EAST, A DISTANCE OF 92.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 109.00 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°42'15", A DISTANCE OF 48.90 FEET TO A TANGENT LINE; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 88°35'35" EAST, A DISTANCE OF 64.85 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF A WESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 00°01'58" EAST, A DISTANCE OF 279.17 FEET TO A POINT ON A SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°54'35" WEST, A DISTANCE OF 166.58 FEET; THENCE NORTH 63°24'20" WEST, A DISTANCE OF 192.75 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1.843 ACRES OR 80,296 SQUARE FEET MORE OR LESS.

EXHIBIT B
DISCLOSURE OF ENTITY OWNERSHIP INTERESTS IN PROPERTY OWNER, WORKPLACE FLORIDA, LTD.



Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

PAM Health Rehabilitation Hospital

Site Plan Amendment | Special Exception | Workplace Subdistrict Amendment

Statement of Use

June 10th, 2025

INTRODUCTION

On behalf of the applicant, Jupiter RH Investors LLC, we are pleased to formally request approval of a Site Plan Amendment, Special Exception use, and a Workplace Subdistrict Plan Amendment for PAM Health Rehabilitation Hospital located at 5075 Innovation Way. The applicant is proposing to expand the current site's offerings by constructing a state-of-the-art 21,186 square foot expansion to the current hospital (Specialty Hospital). A detailed overview of the expansion's floor plan is provided below and in the attached architectural plan set. To accommodate this request, the current limits of the developed site will be expanded northward, towards the future development area pursuant to the approved site plan, to provide a significant increase in total parking spaces, and additional access for efficient circulation. This expansion seeks to provide patients of PAM Health Rehabilitation Hospital with additional outpatient services and 21 new patient beds to better serve the Jupiter community and enhance their first-class medical services.

PROJECT CONTACT

All correspondence in connection with this request should be directed to the agents for the applicant:

Agent/Planner
Cotleur & Hearing
Attn: Zach Ciciera / Donaldson Hearing
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
(561)406.1033
zciciera@cotleur-hearing.com

Applicant / Owner
Jupiter RH Investors, LLC
Attn: Larry Juran
661 University Blvd, Suite 200
Jupiter, FL 33458
561.354.4901
ljuran@rendina.com

Traffic Engineer
Pinder-Troutman Consulting Inc.
Attn: Rebecca Mulcahy
5114 Okeechobee Boulevard, Suite 210
West Palm Beach, FL 33417-3405
561-296-9698
rmulcahy@pindertroutman.com

Engineer
Jeff H. Iravani Inc.
Attn: Jeff Iravani
1934 Commerce Lane, Suite 5
Jupiter, FL 33458
(561) 575-6030
jhi@bellsouth.net

SITE PLAN DETAILS

The applicant's proposal to expand the specialty hospital use and develop the "future development" area of Block I falls inline with the intent and long-term vision of the Workplace subdistrict. The expansion area will serve additional outpatient facilities and provide 21 hospital beds, totaling 63 beds in the overall site. The additional square footage and hospital beds require

a significant increase in required parking pursuant to Town code and FL Statutes. The updated parking requirements are as follows:

	Required	Provided
Hospital Beds (1.5/1bed)	95	95
Hospital (1/1 Clinician)	65	65
Additional for Shift Change	-	83
On Street Parking*	-	11
ADA Spaces* (20% of Req.)	32	49
TOTAL	**160**	**254**

*Included in total parking

Pursuant to ADA parking requirements for rehabilitation facilities, 20% of all required parking shall be ADA accessible. The applicant has provided 49 ADA spaces which is an excess of 17 spaces above the required 32.
The proposed expansion northward into the future development area will greatly enhance circulation and accessibility from surrounding blocks and roadways. The applicant is proposing to provide a 60 ft. wide private driveway on the north end of the site, running west to east connecting Innovation Way to Corporate Way. Furthermore, the north south connectivity within the site will also improve, allowing for efficient circulation and connectivity to all sides of Block I. Together with the expanded building footprint and the development of the future development area, this request seeks to continue the long-term vision of the Workplace subdistrict.

WAIVER

Pursuant to Section 27-2828(g)(2) the applicant respectfully requests a waiver for the proposed excess parking. The requested waiver for excess parking is driven by the operational characteristics of the Specialty Hospital, where shift changes result in unavoidable staff overlap. To ensure continuous care and patient safety, incoming physicians and clinical staff arrive prior to the departure of outgoing personnel, resulting in a period of increased on site staffing. This overlap is essential for conducting patient handoffs, reviewing treatment plans, and maintaining seamless medical operations, particularly in a specialty care setting where individualized attention and coordination are essential. The additional parking spaces are necessary to accommodate this temporary but predictable increase in demand during shift transitions, which typically occur multiple times throughout the day. Without this buffer, the facility risks operational strain, parking congestion, or compromised care delivery. The waiver request in turn directly supports the hospitals' ability to maintain a high standard of care while aligning with industry best practices for staffing and patient safety.

WORKPLACE SUBDISTRICT PLAN AMENDMENT

In addition to the site plan amendment and special exception, the applicant requests for an amendment to the Workplace Subdistrict plan. The proposed 21,186 square-foot Specialty Hospital expansion within Block I of the Workplace Subdistrict will require relocation of 18,000 square feet of previously approved Research & Development (RD) use from Block C. This adjustment supports the intent of the subdistrict by maintaining a flexible mix of employment generating uses and responding to evolving tenant demands. The specialty hospital complements the surrounding R&D and medical uses, enhancing the subdistrict's role as an innovation and employment center. Additionally, the expansion facilitates improved site connectivity through a new north-south private driveway, which enhances internal circulation and provides a second access point to Corporate Way benefiting both daily operations and emergency access. This reallocation remains within the overall approved entitlements and allows for more efficient land use without increasing intensity. A revised Workplace Subdistrict plan and supporting tabular data are included to illustrate the proposed changes. The site will now feature connectivity among adjacent blocks from Heritage Drive through to Innovation Way, with all block lengths complying with code Section 27-1140(b)(2).

ARCHITECTURE

The proposed architecture for the expansion area is simply a continuation of the existing architectural elements on the current specialty hospital for compatibility and compliance with Section 27-1140(i)(2). The 1-story expansion seeks to create a seamless transition between existing and proposed, utilizing the same ornamentation, color palette, and massing, while highlighting the entrance to the rehab facility through façade tiering. Additionally, this expansion will provide subtle traffic calming at the main entrance by enclosing the southern end of the site, further strengthening the safety and functionality of the patient drop-off area.

TRAFFIC

For reference, a comprehensive traffic analysis, prepared by Pinder Troutman Consulting Inc, has been attached to this formal pre-application submission packet. The proposed hospital expansion is considered vested for traffic concurrency within the approved Abacoa Master Site Plan. Therefore, this project meets the Town's traffic requirements.

PHASING

The proposed phasing plan for construction of the expansion and modification of the parking lot is to be determined and will be provided upon first resubmission of this application.

CONCLUSION

The applicant, Jupiter RH Investors LLC, is excited to bring this first-class expansion of the current Specialty Hospital to the Jupiter community. We are committed to working collaboratively alongside Town staff throughout the review process and we thoroughly appreciate any feedback given to us during this process. Please contact Zach Ciciera or Donaldson Hearing with Cotleur & Hearing for any questions regarding this request.

Kimley»Horn

July 31, 2025

Garret Watson
Town of Jupiter – Planning Division
210 Military Trail
Jupiter, FL 33458

RE: ***PAM Health Rehabilitation Hospital – Parking Study***
5075 Innovation Way, Jupiter, Florida 33458

Dear Garret:

As requested, Kimley-Horn and Associates, Inc. has prepared a parking evaluation associated with the PAM Health Rehabilitation Hospital to evaluate the site's current parking demand and expected parking demand with the proposed development. The site is located at 5075 Innovation Way in the Town of Jupiter, Florida. Currently, the site consists of 48,941 SF of specialty hospital use. The proposed program includes a 21,186 SF expansion (including an additional 21 hospital beds), resulting in a total of 70,127 SF of medical use (including a total of 63 hospital beds). The following is a summary of the site's parking supply and parking demand evaluation.

Existing Parking Analysis

Parking occupancy observations were conducted on Thursday, July 24th, 2025. The site's parking demands were analyzed in 30-minute intervals between the hours of 1:00 PM and 3:00 PM. The site's parking lots were divided into four zones to better understand the distribution of the parking supply and demand on site. As shown in Figure 1, Zone 1 refers to the main parking lot located east of the building, Zone 2 refers to the street parking along Pioneer Road located south of the building, Zone 3 refers to the street parking along Innovation Way located west of the building, and Zone 4 refers to the parking along the East-West road north of the building.

Table 1 summarizes the parking demand observed on Thursday, July 24th, 2025, between 1:00 PM and 3:00 PM. As shown in Table 1, the site currently supplies a total of 166 parking spaces. The peak number of occupied spaces was 89 spaces observed at 1:30 PM.

Table 1: Parking Occupancy Observations

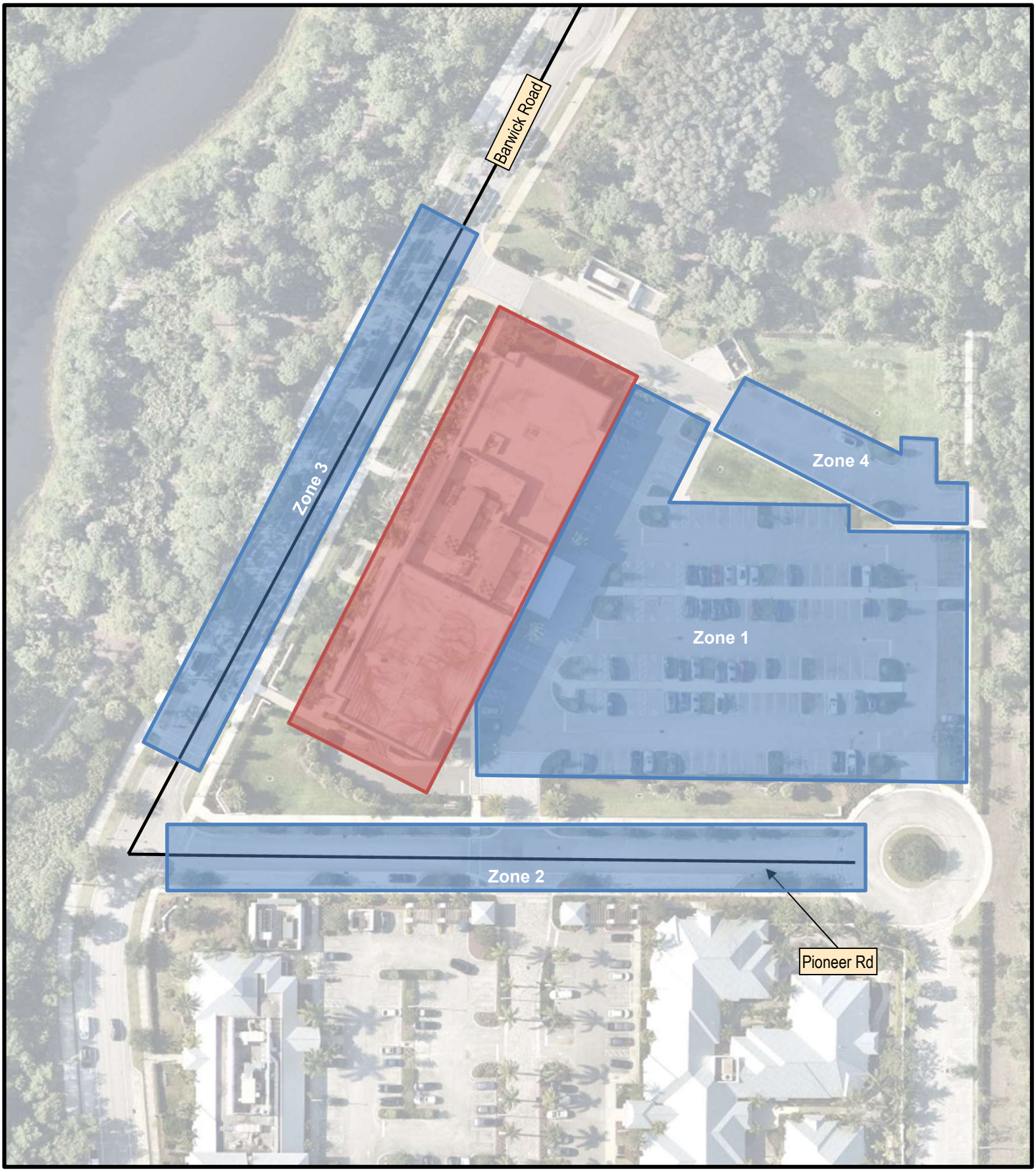
Observed Parking Occupancy					
Time	Zone 1	Zone 2	Zone 3	Zone 4	Total
1:00 PM	73	5	5	4	87
1:30 PM	68	5	6	10	89
2:00 PM	69	5	5	9	88
2:30 PM	62	5	4	8	79
3:00 PM	64	3	4	9	80
Total # of Spaces	134	9	10	13	166

Future Parking Analysis

To calculate the site's future expected parking demand, the site's current parking demand ratio (89 maximum occupied spaces to the existing 48,941 SF medical building) was applied, resulting in a requirement for 128 spaces for the future proposed 70,127 SF building. The observed parking demand was adjusted to account for peak season demand using a peak season adjustment factor of 1.11, as provided by FDOT. Additionally, a 10% buffer was applied to the peak season demand to accommodate variances in experienced demand, resulting in a calculated future peak demand of 157 spaces for the modified development.

The Town of Jupiter's code for parking states that 1.5 parking spaces are required per hospital bed (totaling 95 spaces for the future site) and 1 parking space required per clinician (totaling 41 spaces for the future site).

The facility operates with two shifts during the day. Since most of the staff and clinicians change shift at the same time, additional parking is needed to accommodate the incoming shift, while the outgoing shift is still working within the facility. This overlapping of the shifts requires additional parking, to accommodate the incoming and outgoing shifts at the same time. Therefore, in addition to the peak average of 157 occupied spaces, a demand of 88 spaces (47 additional spaces to account for the staff associated with the hospital beds and 41 additional spaces to account for clinician turnover) is expected, resulting in a total of 245 spaces determined for the site's future parking demand. Per the provided site plan, the proposed site is expected to supply a total of 250 parking spaces, satisfying the site's future parking demand.



NORTH

LEGEND

Site Location

Parking Zones

Figure 1

PAM Health Rehabilitation Hospital
Parking Zones

Kimley»Horn

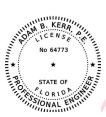
CONCLUSION

The PAM Health Rehabilitation Hospital's current parking demands were observed to determine the site's existing parking demand and expected parking demand with the proposed expansion. It was observed that the current peak observed parking occupancy was 89 spaces at 1:30 PM on Thursday, July 24th, 2025. An analysis of the site's existing parking demand was conducted and the demand for the proposed expansion and clinician shift-change demands was calculated. It was determined that the total future parking demand of the site is 245 spaces. The proposed parking supply for the site of 250 spaces is expected to satisfy the site's future parking demand.

Please contact me via telephone at (561) 840-0874 or via e-mail at Adam.Kerr@kimley-horn.com should you have any questions regarding the information provided.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Digitally signed
by Adam B Kerr
Date: 2025.07.31
15:41:29 -04'00'

Adam B Kerr, P.E.
Transportation Engineer
Florida Registration Number 64773
Attachments

k:\wpb_tpto\kerr\pam health rehab hospital\parking statement\2025-7-29 pam parking statement.docx

STOP

STOP

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
561-296-9698

February 27, 2025

Mr. Lawrence B. Juran
Rendina Development Company of America, LLC
661 University Boulevard, Suite 200
Jupiter, FL 33458

Re: Abacoa PAM Health Expansion - #PTC24-094
Traffic Statement

Dear Mr. Juran:

The purpose of this letter is to present a Site-Specific Traffic Statement for the proposed expansion to the Abacoa PAM Health Rehabilitation Hospital, within the approved Abacoa Master Plan. Because the Abacoa Master Plan is a vested development in the Town of Jupiter, this analysis will assess only the site-specific requirements. The site is located on the east side of Innovation Way, north of Central Boulevard as shown on **Attachment 1**. The PCNs for the site are 30-42-41-24-30-000-0020 and -0030.

This application consists of a 21,186 SF expansion of the existing 48,941 SF hospital. As per Ordinance 13-18, "all undeveloped properties as of October 16, 2018 will remain vested with all entitlements assigned by the Abacoa Master Site Plan until December 23, 2037." Block I of the Workplace Subdistrict Master Plan has an entitlement of 572,927 SF of Research & Development (R & D) and Block C has an entitlement of 144,637 SF of R & D. Also in Ordinance 13-18, parameters are established for the conversion of uses. The conversion is based on equivalent PM peak hour trips. **Attachment 2** provides a comparison of daily, AM and PM peak hour trips for the hospital expansion and the equivalent R & D intensity. Based on PM peak hour trips, the 21,186 SF hospital expansion is equivalent to 18,000 SF R & D. This will be converted from Block C.

The total driveway trips generated for the entire hospital are shown on **Attachment 3**. There are three main driveways to the site and one ambulance access. **Attachment 4** provides the projected driveway volumes. Based on these volumes, auxiliary turn lanes are not required.

The proposed hospital expansion is considered vested for traffic concurrency within the approved Abacoa Master Site Plan. Therefore, this project meets the Town's traffic requirements.

Please contact me at rmulcahy@pindertroutman.com if you have any questions.

Sincerely,

REBECCA J. MULCAHY LICENSE No.42570 STATE OF FLORIDA PROFESSIONAL ENGINEER

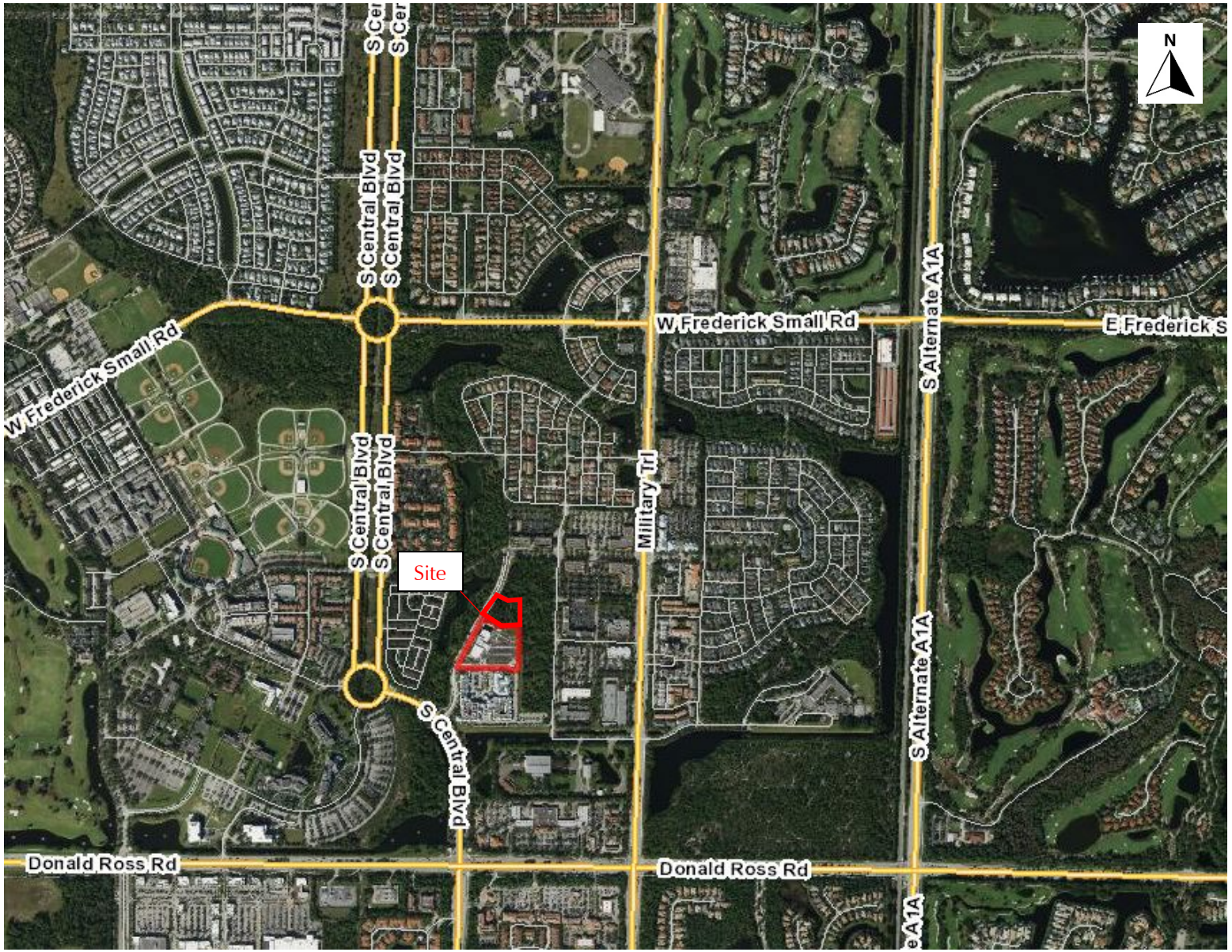
Digitally signed by Rebecca Mulcahy
Date: 2025.02.27 13:21:58 -05'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 2/27/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1
Abacoa PAM Hospital Expansion
Project Location



Attachment 2
Abacoa PAM Hospital Expansion
Trip Generation Comparison

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Proposed Use: Hospital	610	21,186 SF	10.77 / 1000 SF	50%	228	23	10%	205
Equivalent Use (2): R & D	760	18,000 SF	11.08 / 1000 SF	50%	199	20	10%	179
Net New Trips								26

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Proposed Use: Hospital	610	21,186 SF	0.82 / 1000 SF	67%	11	6	17	2	10%	10	5	15
Equivalent Use (2): R & D	760	18,000 SF	1.03 / 1000 SF	82%	16	3	19	2	10%	14	3	17
Net New Trips										(4)	2	(2)

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Proposed Use: Hospital	610	21,186 SF	0.86 / 1000 SF	35%	6	12	18	2	10%	5	11	16
Equivalent Use (2): R & D	760	18,000 SF	0.98 / 1000 SF	16%	3	15	18	2	10%	3	13	16
Net New Trips										2	(2)	-

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

(2) Block C has a current vesting of 144,637 SF of Research & Development.

Attachment 3
Abacoa PAM Hospital Expansion
Trip Generation - Entire Site

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Hospital	610	70,127 SF	10.77 / 1000 SF	50%	755	76	10%	679
Total					755			679

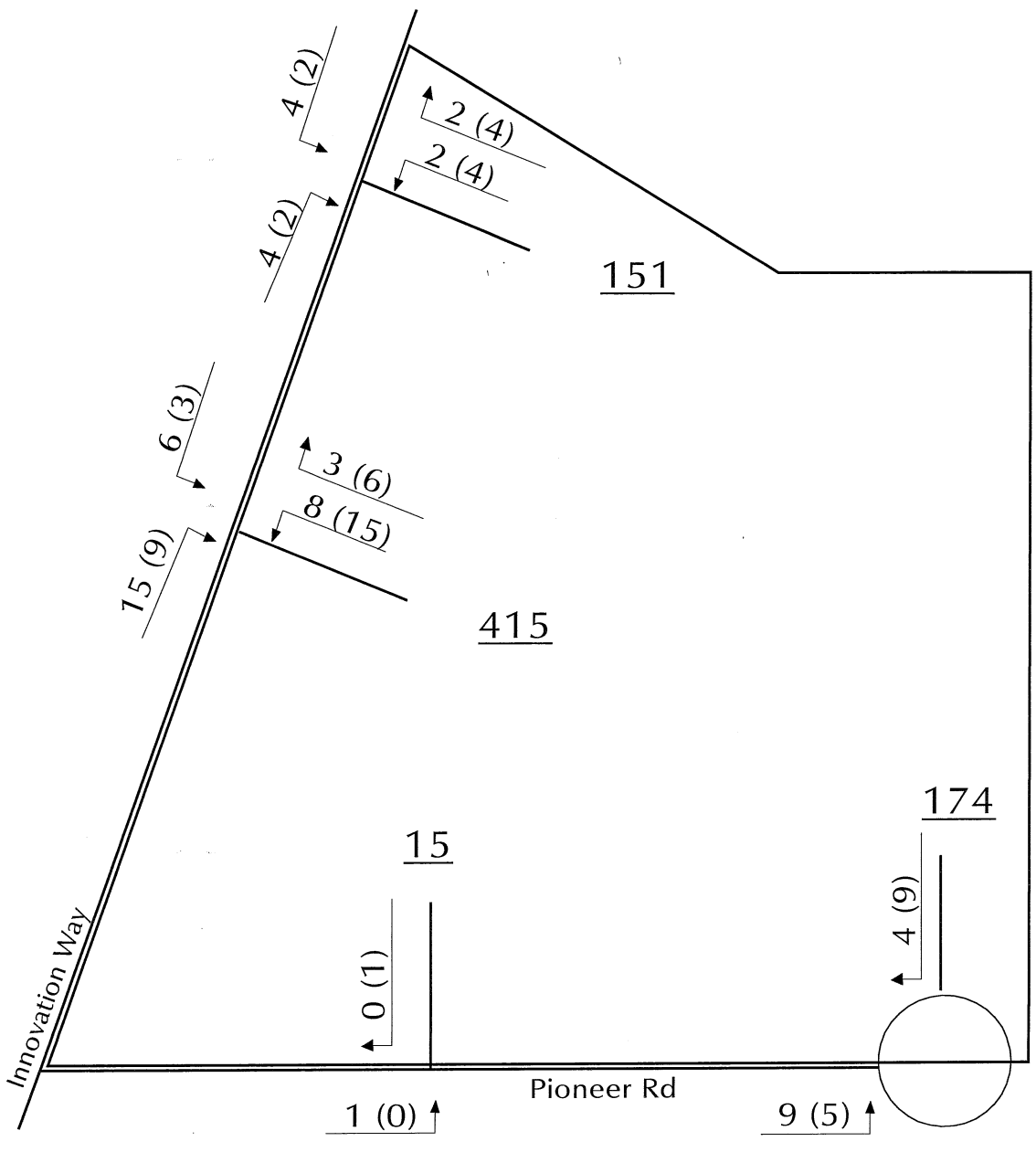
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Hospital	610	70,127 SF	0.82 / 1000 SF	67%	39	19	58	6	10%	35	17	52
Total					39	19	58			35	17	52

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Hospital	610	70,127 SF	0.86 / 1000 SF	35%	21	39	60	6	10%	19	35	54
Total					21	39	60			19	35	54

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.



N.T.S.

LEGEND

XX	-AM PEAK HOUR
(XX)	-PM PEAK HOUR
XXX	-ADT

#24-094
2/27/25

ABACOA PAM
HOSPITAL EXPANSION

ATTACHMENT 4
PROJECT DRIVEWAY VOLUMES

PTC

Abacoa Property Owners' Assembly, Inc.

June 24, 2025

Zach Ciciera
Cotleur & Hearing
1934 Commerce Lane, Suite 1
RE: Approval PAM Rehab Hospital

- The Abacoa Property Owners' Assembly, Inc. Community Architect Committee received and reviewed on April 29th the original plans on the PAM Health Rehabilitation Hospital.

- Plans for a revision request on elevation were submitted on May 27 , original elevation plans and existing plans were requested for review.

- Original plans and existing plans were sent to Rick Gonzales via email for review and approval following the May 27th CAC meeting – **approval has been granted administratively**

Please provide:
1. Copy of final approval(s)/permit(s) from all agencies having jurisdiction.
2. Notice when you begin and complete the project

This approval is contingent on Town of Jupiter permitting, and HOA/ARC approval.
Any changes to the approved plans must be submitted to the Community Architect Committee (CAC) for review.

Thank you for your continued cooperation regarding these matters.

Sincerely,

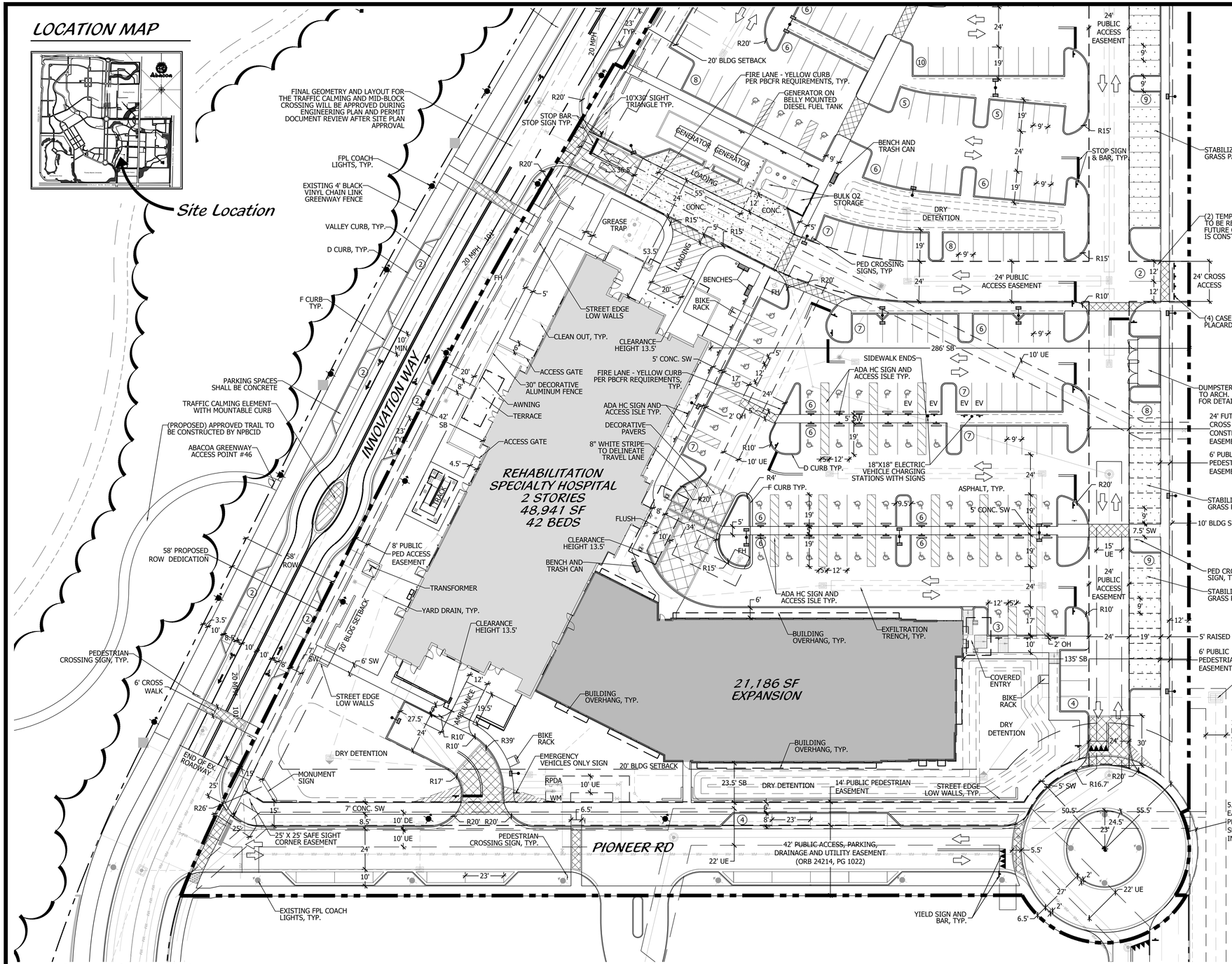
Lisa J. Downey

Lisa J. Downey
Director of Property Management
For and on behalf of the Abacoa POA CAC

1200 University Blvd, Suite 102, Jupiter, FL 33458-7556
Tel: (561) 624-7788 Fax: (561) 622-8037

LOCATION MAP

Site Location



SITE DATA

TOWNSHIP RANGE SECTION	T 41S, R 42S, S 24
EXISTING ZONING:	MXD - WORKPLACE SUBDISTRICT
EXISTING LAND USE:	MIXED USE
MAXIMUM ALLOWABLE BUILDING HEIGHT	60'
MAXIMUM PROPOSED BUILDING HEIGHT	42'-3"
MAXIMUM LOT COVERAGE	50%
NUMBER OF STORIES	2

	AC	SF
SITE AREA	**6.84**	**298,076**

BUILDING DATA	SF	BEDS
FIRST FLOOR	22,707	0
SECOND FLOOR	26,234	42
EXPANSION AREA	21,186	21
TOTAL SF	**70,127**	**63**

LAND USE	SF	AC	%
BUILDING LOT COVERAGE	43,893	1.01	14.73%
VEHICULAR USE AREA	133,122	3.06	44.66%
SIDEWALKS	29,108	0.67	9.77%
GRASS PARKING	7,083	0.16	2.38%
GREENSPACE	78,563	1.80	26.36%
TOTAL	**291,769**	**6.70**	**97.88%**

LOT COVERAGE			
IMPERVIOUS			
BUILDING LOT COVERAGE	43,893	1.01	14.73%
BUILDING AWNINGS	6,307	0.14	2.12%
VEHICULAR USE AREA	133,122	3.06	44.66%
SIDEWALKS	29,108	0.67	9.77%
SUBTOTAL	**212,430**	**4.88**	**71.27%**
PERVIOUS			
GRASS PARKING	7,083	0.16	2.38%
GREENSPACE	78,563	1.80	26.36%
SUBTOTAL	**85,646**	**1.97**	**28.73%**
TOTAL	**298,076**	**6.84**	**100.00%**

PARKING CALCULATIONS	REQ	PROV
HOSPITAL BEDS (1.5 SPACES PER BED)	95	95
HOSPITAL (1 SPACE PER CLINICIAN)	65	65
ON STREET PARKING (INCLUDED IN TOTAL)	-	11
ADA SPACES - 20% OF REQ. (INCLUDED IN TOTAL)	32	49
ADDITIONAL PARKING FOR SHIFT CHANGE (*)		83
TOTAL	**160**	**254**
GRADE PARKING (*)		41
GRASS PARKING (*)		42
TEMPORARY SPACES OVER FUTURE CROSS ACCESS		2

PEDESTRIAN AMENITIES	REQ	PROV
BIKE RACK	3	3
BENCH	4	4
TRASH RECEPTACLE	3	3

(*) VIA PARKING DEMAND STUDY

BUILDING SETBACKS	REQ	PROV
FRONT - INNOVATION WAY	20'	42'
REAR - EAST	10'	135'
SIDE STREET - PIONEER ROAD	20'	24'
SIDE STREET - PRIVATE DRIVE	20'	394'
PROPERTY WIDTH	849'	
PROPERTY DEPTH	603'	

LEGEND

ADA	DISABLED	ADA SIGN	BELGARD MODULINE PAVER 6"X12"X3-1/8" COLOR: TITANIUM PATTERN: HERRINGBONE 8" SOLDIER COURSE BANDING BELGARD HOLLAND STONE 4"X8"X3-1/8" COLOR: SLATE
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	
PBCFR	PALM BEACH COUNTY FIRE RESCUE	PEDESTRIAN CROSSING	
SB	SETBACK	BIKE RACKS	
SW	SIDEWALK		
TYP	TYPICAL	BENCH	BELGARD HOLLAND STONE 4"X8"X3-1/8" COLOR: TITANIUM PATTERN: HERRINGBONE 8" SOLDIER COURSE BANDING BELGARD HOLLAND STONE 4"X8"X3-1/8" COLOR: SLATE
PARKING LIGHT		TRASH RECEPTACLE	
FPL COACH LIGHT			

PROJECT TEAM

OWNER/CLIENT:
WORKPLACE FLORIDA, LTD
RENDINA HEALTHCARE REAL ESTATE
661 UNIVERSITY BLVD, SUITE 200
JUPITER, FL 33458
561.630.5055

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

ARCHITECT:
E4H ARCHITECTURE
2217 8TH AVENUE
FORTH WORTH, TX 75104
888.781.8447

ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
561.575.6030

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE 200
JUPITER, FL 33458
561.746.8454

TRAFFIC CONSULTANT:
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FL 33411
561.684.6878

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ON STREET PARKING IS UTILIZED IN THE CALCULATION FOR REQUIRED PARKING IN ACCORDANCE WITH THE PROVISIONS OF THE MXD CODE.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LDR'S.

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

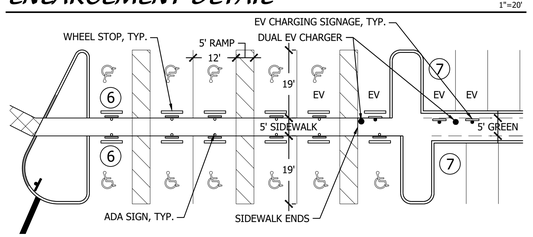
THE PHOTOMETRIC PLAN REFLECTS MAINTAINED LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER LDR'S.

STREET LIGHTS TO BE FPL COACH LIGHTS MOUNTED ON 12' TALL POLES. LIGHT LEVELS SHALL NOT EXCEED THE MAXIMUM TO MINIMUM ESTABLISHED IN TABLE 1 OF ORDINANCE NO. 66-98.

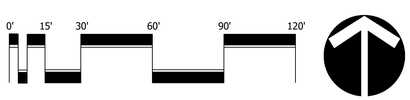
THE SITE PLAN REFLECTS ALL PROPOSED CONDITIONS. PLEASE REFER TO THE CIVIL ENGINEERING PLANS FOR CHANGES TO EXISTING UTILITIES TO ADDRESS BUILDING AND SITE EXPANSION AND REVISIONS.

ENLARGEMENT DETAIL

1"=20'



Site Plan



Scale: 1" = 30'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Abacoa Rehabilitation Hospital

Proposed Expansion
Jupiter, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0708
DATE	FP 02-09-23
REVISIONS	02-26-25
	04-14-25
	06-04-25
	08-01-25

June 04, 2025 10:59:02 a.m.
Drawing: 20-0708 SP.DWG

SHEET 1 OF 3

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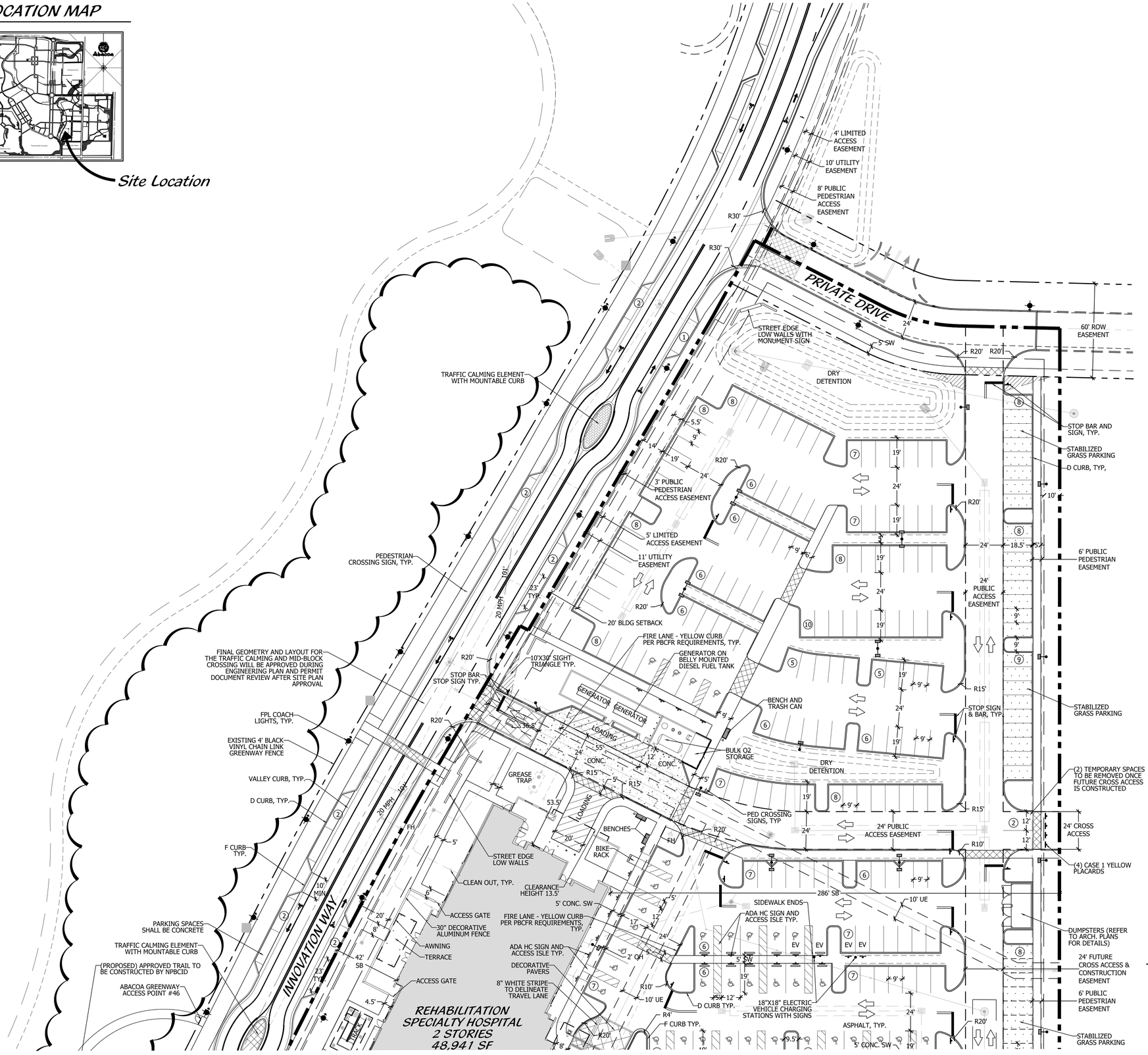
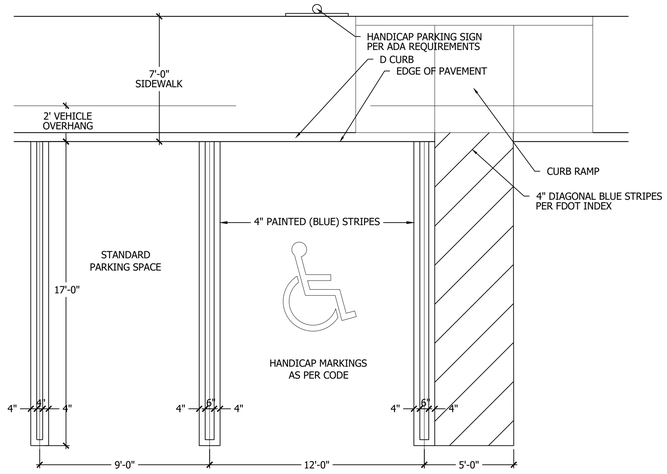
LOCATION MAP

Site Location


4' LIMITED ACCESS EASEMENT
10' UTILITY EASEMENT
8' PUBLIC PEDESTRIAN ACCESS EASEMENT
R30'
PRIVATE DRIVE
24'
60' ROW EASEMENT
STREET EDGE LOW WALLS WITH MONUMENT SIGN
5' SW
R20'
TRAFFIC CALMING ELEMENT WITH MOUNTABLE CURB
DRY DETENTION
STOP BAR AND SIGN, TYP.
STABILIZED GRASS PARKING
D CURB, TYP,
5.5'
9'
14'
19'
24'
3' PUBLIC PEDESTRIAN ACCESS EASEMENT
5' LIMITED ACCESS EASEMENT
11' UTILITY EASEMENT
PEDESTRIAN CROSSING SIGN, TYP.
20 MPH
10'
23'
TYP.
R20'
20' BLDG SETBACK
FIRE LANE - YELLOW CURB PER PBCFR REQUIREMENTS, TYP.
GENERATOR ON BELLY MOUNTED DIESEL FUEL TANK
10'X30' SIGHT TRIANGLE TYP.
FINAL GEOMETRY AND LAYOUT FOR THE TRAFFIC CALMING AND MID-BLOCK CROSSING WILL BE APPROVED DURING ENGINEERING PLAN AND PERMIT DOCUMENT REVIEW AFTER SITE PLAN APPROVAL
STOP BAR STOP SIGN TYP.
GENERATOR
GENERATOR
LOADING
36.5'
55'
24'
CONC.
12'
CONC.
R15'
5'
R15'
BULK O2 STORAGE
BENCH AND TRASH CAN
STOP SIGN & BAR, TYP.
STABILIZED GRASS PARKING
FPL COACH LIGHTS, TYP.
EXISTING 4' BLACK VINYL CHAIN LINK GREENWAY FENCE
VALLEY CURB, TYP.
D CURB, TYP.
20 MPH
10'
FH
GREASE TRAP
53.5'
LOADING
20'
BENCHES
BIKE RACK
DRY DETENTION
(2) TEMPORARY SPACES TO BE REMOVED ONCE FUTURE CROSS ACCESS IS CONSTRUCTED
PED CROSSING SIGNS, TYP
24' PUBLIC ACCESS EASEMENT
24' CROSS ACCESS
F CURB TYP.
5'
STREET EDGE LOW WALLS
10' MIN
CLEAN OUT, TYP.
CLEARANCE HEIGHT 13.5'
286' SB
SIDEWALK ENDS
10' UE
(4) CASE 1 YELLOW PLACARDS
5' CONC. SW
ADA HC SIGN AND ACCESS ISLE TYP.
PARKING SPACES SHALL BE CONCRETE
ACCESS GATE
30" DECORATIVE ALUMINUM FENCE
FIRE LANE - YELLOW CURB PER PBCFR REQUIREMENTS TYP.
17'
12'
24'
DUMPSTERS (REFER TO ARCH. PLANS FOR DETAILS)
TRAFFIC CALMING ELEMENT WITH MOUNTABLE CURB
AWNING
TERRACE
ADA HC SIGN AND ACCESS ISLE TYP.
2' OH
5' SW
EV
EV
EV
EV
24' FUTURE CROSS ACCESS & CONSTRUCTION EASEMENT
(PROPOSED) APPROVED TRAIL TO BE CONSTRUCTED BY NPBCID
ABACOA GREENWAY ACCESS POINT #46
INNOVATION WAY
20'
8'
42'
SB
23'
DECORATIVE PAVERS
8" WHITE STRIPE TO DELINEATE TRAVEL LANE
ACCESS GATE
4.5'
TRUCK
REHABILITATION SPECIALTY HOSPITAL
2 STORIES
48,941 SF
R10'
10' UE
D CURB TYP.
18"X18" ELECTRIC VEHICLE CHARGING STATIONS WITH SIGNS
ASPHALT, TYP.
6' PUBLIC PEDESTRIAN EASEMENT
R4'
F CURB TYP.
R20'
9.5'
5' CONC. SW
STABILIZED GRASS PARKING
18.5'
5'
24' PUBLIC ACCESS EASEMENT
R15'
R20'
R20'
R20'
R20'
R15'
R10'
R20'
R20'
R20'
R20

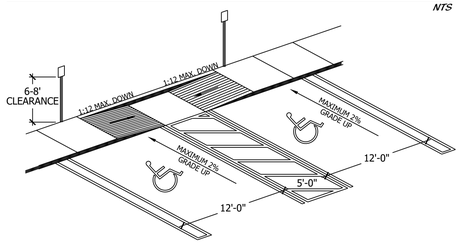
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

NTS

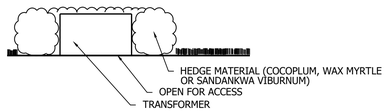
COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

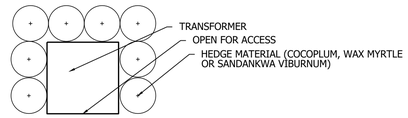
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



PLAN VIEW



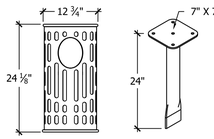
BIKE RACK DETAIL

NTS

TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

TRASH CAN DETAIL

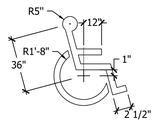
NTS



TYPE: WABASH VALLEY ASH URN
COLOR: GREEN / RIB PATTERN
FINISH: POWDER COAT

HANDICAP SYMBOL DETAIL

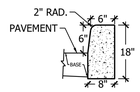
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

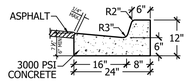
D CURB DETAIL

NTS



F CURB DETAIL

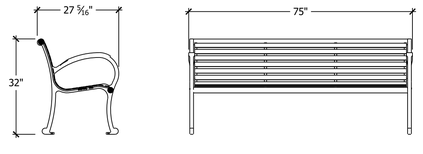
NTS

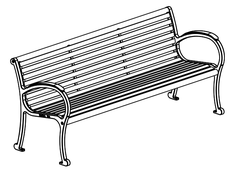


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

BENCH DETAIL

NTS

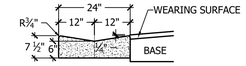




TYPE: DUMOR 160 SERIES BENCH
COLOR: GREEN
FINISH: ZINC RICH AND POLYESTER POWDER COAT

VALLEY CURB DETAIL

NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

ELECTRIC VEHICLE CHARGING STATION DETAIL

NTS

Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
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561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

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June 04, 2025 10:59:02 a.m.
Drawing: 20-0708 SP.DWG

SHEET 3 OF 3

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TYPE "A" ROAD SECTION
90' RIGHT-OF-WAY N.T.S.

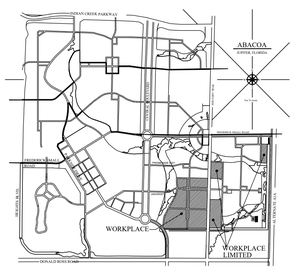
TYPE "B" ROAD SECTION
59' RIGHT-OF-WAY N.T.S.

TYPE "C" ROAD SECTION
58' RIGHT-OF-WAY N.T.S.

TYPE "D" STREET SECTION
50' RIGHT-OF-WAY N.T.S.

TYPE "E" ACCESS STREET SECTION
50' ACCESS EASEMENT N.T.S.

LOCATION MAP



GENERAL NOTES

The Workplace (WP) and the Workplace Limited (WPL) Subdistricts are primarily intended for non-residential uses such as: Light Manufacturing, Research & Development, Corporate Offices and secondary uses such as limited commercial/retail and residential to serve the overall Subdistrict employees.

Per ordinance 13-18 condition 8, the owner of an undeveloped property, or undeveloped portion of thereof, in the workplace district may increase or decrease the amount of a particular land use within\the approved development program provided the number of pm peak hour trip equivalent's do not exceed the available vested land use. Conversions are only permitted for non-residential uses. The town council in its sole discretion, may approve or deny any increase or decrease of land uses proposed by the property owner under this provision. The intent of this condition is to specify latitude in conversions which may be implemented without amendment to the master site plan.

The Workplace District is located to the west of Military Trail and the Workplace Limited District is those parcels located to the east of Military Trail.

LEGAL DESCRIPTION

Workplace District:
Tracts WK1, WK2, WK3 and WK4 of Abacoa Plat No. 1, as recorded in the Public Records of Palm Beach County, Florida, Plat Book No. 78, Pages 145 to 163.

Workplace Limited District:
Tracts WK5, WK6 and WK7 of Abacoa Plat No.1, as recorded in the Public Records of Palm Beach County, Florida, Plat Book No. 78, Pages 145-163.

LEGEND

- Building Frontage Lines
- Entry Feature Location
- Access Points To Blocks
- Subdistrict Sign Location
- Pedestrian Access
- Public Square per Section 3.A.3 of Ordinance No. 13-18

FINAL PLANS
Resolution R-50-21
Resolution R-51-21
06-15-2021

SITE DATA

Section: 24 Township: 41S Range: 41E
Existing Land Use: MXD
Existing Zoning: Workplace (WP) & Workplace Limited (WPL)

Site Area	Acres	Percent	ADA/DRI Entitlements	AT&T Conversion	NOPC #19 Conversions	Revised Entitlements
Workplace (West)						
Blocks A, B, C, D, E and I	73.19	73%	1,220,500 sf 450 units	- 434,700sf R&D + 173,880sf Office	+ 254,502sf R&D[11] - 450 Units	1,214,182 sf 0 units
Workplace Limited (East)						
Blocks F, G and H	27.00	27%	533,500 sf 125 units		533,500 sf 125 units	533,500 sf 125 units
Totals:	100.19	100%	1,754,000 sf		1,493,180 sf	1,747,682 sf
Office / Medical Office			350,800 sf		524,680 sf	524,680 sf
R & D / Industrial			1,403,200 sf		968,500 sf	1,223,002 sf
Residential Units			575 units		575 units	125 units

TABLE 1: ORIGINALLY APPROVED DISTRIBUTION OF ENTITLEMENTS:

Block	Acres	Approved Entitlements/Land Use Off./Medical	RD/Indust.	Res.	Parking		Equivalent Approved Conversions Off./Medical	RD/Indust.	Retail/Rest.	Res.
Workplace:										
A[6]	5.17	29,330	24,100	0	453		0	0	0	0
B[7]	7.27	111,500	0	0	446		-42,074[4]	0	24,042[4]	0
C[8]	31.95	0	350,000	437[1]	1,168		0	0	0	0
D	14.40	165,650	38,000	0	814		-42,074[2]	0	24,042[2]	0
E[9]	14.40	75,600	236,400	0	1,238		28,478[5]	-94,468[9]	0	0
Workplace totals:	73.19	382,080	648,500	437	4,120	Subtotal:	-55,670	-94,468	48,084	0
						Total:	326,410	554,032	48,084	437
Workplace Limited:										
F	14.00	49,600	244,000	125	1,174		-15,282[3]	-244,000[3]	36,718[3]	49[3]
G[10]	8.00	93,000	0	0	372		0	0	0	0
H	5.00	0	76,000	0	304		0	0	0	0
Workplace Limited totals:	27.00	142,600	320,000	125	1,850	Subtotal:	-15,282	-244,000	36,718	49
						Total:	127,318	76,000	36,718	174
Grand Totals:	100.19	524,680	968,500	562	5,972		453,728	630,032	84,802	611

TABLE 2: CURRENT APPROVED DISTRIBUTION

Block	Acres	Approved Entitlements/Land Use from Table 2 Medical	Office	RD/Indust.	Retail/Rest.	Res.	Self Storage	Equivalent Approved & Proposed Conversions Medical	Office	RD/Indust.	Retail/Rest.	Res.	Self Storage	Proposed Entitlements Medical	Office	RD/Indust.	Retail/Rest.	Res.	Self Storage
Workplace:																			
A	5.17	43,648	14,932	0	0	0	0	0	0	0	0	0	0	43,648	14,932	0	0	0	0
B	7.27	69,572	19,740	0	2,085	0	0	0	0	0	0	0	0	69,572	19,740	0	2,085	0	0
C	27 10.38	38,000	12,000	144,637	0	0	0	0	0	0	0	0	0	38,000	12,000	144,637	0	0	0
D	14.40	73,921	69,890	38,000	15,442	0	0	0	0	0	0	0	0	73,921	69,890	38,000	15,442	0	0
E	14.40	81,585	25,064	135,504	0	0	0	0	0	0	0	0	0	81,585	25,064	135,504	0	0	0
I	27,28 21.57	0	0	572,927	0	0	0	0	0	0 [28]	0	0	0	0	0	572,927 [28]	0	0	0
Workplace totals:	73.19	306,726	141,626	891,068	17,527	0	0							306,726	141,626	891,068	17,527	0	0
Workplace Limited:																			
F	14.00	77,900	9,662	0	8,298	118	0	0	0	0	0	0	0	77,900	9,662	0	8,298	118	0
G	8.00	20,400	72,600	0	0	0	0	0	0	0	0	0	0	20,400	72,600	0	0	0	0
H	5.00	0	0	0	0	14	65,600	0	0	0	0	0	0	0	0	0	0	14	65,600
Workplace Limited totals:	27.00	98,300	82,262	0	8,298	132	65,600							98,300	82,262	0	8,298	132	65,600
Grand Totals:	100.19	405,026	223,888	991,068	25,825	132	65,600							405,026	223,888	991,068	25,825	132	65,600

TABLE 3: PROPOSED MODIFICATIONS

Block	Acres	Approved Entitlements/Land Use from Table 2 Medical	Office	RD/Indust.	Retail/Rest.	Res.	Self Storage	Equivalent Approved & Proposed Conversions Medical	Office	RD/Indust.	Retail/Rest.	Res.	Self Storage	Proposed Entitlements Medical	Office	RD/Indust.	Retail/Rest.	Res.	Self Storage
Workplace:																			
A	5.17	43,648	14,932	0	0	0	0	0	0	0	0	0	0	43,648	14,932	0	0	0	0
B	7.27	69,572	19,740	0	2,085	0	0	0	0	0	0	0	0	69,572	19,740	0	2,085	0	0
C	27 10.38	38,000	12,000	144,637	0	0	0	0	0	0	0	0	0	38,000	12,000	126,637 [29]	0	0	0
D	14.40	73,921	69,890	38,000	15,442	0	0	0	0	0	0	0	0	73,921	69,890	38,000	15,442	0	0
E	14.40	81,585	25,064	135,504	0	0	0	0	0	0	0	0	0	81,585	25,064	135,504	0	0	0
I	27,28 21.57	0	0	572,927	0	0	0	0	0	0 [28]	0	0	0	0	0	590,927 [29]	0	0	0
Workplace totals:	73.19	306,726	141,626	891,068	17,527	0	0							306,726	141,626	891,068	17,527	0	0
Workplace Limited:																			
F	14.00	77,900	9,662	0	8,298	118	0	0	0	0	0	0	0	77,900	9,662	0	8,298	118	0
G	8.00	20,400	72,600	0	0	0	0	0	0	0	0	0	0	20,400	72,600	0	0	0	0
H	5.00	0	0	0	0	14	65,600	0	0	0	0	0	0	0	0	0	0	14	65,600
Workplace Limited totals:	27.00	98,300	82,262	0	8,298	132	65,600							98,300	82,262	0	8,298	132	65,600
Grand Totals:	100.19	405,026	223,888	991,068	25,825	132	65,600							405,026	223,888	991,068	25,825	132	65,600

NOTES:

1. Transferred 13 units to RD-2B, as part of Osceola Woods site plan approval.
2. Conversions as approved in University Commons site plan application. Final land uses includes: 40,000sf Medical Office, 29,064sf General Office, 17,392sf Retail 5,000sf Restaurant and 1,650sf Outdoor seating.
3. Conversion as approved in Greenwich site plan application. Final land uses includes: 20,195sf Office, 30,500sf Retail, 6,218sf Restaurant and 14,060sf Office-Live/Work. In addition, 49 units were transferred from the adjacent Community Commercial Subdistrict.
4. Proposed conversion as submitted in the Abacoa Commons site plan application. Proposed land uses include: 40,000sf Medical Office, 29,064sf General Office, 17,392sf Retail, 5,000sf Restaurant and 1,650sf Outdoor seating.
5. Proposed conversion as permitted in the Abacoa Corporate Commerce Center site plan application. Proposed land uses include: 40,532sf RD/Industrial, 18,658sf Office and 9,820sf Medical Office.
6. Reallocation of 36,430sf of Office/Medical to Block G, 2,000sf of Office/Medical to Block E and 24,100sf of RD/Industrial from Block G.
7. Reallocation of 13,550sf of Office/Medical from Block C.
8. Reallocation of 72,120sf of Office/Medical to include: 56,570sf to Block G and 13,550sf to Block B.
9. Reallocation of 2,000sf of Office/Medical from Block A and 30,000sf of RD/Industrial to Block C.
10. Reallocation of 152,500sf of RD/Industrial to include: 128,400sf to Block C and 24,100sf to Block A.
11. 160 units transferred from CC District, 225 units converted to 294,502sf of RD/Industrial. 40,000sf of RD/Industrial transferred to Town Center, 7,575 transferred to Block A and 246,927 to Block I, and remaining 372 residential units transferred to the Town Center Subdistrict.
12. 1,675sf of RD/Industrial converted to 670sf of Office for proposed Block A (WK1) site plan application.
13. Reallocation of Block C entitlements, with the additional 254,502sf of RD/Industrial from NOPC #19. New Block I formed to subdivide Block C in previous Subdistrict Master Plan.
14. Previous conversion for Greenwich site plan revised to unwind 226,000 SF of R & D to be reallocated to Block I per NOPC application Number 21. Of the remaining 18,000 SF of R & D on Block F, 11,156 SF to be converted to 4,462 SF of Office and 6,844 SF of R & D to be transferred to Block A. Transfer of 6,844 SF of Office/Medical from Block A to Block F.
15. Transfer of 41,500 SF of Retail/Restaurant from Community Commercial Subdistrict to Block F, per NOPC Number 21. Of the 41,500 SF Retail/Restaurant, 25,017 SF to remain Retail/Restaurant and 16,483 SF to be converted to 8,242 SF Office. Transfer of 28 residential units from Block F to Block H.
16. Transfer of 5,363 SF of R & D from Block C to Block A. Block A conversion of 42,207 SF of R & D to 16,883 SF of Professional Office. Transfer of 18,538 SF of Office/Medical from Block B to Block A.
17. Block B to decrease Office/Medical from 69,426 SF to 50,888 SF with 18,538 SF transfer to Block A. Unwind 19,192 SF of 24,042 SF Retail/Restaurant to 33,586 SF of Office/Medical on Block B for a final total of 84,474 SF of Office/Medical. Block B is left with 4,850 SF of Retail/Restaurant.
18. Convert 6428 SF R/D to 2,571 SF Office on Block E.
19. Conversion of 28 residential units to 36,649 SF R & D, per NOPC number 22. Of the 36,649 SF R & D, convert 23,649 SF to 4,856 SF medical office and 13,000 SF R & D to 5,200 SF professional office.
20. Convert 16,719 SF retail to 8,358 SF medical office.
21. In 2004, office/medical was used to create retail via Res #130-03, for University Commons. Currently, 1,010 SF of the 19,090SF of unallocated retail is proposed to be unwound back to medical resulting in the creation of 1,767 SF of additional medical office for the site. The remaining 18,080 SF of retail is to remain allocated to the University Commons site per the original approval.
22. Unwind 2,765 SF of Retail in Block B back to original 4,838 SF of Medical Office.
23. Unwind 1,909 SF of Retail/Indoor Recreation in Block D to 3,341 SF Medical Office. 1,343 SF of Medical is not allocated to a specific unit and available for use in University Commons. The remaining 16,171 SF of Retail is to remain allocated to University Commons.
24. Unwind 2,621 SF of General Office in Block A to 6,553 SF of RD/Industrial and convert this to 1,346 SF Medical in Block A. Further allocate 729 SF Retail from Block D to Block A. Convert 729 SF Retail to 1,750 SF of Medical Office in Block A. The Conversion resulted in no change to the square footage in Block A. The remaining 15,442 SF of Retail is to remain allocated to University Commons.
25. Convert 76,000 SF of RD/Industrial to 65,600 SF of Self Storage and 28 residential units to 14 residential units in Block H.
26. Transfer 50,000 SF of RD from Block I to Block C and simultaneously convert 100,000 SF of RD in Block C to 12,000 SF of Office and 38,000 SF of Medical Office, for The Commons at Abacoa III.
27. Heritage Drive is being removed and 1.09 acres of land is being transferred from Heritage Drive and Block C (2) to Block I (1).
28. 12.3 acre Block I (1) is being subdivided into 7.30 acre Block I (1) with 271,359 SF R&D and 5.00 acre Block I (3) with 96,000 SF R&D for Specialty Hospital.
29. 18,000 SF of RD is transferred from Block C to Block I to provide for a 21,186 SF expansion to the Specialty Hospital.

Workplace Subdistrict Master Plan

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-C000239

Workplace Subdistrict
Workplace Limited, LTD
22nd Amendment
Jupiter, Florida

DESIGNED	DEH
DRAWN	MAK
APPROVED	DEH
JOB NUMBER	17-1203
DATE	11-06-09
REVISIONS	01-05-10 02-01-10
GWPC- PZ#10-45 FINAL PLANS	05-24-10
IFHL- RES#09-10 FINAL PLANS	08-27-10
AMENDMENT	10-08-10 12-22-10
IFHL- PZ#10-252	02-18-11
IFHL- PZ#11-122	04-11-11
05-20-11	06-06-11 03-12-14
GHO- PZ#16-2004	09-27-16
WK7- RES#31-84	01-26-17
CMNSIII - RES#82-18	02-27-19
REHAB - PZ#20-4477	03-02-21
REHAB - RES#50-21	06-24-21
REHAB - RES#50-21	02-26-25
REHAB - RES#50-21	04-14-25
REHAB - RES#50-21	06-09-25
REHAB - RES#50-21	07-15-25

July 15, 2025 9:59:38 a.m.
Drawing: 09-0608 WORKPLACE SUBDISTRICT.DWG

SHEET 1 OF 1

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LOCATION MAP

EXISTING NATIVE VEGETATION AND PINE TREES IN EAST BUFFER TO BE RETAINED/PROTECTED DURING INITIAL CLEARING. LANDSCAPE ARCHITECT WILL VERIFY THE QUALITY AND LOCATION OF RETAINED NATIVE VEGETATION. QUALITY NATIVE VEGETATION WILL BE PRESERVED AND INCORPORATED INTO THE PROPOSED NATURAL BUFFER PLANTING.

DETENTION NATIVE MIX (2,641 sf)
(103) Andropogon SPP.
(103) Aristida stricta
(275) Muhlenbergia Capillaris
(69) Spartina Bakeri
(137) Sporobolus Floridanus

24' CROSS ACCESS

24' FUTURE CROSS ACCESS & CONSTRUCTION EASEMENT

6' PUBLIC PEDESTRIAN EASEMENT

10' UE

15' UE

LANDSCAPE DATA

TOWNSHIP RANGE SECTION	T 41S, R 42S, S 24
EXISTING ZONING:	MXD - WORKPLACE SUBDISTRICT
EXISTING LAND USE:	MIXED USE
TOTAL SITE AREA	**298,076 SF 6.84 AC**

LAND USE	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	43,893	1.01	14.73%
VEHICULAR USE AREA	133,122	3.06	44.66%
VEHICULAR USE AREA (GRASS)	7,083	0.16	2.38%
OPEN SPACE	113,978	2.62	38.24%
TOTAL	**298,076**	**6.84**	**100.00%**

	REQ	**PROV**
GREENSPACE	-	28.47%

INTERIOR LANDSCAPE	**REQ**	**PROV**
PARKING ISLANDS	52	
TREES (1 PER ISLAND)	52	52
SHRUBS (7 PER ISLAND)	364	6,552
INTERIOR LANDSCAPE		
20% OF VUA	26,624	>26624

PERIMETER LANDSCAPE	**LENGTH**	**REQ**	**PROV**
NORTH (1 TREE PER 25')	207	8	8
SOUTH (1 TREE PER 25')	622	25	28
EAST (1 TREE PER 25')	636	25	25
WEST (1 TREE PER 25')	849	34	34

FOUNDATION PLANTING			
BUILDING ADDITION	**LENGTH**	**REQ**	**PROV**
LENGTH OF FOUNDATION (40% REQ)	1310	524	865
S.F. OF PLANTING (REQ. LF X 5' WIDTH)		2,620	4,329
PLANT UNITS (1/250 REQ PLANTING)			
TREES			19
3 PALMS (3:1)			5
3 ACCENTS (3:1)			28
TOTAL PLANT UNITS		**10**	**52**

NATIVE	**REQ**	**PROV**
SHADE TREES	50%	70%
PALMS	50%	62%
ACCENTS, SHRUBS AND GROUNDCOVERS	50%	56%

GENERAL NOTES

EXISTING NATIVE VEGETATION IN PERIMETER GREEN SPACE AND BUFFERS TO BE EVALUATED AND PRESERVED IN PLACE IF POSSIBLE AND IF APPROPRIATE.

AREAS WHERE EXISTING NATIVE VEGETATION IS DETERMINED TO REMAIN IN PLACE WILL REQUIRE A CHANGE TO PROPOSED LANDSCAPE PLAN AND MAY RESULT IN REDUCTION OF PROPOSED MATERIALS TO AVOID CONFLICT WITH EXISTING VEGETATION TO REMAIN.

FINAL PLANS

Resolution R-50-21
Resolution R-51-21
06-15-2021

Updated 02-09-2023

Landscape Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'

North

Cotleur & Hearing
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Abacoa Rehabilitation Hospital

Jupiter, Florida

DESIGNED DEH
DRAWN RO/EPB
APPROVED DEH
JOB NUMBER 20-0708
DATE FINAL PLANS 02-09-23
REVISIONS 04-14-25
06-04-25
07-16-25

July 16, 2025 3:39:16 p.m.
Drawing: 20-0708 LP.DWG

SHEET 1 OF 3

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LOCATION MAP

EXISTING TREE TO BE REMOVED

3) EXISTING TREES TO BE RELOCATED IN PLACE UNIVERSITY BLVD

1) EXISTING TREE RELOCATED TO INNOVATION WAY

QV-R 3

EXISTING TREES TO REMAIN, TYP.

10' UTILITY EASEMENT

4' LIMITED ACCESS EASEMENT

20'

ABACOA COMMONS III

QVR 1

SOD1 648 sf

SOD1 148 sf

SOD1 143 sf

4' LIMITED ACCESS EASEMENT

10' UTILITY EASEMENT

8' PUBLIC PEDESTRIAN ACCESS EASEMENT

QV2 15

SOD1 600 sf

SOD1 141 sf

7' SIDEWALK

FG 37

PHS2 1

SOD1 236 sf

CH 2

SOD1 620 sf

QV2 5

DETENTION NATIVE MIX (7,527 sf)
(293) Andropogon SPP.
(293) Aristida stricta
(782) Muhlenbergia Capillaris
(195) Spartina Bakeri
(391) Sporobolus Floridanus

CB 3

BGS 2

TD2 1

TD2 18

CID 49

PM2 80

ED 9

CID 94

QV2 6

QV2 4

CID 46

TD1 1

AR 2

TS 507 sf

RE 4

CID 33

SOD2 334 sf

CID 37

CID 90

SOD2 335 sf

QVR 1

CID 47

SOD1 58 sf

KF 7

CID 105

QVR 6

CID 127

CID 37

QV2 3

CI7 101

SP 13

NATIVE SHRUB MIX (2,210 sf)
(92) Chrysobalanus icaco 'Red Tip'
(92) Myrcianthes fragrans
(92) Myrsine cubana
(92) Psychotria nervosa

EXISTING NATIVE VEGETATION AND PINE TREES IN EAST BUFFER TO BE RETAINED/PROTECTED DURING INITIAL CLEARING. LANDSCAPE ARCHITECT WILL VERIFY THE QUALITY AND LOCATION OF RETAINED NATIVE VEGETATION. QUALITY NATIVE VEGETATION WILL BE PRESERVED AND INCORPORATED INTO THE PROPOSED NATURAL BUFFER PLANTING.

CB 1

IV 28

CID 72

SOD1 638 sf

CLP 3

SAV 28

CID 94

SPC

CI7

GENERAL NOTES

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FINAL PLANS

Resolution R-50-21
Resolution R-51-21
06-15-2021

Updated 02-09-2023

Landscape Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'

North

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Abacoa Rehabilitation Hospital

Jupiter, Florida

DESIGNED	DEH
DRAWN	RO/EPB
APPROVED	DEH
JOB NUMBER	20-0708
DATE	FINAL PLANS 02-09-23
REVISIONS	04-14-25
	06-04-25
	07-16-25

July 16, 2025 3:39:16 p.m.
Drawing: 20-0708 LP.DWG

SHEET 2 OF 3

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PLANT OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90° TO 45° DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES: 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING. IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	5
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTING TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY. BUILT BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AS NECESSARY. REMOVE EXCESS SOIL FROM SURFACE OF SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACMENT SOIL.

LANDSCAPE WARRENTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDTION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES								
AR	6	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	65 GAL	2.5"CAL	12'-14' HT, 6'-8' SPRD	Y	FULL CANOPY, 5' C.T. MIN.
AO	3	AGLAIA ODORATA	CHINESE PERFUME PLANT	25 GAL.	1.5" CAL	5'-6' O.A.	N	FULL CANOPY
BGS	4	BOUGAINVILLEA X 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	25 GAL	2" CAL	6' O.A., STANDARD	N	FULL & THICK
BA	4	BULNESIA ARBOREA	VERAWOOD	45 GAL	2.5" CAL	14' O.A., 6'-8' SPRD	Y	SINGLE LEADER, STANDARD.
BS	19	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3.5" CAL	12' - 14' O.A.	Y	FULL HEAD
BSR	16	BURSERA SIMARUBA	RELOCATED GUMBO LIMBO	45 GAL	3.5" CAL	12' - 14' O.A.	Y	RELOCATED FROM ON SITE
CB	4	CALOPHYLLUM BRASILIENSE	BEAUTY LEAF	45 GAL. OR F.G.	2.5" CAL	12'-14' OA	N	FULL CANOPY, SHEARED CONICAL SHAPE. 5' CT.
DR	6	DELONIX REGIA	ROYAL POINCIANA	N.A.	4" CAL	16' HT. X 7' SPRD.	N	FULL CANOPY
ED	17	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	N.A.	12-14' HT X 7' SPRD	N	STANDARD. FULL & THICK CANOPY. SINGLE
ED2	1	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	F.G.	N.A.	16' O.A.	N	STANDARD. FULL & THICK CANOPY. SINGLE STRAIGHT TRUNK, CHERRY LAKE
GS	5	GARCINIA SPICATA	GARCINIA	15 GAL	1.5" CAL	5' HT., 4' SPRD	N	FULL & THICK, MATCHED
GS2	1	GARCINIA SPICATA	GARCINIA	15 GAL	1.5" CAL	6'-7' O.A.	N	FULL & THICK, MATCHED
KF	9	KRUGIODENDRON FERREUM	BLACK IRONWOOD	25 GAL.		5'-6' O.A.	N	FULL CANOPY
LH	4	LAGERSTROEMIA INDICA 'HATCHEZ'	WHITE CRAPE MYRTLE	F.G.	3.5" CAL	12' O.A.	N	FULL & THICK CANOPY, FLORIDA FANCY. SINGLE STRAIGHT TRUNK, 5' C.T. MATCHED
LJ	2	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE FORM	45 GAL	NA	8' O.A. HT X 7' SPRD	N	MATCHED. MULTI TRUNK. LIMB UP PER L.A.
PE1	2	PINUS ELLIOTTII 'DENSA'	SLASH PINE	N.A.		10-12' OA	Y	FULL CANOPY, PLANTED IN PRESERVE
PE2	14	PINUS ELLIOTTII 'DENSA'	SLASH PINE	N.A.		8-10' OA	Y	FULL CANOPY, PLANTED IN PRESERVE
PL	16	POLYALTHIA LONGIFOLIA	MAST TREE	45 GAL OR F.G.		14' - 16' HT	N	FULL & THICK, CONICAL, MATCHED
QV2	67	QUERCUS VIRGINIANA	LIVE OAK	N.A.	3" CAL	14' HT X 7' SPRD	Y	6' C.T. MIN., FULL CANOPY, SYMMETRICAL, MATCHED
QVR	20	QUERCUS VIRGINIANA	RELOCATED LIVE OAK	N.A.	3" CAL.	14' HT X 7' SPRD	Y	RELOCATED FROM ON SITE
TD2	18	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1.5" CAL	6'-8' O.A.	Y	FULL CANOPY
TD6	13	TAXODIUM DISTICHUM	BALD CYPRESS	3 GAL.	3" CAL	4'-6' HT.	Y	FULL CANOPY
TD1	9	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	2" CAL	8'-10' OA	Y	FULL CANOPY
TD5	9	TAXODIUM DISTICHUM	BALD CYPRESS	45 GAL	2" CAL	12' O.A.	Y	FULL CANOPY
TD4	2	TAXODIUM DISTICHUM	BALD CYPRESS	65 GAL.	2" CAL	16' O.A.	Y	FULL CANOPY
TD3	1	TAXODIUM DISTICHUM	BALD CYPRESS	F.G.	2" CAL	18' O.A.	Y	FULL CANOPY
PALM TREES								
AW	3	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	FIELD GROWN	N.A.	10'-14' HT	Y	6 CANES MINIMUM, FULL & THICK.
AAK	4	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	F.G.	NA	16'-18' O.A.	N	FULL CANOPY, TRIPLE TRUNK.
CN3	3	BECCAROPHOENIX ALFREDII	HIGH PLATEAU COCONUT PALM	N.A.	N.A.	7'-8' CT	N	FULL CANOPY, STRAIGHT TRUNK
CH	2	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	45 GAL	N.A.	4'-5' O.A.	N	MULTI TRUNK, FULL CANOPY
CH2	6	CHAMAEROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	30 GAL	NA	4' - 5' O.A.	N	MULTI TRUNK, FULL CANOPY
CA	11	COCOTHRINAX ARGENTATA	FLORIDA SILVER PALM	45 GAL	N.A.	3'-4' O.A.	Y	FULL CANOPY
CCR2	2	COCOTHRINAX CRINITA	OLD MAN PALM	30 GAL		5' C.T.	N	FULL HEAD, SPECIMEN
PHM	6	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	F.G.		10'-12' WD.	N	FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PR3	1	PHOENIX ROBELENII	PYGMY DATE PALM	25 GAL	N.A.	5' O.A., 5' SPRD	N	MULTI-TRUNK, FULL CANOPY, 3 TRUNK MIN.
PR2	6	PHOENIX ROBELENII	PYGMY DATE PALM	45 GAL	N.A.	6'-8' HT	N	DOUBLE, FULL CANOPY
PHS2	3	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	F.G.	N.A.	10' CT	N	STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT
PS2	1	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	F.G.	N.A.	8' G.W.	N	DOUBLE TRUNK, FULL CANOPY,DIAMOND CUT, FLORIDA FANCY
PEA3	1	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	N.A.	N.A.	14'-16' O.A.	N	TRIPLE TRUNK, MATCHED
PEA2	4	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	N.A.	N.A.	18' - 22' HT	N	DOUBLE TRUNK, MATCHED.
RE	13	ROYSTONEA REGIA	ROYAL PALM	N.A.	N.A.	14' GW	Y	HEAVY CALIPER. MATCHED.
SPC	13	SABAL PALMETTO	CURVED SABAL PALM	F.G.	N.A.	10', 14', 18' CT STGG	Y	SLICK, CURVED TRUNKS
SP	16	SABAL PALMETTO	SABAL PALM	N.A.	N.A.	10', 14', 18' CT STGG	Y	SLICK, STRAIGHT TRUNK, MATCHING
SPR	3	SABAL PALMETTO	RELOCATED SABAL PALM	N.A.	N.A.	10', 14', 18' CT STGG	Y	RELOCATED FROM ON SITE
TM8	4	THRINAX MORRISII	KEY THATCH PALM	B & B	NA	8' CT	Y	FULL & THICK
ACCENTIONMENTAL TREE								
HSDP	3	HIBISCUS ROSA-SINENSIS 'DOUBLE PEACH'	DOUBLE PEACH HIBISCUS STANDARD	30 GAL	2" CAL	5' HT X 3' SPRD	N	FULL & THICK, FLORIDA FANCY

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS								
CO7	292	CHRYSOBALANUS ICACO	COCOPLUM	7 GAL	3' X 2'	2.5' O.C.	Y	FULL & THICK
CS15	68	CLUSIA FLAVA	SMALL LEAF CLUSIA	25 GAL	5' X 5'	4' O.C.	Y	FULL & THICK
CVFR	9	CODIAEUM VARIEGATUM 'FRANKLIN ROOSEVELT'	FRANKLINROOSEVELT CROTON	7 GAL	2.5' X 2.5'	A.S.	N	FULL & THICK
TG	3	CORDYLINE FRUTICOSA 'GLAUCA'	TI PLANT	3 GAL	2.5' O.A.	A.S.	N	FULL & THICK
CLP	7	CRINUM AUGUSTUM	QUEEN EMMA CRINUM LILY	25 GAL	3' - 4' HT.	A.S.	N	FULL & THICK, SINGLE TRUNK
DS	4	DIOON SPINULOSUM	MEXICAN CYCAD	30 GAL	5' X 5'	A.S.	N	FULL & THICK
DA	2	DRACAENA ARBOREA	TREE DRACAENA	45 GAL	6' - 7' O.A.	A.S.	N	SINGLE STEM, SPECIMEN WITH CHARACTER, MATCHED
FA2	2	FURCRAEA GIGANTEA	FALSE AGAVE	25 GAL	4.5' O.A.	A.S.	N	FULL
HIB	32	HIBISCUS ROSA-SINEN

24058

DSC ARCHITECTS

02.28.25

JUPITER PAM HEALTH EXPANSION

JUPITER, FLORIDA

FLOOR PLAN

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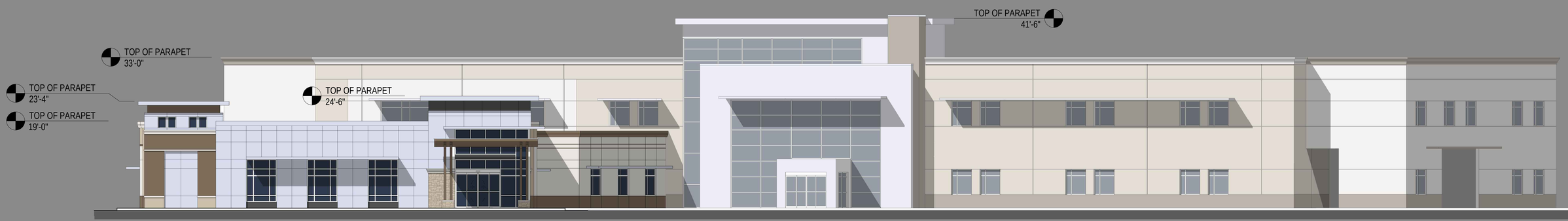

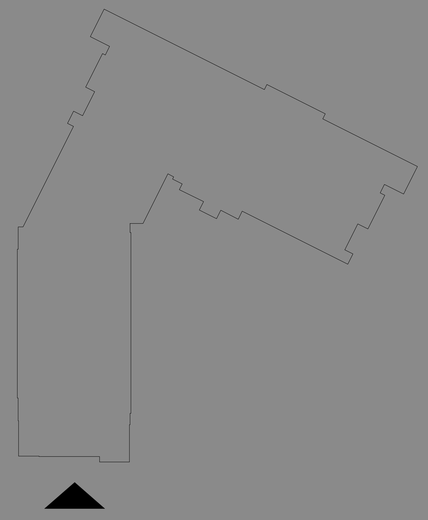

24058

DAVIS STOKES COLLABORATIVE P.C.

DSC ARCHITECTS

8.05.25

JUPITER PAM HEALTH EXPANSION

JUPITER, FLORIDA

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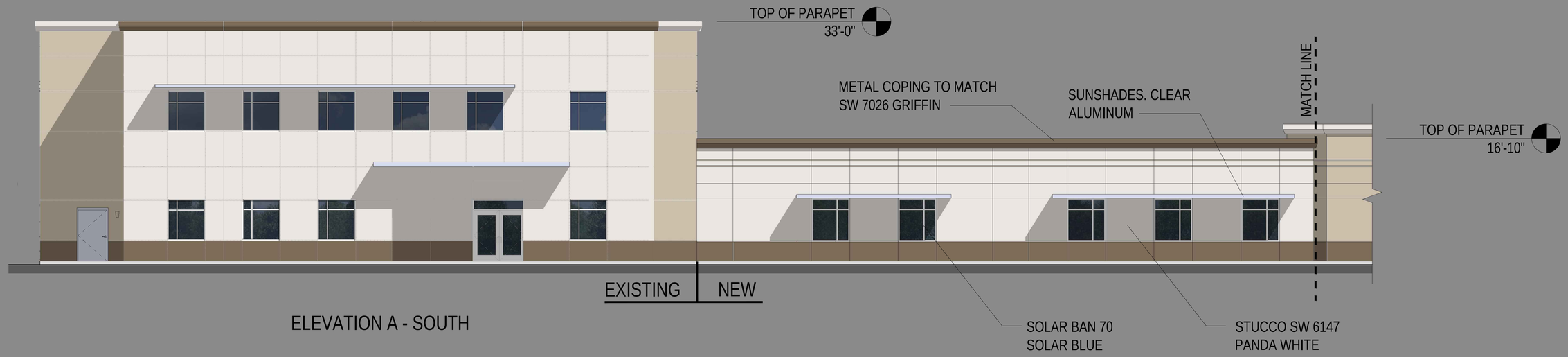
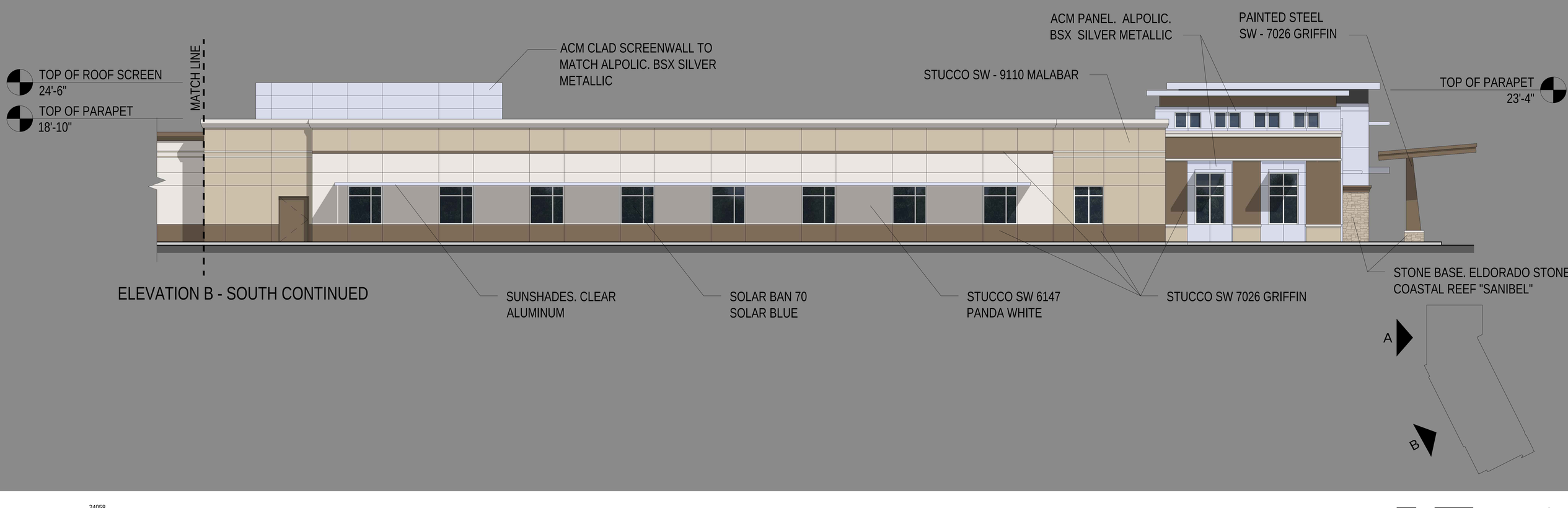
SCHEMATIC ELEVATION WITH EXISTING BEYOND



ELEVATION A - SOUTH



ELEVATION B - SOUTH CONTINUED

24058

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DSC ARCHITECTS

8.05.25

JUPITER PAM HEALTH EXPANSION

JUPITER, FLORIDA

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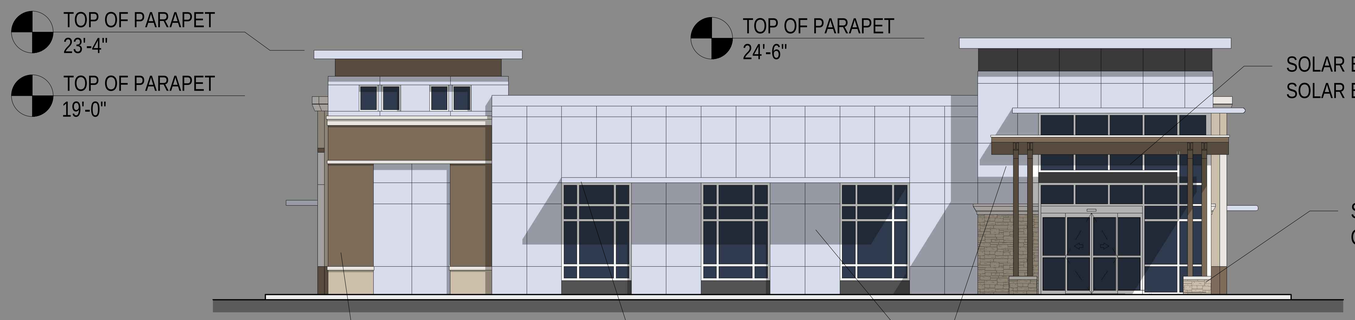
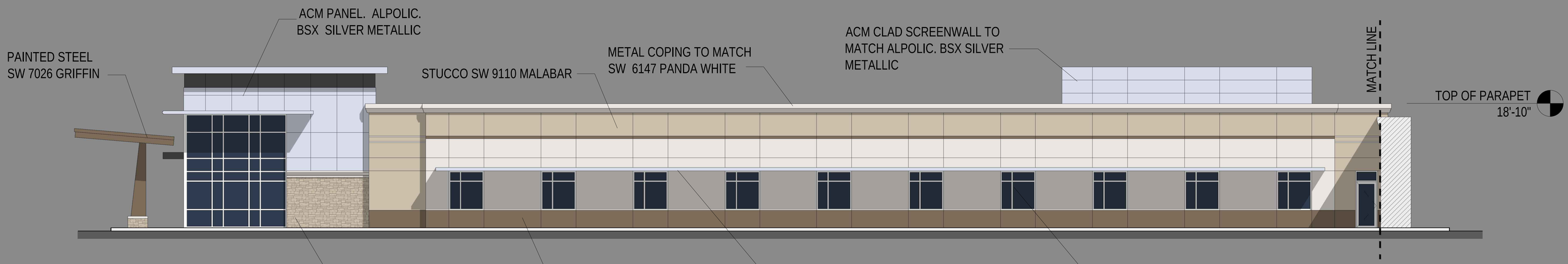
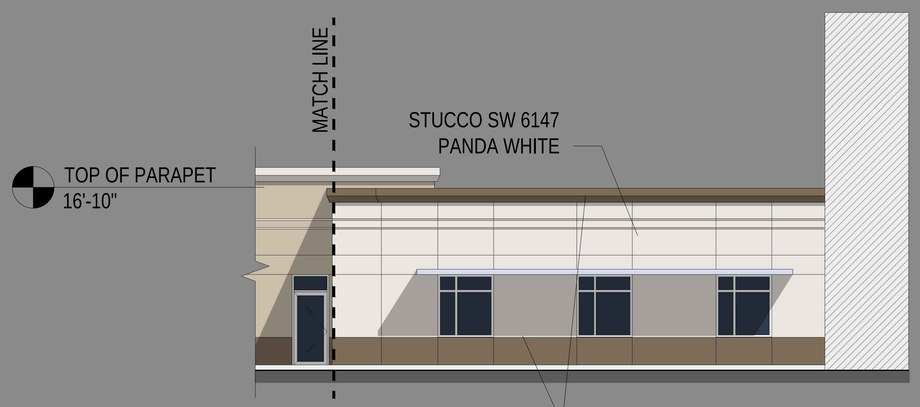
SCHEMATIC ELEVATIONS A AND B



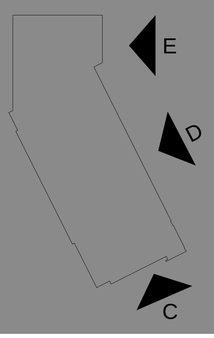
ELEVATION C - EAST



ELEVATION D - NORTH



ELEVATION E



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DSC ARCHITECTS

8.05.25

JUPITER PAM HEALTH EXPANSION

JUPITER, FLORIDA

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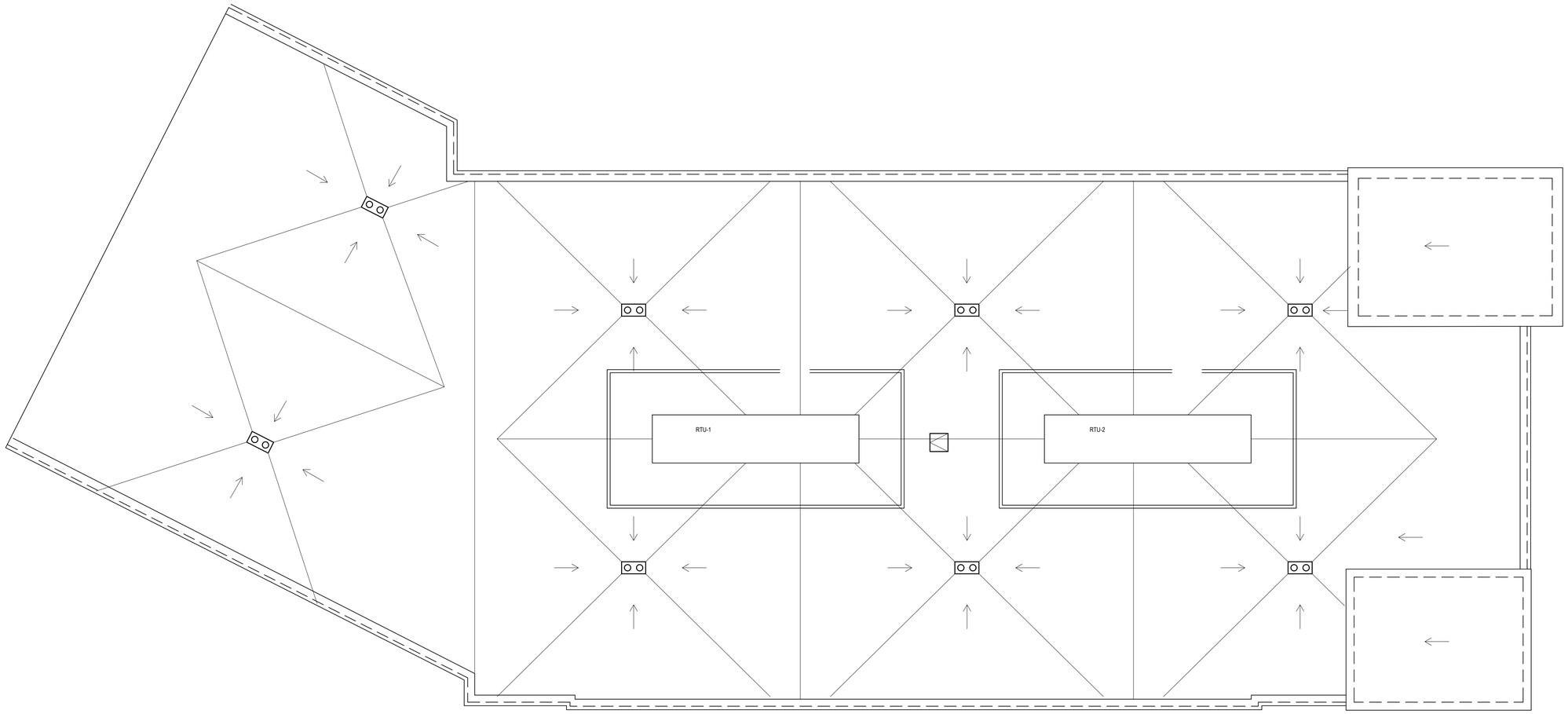
SCHEMATIC ELEVATIONS C, D, AND E



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DSC ARCHITECTS

6.9.25

JUPITER PAM HEALTH EXPANSION

JUPITER, FLORIDA

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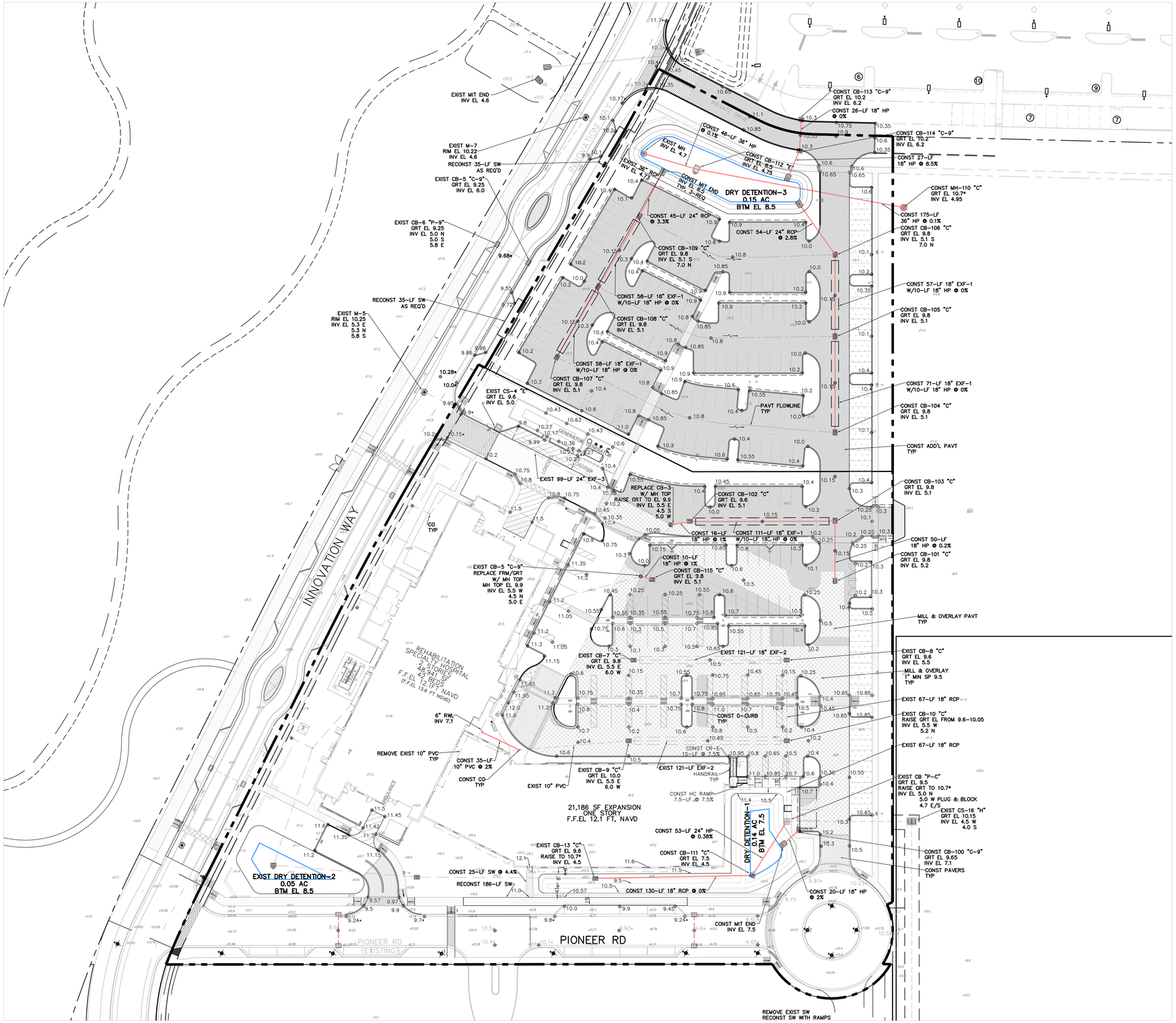
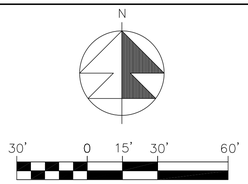
ROOF PLAN



AERIAL

VICINITY MAP



SCALE: 1" = 40'

NOTES:

1. GRT EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. C/E-9 IS TYPE-C/E BOX W/TYPE-9 TOP USF 5130-6168.
   P-MT IS TYPE-P STRUCTURE W/ MANHOLE TOP.
   C-VG IS TYPE-C INLET W/ VALLEY GUTTER TOP USF 5113-6194.
   FG IS FRAME AND GRATE ONLY.
3. ALL STORM PVC PIPES ARE SDR-26.
   ADS HP MAY BE SUBSTITUED FOR PVC.
4. ALL INLET GRATES SHALL BE USF HEAVY DUTY LOADING /AE.
5. CURBS OR VG(VALLEY GUTTER) SHALL BE CONSTRUCTED AT THE LIMITS OF PAVER BRICK SURFACES.
6. ALL EXIST ELEV'S ARE BASED ON TOPGRAPHIC SURVEY BY LIDBERG SURVEY #05053J DATED 12/11/2020.
   ALL ELEV'S ARE BASED NAVD, 1988 DATUM.
7. THE FINAL LANDSCAPE GRADE AT BLDG SHALL BE 6" TYP, 3" MIN BELOW FIN FL ELEV.
8. ALL CONC SW W/ VEHICULAR AREAS SHALL BE 6" THICK W/ 4" OF BASEROCK.
9. SEE JHI DRAWING #2012-1353 FOR IMPROVEMENTS WITHIN INNOVATION WAY RIGHT OF WAY.
10. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
11. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, ERROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. ALL RAISED CURBS D/F SHALL TERMINATE W/ A 2' TAPER.

LEGEND

@00.0	PROP PAVT EL
⊞00.0	PROP CONC SW EL
	EXIST EL
	CONTRACTOR TO FIELD VERIFY
CJ	CONTROL JOINT
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FIM	FIRE MAIN
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE
T	BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL
RWL	RAIN WATER LEADER

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

01/25/21	REV/SP
02/26/21	REV/TOJ
03/23/21	REV/SP
05/18/21	REV/JHI
08/09/21	REV/TOJ
08/31/21	REV/NPBCID
04/22/22	REV/CLT
04/14/25	REV/CLT

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
WEBSITE: www.JHIinc.com
EMAIL: JHI@JHIinc.com

PAM Rehabilitation Hospital of Jupiter
21 KSF EXPANSION
JUPITER, FLORIDA

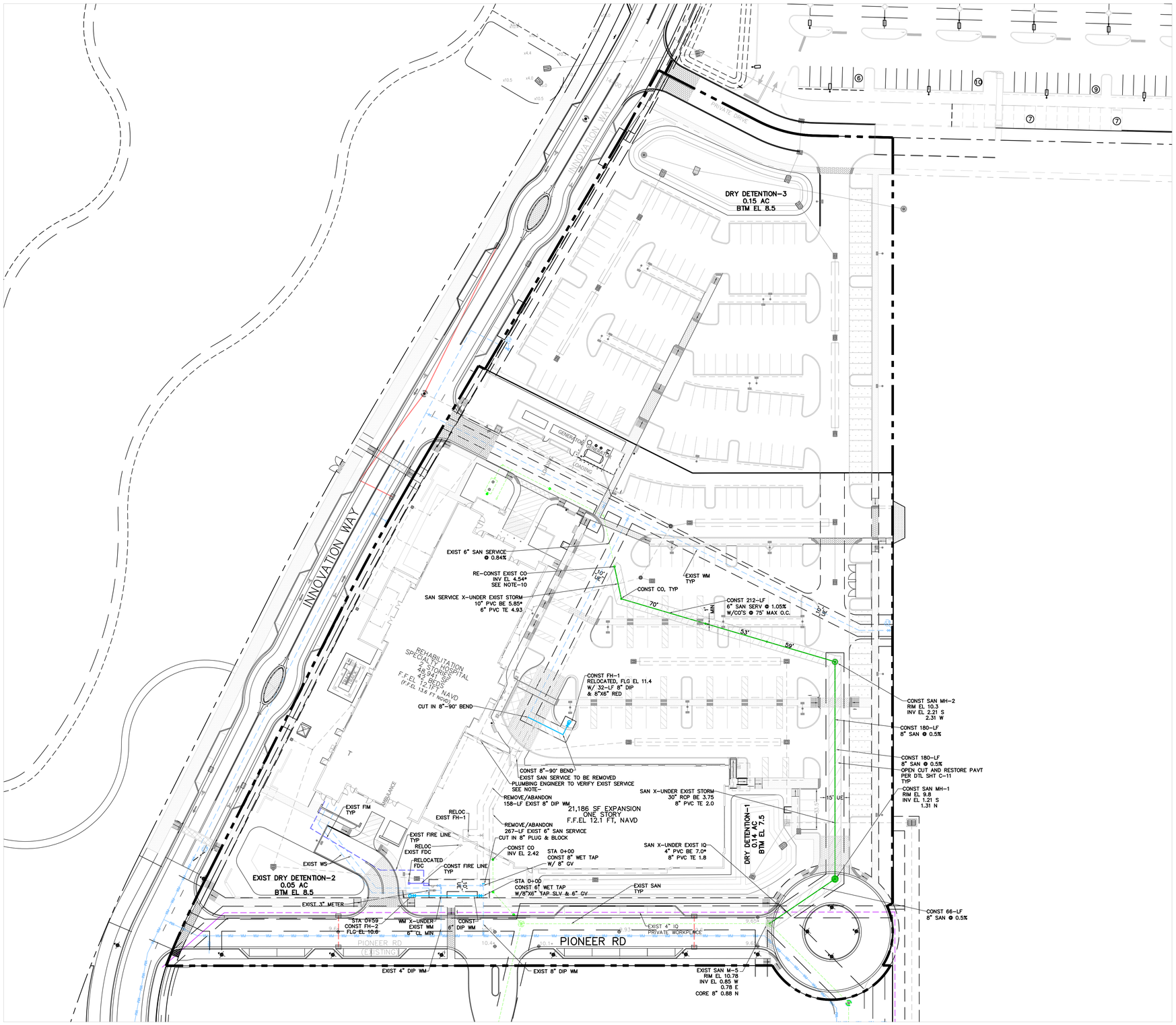
Grading, Paving, & Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2025	1" = 30'	JHI	DDI	2012-1348

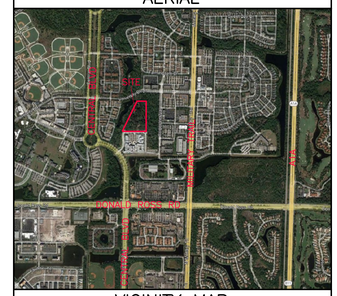
SEAL

FR # 6986

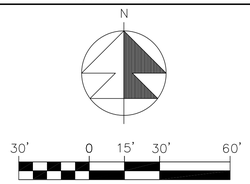
SHEET NO.
C-3



AERIAL



VICINITY MAP



SCALE: 1" = 40'

NOTES:

1. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.
2. FIRE LINE AFTER RED PRESS DET ASSMBL/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.
3. WATER MAIN SHALL BE DIP. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO-MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
5. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.
6. MECH ENG DESIGNING THE FIRE SPRINKLER SYSTRM FOR THE BLDG SHALL VERIFY THE FIRE LINE SIZE & NOTIFY ENG OF SIZE REDUCTION IF ANY.
7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER TOJ REQ'S.
8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER PBC FIRE RESCUE REQ'S (200 PSI).
9. ALL SEWER INFASTRUCTURE TO MEET LOXAHATCHEE RIVER DISTRICT'S "MANUAL OF MINIMUM CONSTRUCTION STANDARDS & TECHNICALL SPECIFICATIONS" LATEST EDITION.
10. ALL EXIST UTILITY INFO INCL INV EL'S ARE BASED ON RECORD DWG BY LIDBERG LAND SURVEYORS05-053L DATED 05/10/2022. CONTRACTOR IS TO FIELD VERIFY THE EXIST INV EL PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.

LEGEND

@0.0	PROP PAVT EL
(B0.0)	PROP CONC SW EL
0.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
CJ	CONTROL JOINT
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FIM	FIRE MAIN
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
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EMAIL: JHI@jhiinc.com

PAM Rehabilitation Hospital of Jupiter
21 KSF EXPANSION
JUPITER, FLORIDA

Water & Wasytewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2025	1"=30'	JHI	DDI	2012-1.348

SEAL

FR # 6986

SHEET NO.
C-4

Town of Jupiter Staff Report for Admirals Cove Accessory Structure
Town Manager's Office

DATE: August 5, 2025

TO: Honorable Mayor and Members of Town Council

THRU: Frank J. Kitzerow, Town Manager

FROM: John Sickler, Director of Planning and Zoning ***JS***

SUBJECT: **Admirals Cove** – Site Plan amendment application to construct an accessory shade structure over 2,000 square feet to cover four existing pickleball courts, on a 10.26 ± acre property, located at 624 Captains Way ***(PZ 25-6460).***

Res. #98-25	P&Z Commission: 8/12/25
PZ 25-6460	Town Council: 9/4/25 (quasi-judicial)
T. Hart	

Project Information

Project Name:	Admirals Cove Accessory Structure Site Plan Amendment
Owner/Applicant:	Club at Admirals Cove, Inc.
Agent:	2GHO, Inc.
Location:	200 Admirals Cove Boulevard
Acreage:	10.26 ± acres
Future Land use designation:	Low Density Residential
Zoning:	R1 Residential, Single-Family (R-1)
Existing uses:	Outdoor recreation
Proposed uses:	Outdoor recreation with accessory shade structure
Request:	Site plan application to construct an 8,122 square foot accessory shade structure to cover four existing pickleball courts (see Attachment A).

Staff Compliance Review Summary

Staff reviewed the applicant's request (see Attachment A – Statement of Use) and determined the application will be in compliance with the Town Code, subject to the **conditions** recommended 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	Residential (Captains Way Condo Association)	Low Density Residential / R1 Residential, Single-Family
South	Residential (Captains Way Condo Association)	Low Density Residential / R1 Residential, Single-Family

Direction	Existing Land Uses	Future Land Use | Zoning Districts
East	Residential (Captains Way Condo Association)	Low Density Residential / R1 Residential, Single-Family
West	Residential (Captains Way Condo Association)	Low Density Residential / R1 Residential, Single-Family

History

In 2023, an application was administratively approved to convert one tennis court into four pickleball courts. The area that was converted within the previous application is the same area where the subject shade structure will be located to provide shade for its users. Per Section 27-259, entitled "Reviewing Authority", any proposed increase in the square footage to any building by more than 20 percent, excluding accessory structures, and maintenance/storage buildings that are 2,000 square feet or less are subject to review by the Town's planning and zoning commission and the town council. The applicant's request to construct an 8,122 square feet shade structure exceeds this requirement, thus requiring it to receive approval through the public hearing process.

The applicant has received a letter of support from the neighboring community Captains Way for the proposed structure (See Attachment B).

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 is consistent with the Low-Density Residential land use designation of the Future Land Use element of the CLUP.

Site Plan. The proposed application's site plan is in conformance with the requirements of Chapter 27, entitled "Zoning".

Landscaping. The proposed development will be conformance with Chapter 23, entitled "Landscaping". Staff has recommended conditions to maintain consistency with the Town Code and previously approved landscape plans, as further outlined below.

- To ensure compliance with code section 23-97, staff has included a condition that the landscape plan include a note that **any subsurface work that inadvertently affects tree roots shall require all roots to be pruned with sanitized equipment, resulting in clean cuts and not shorn, jagged edges as may be inadvertently caused by trenching, drilling, or digging. Any affected branches must be pruned by an ISA Certified Arborist in conformance with Town Code requirements and ANSI A3000 standards.**
- To ensure compliance with good planning principles, staff has included a condition that the landscape plan include a note that **all landscape planting areas shall be free of shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with a suitable soil mixture.**
- To ensure compliance with code section 23-66(21), staff has included a condition that states **all plant material shall be provided with 100 percent irrigation coverage.**
- To provide clarity, **show on the final plans the future relocation area of the existing Green Button wood tree adjacent to the proposed shade structure.**

- To provide clarity as to what plant material will be selected, **specify, what the proposed plantings are in the parking lot area adjacent to the existing Magnolia Trees.**

Parking. The proposed application's site plan is in conformance with the requirements of Section 27-2828, entitled "Standards for required off-street parking and loading spaces". The proposed development does not propose any increase in intensity and thus does not affect the parking demand for the site.

Architecture. The proposed application's site plan is in conformance with the requirements of Section 27-2006, entitled "Architectural and community appearance review standards". The proposed frame of the building will be made out of aluminum and include a covering on the top of the structure that is made out of a "Serge Ferrari Soltis - Précontraint white Satin awning". The structure will not be visible outside of the development and landscaping has been proposed in the attached landscape plan (See Attachment C) to scale the structure appropriately.

Traffic. The proposed application is not anticipated to add any additional vehicular trips because the pickleball courts are existing. The Town's Traffic Engineer has reviewed the application and does not have any concerns.

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 12 of the criteria.

Attachments:
Exhibit 1 – Conditions for Compliance with the Town Code

Attachment A – Statement of Use
Attachment B – Captains Way HOA Approval
Attachment C – Landscape Plan

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

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 Cotleur & Hearing, referenced as “Sheet 6 of 8”, dated 05/30/25 received by the Planning and Zoning Department on 06/25/25.
    b) Statement of Use, prepared by Cotleur & Hearing, referenced as “Statement of Use””, received by Planning and Zoning Department on 06/25/25.
    c) Master Site Plan, prepared by Cotleur & Hearing, referenced as “Sheet 3 of 8””, received by Planning and Zoning Department on 06/25/25.
    d) Landscape Plan, prepared by Cotleur & Hearing, referenced as “Sheet 1 of 1””, received by Planning and Zoning Department on 06/25/25.
2) The uses conducted on the subject property shall be consistent with the Statement of Use, received by Planning and Zoning Department on 06/25/25.
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.*** Upon submission of final plans and prior to the issuance of any development permits the Owner shall update final plans and provide to the Department with the following revisions:
    a) Ensure and add a note stating “Any subsurface work that inadvertently affects tree roots shall require all roots to be pruned with sanitized equipment, resulting in clean cuts and not shorn, jagged edges as may be inadvertently caused by trenching, drilling, or digging. Any affected branches must be pruned by an ISA

Certified Arborist in conformance with Town Code requirements and ANSI A3000 standards."

b) Ensure and add a note stating "All landscape planting areas shall be free of shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with a suitable soil mixture."

c) Ensure and add a note to final plans that all plant material shall be provided with 100 percent irrigation coverage, pursuant to Section 23-66(21).

d) Ensure and show on the final plans the future relocation area of existing Green Buttonwood tree adjacent to the proposed shade structure.

e) Specify what the proposed plantings are in the parking lot area adjacent to the existing Magnolia Trees.

Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
LC26000535
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Town of Jupiter
Department of Planning and
Zoning 210 N. Military Trail
Jupiter, FL 33458

Subject: **Admiral Cove Pickleball Court Shade,** Major Site Plan Amendment (Statement of Use) (CH #11-0602.02)

Mr. Garret Watson,

On behalf of the applicant, Club at Admirals Cove INC, we respectfully request approval by the Town Council for a major site plan amendment, to facilitate the installation of a high-quality shade structure over a portion of the existing pickleball courts at the Admirals Cove clubhouse. This enhancement is intended to provide improved comfort and usability for court users, particularly during peak hours in season. It is important to note that the hours of operation for the pickleball courts will remain unchanged, minimizing any changes to established activity patterns.

Shade Structure Details
The existing pickleball courts are situated adjacent to the clubhouse and various amenities such as the pool and tennis courts. The shade structure will be installed directly over four existing courts within the club's amenity area and will not result in any changes to pervious or impervious surface areas. The structures are designed to be non-intrusive and will not impact drainage, circulation, or the overall function of the site. The overall dimensions of the structure are approximately 121 feet 8 inches in length, 66 feet 11 inches in width, and 16 feet at its peak height, providing roughly 8,121.53 square feet of shaded area. Constructed from durable, low maintenance aluminum, the structure has been selected to ensure both long term functionality and visual compatibility with its surroundings. To further integrate the shade structure and enhance screening, landscaping improvements are proposed as part of this request. One existing green buttonwood tree will be relocated to accommodate the structure, and new landscaping will be added around its perimeter. This includes the installation of 23 Clusia guttifera shrubs along the northern portion of the courts to provide a dense buffer, and 12 Ficus macrophylla "green island" plants to the west to the visual profile and ensure compatibility with the existing landscape character.

Directly across from the courts are five residential homes located along Captains Way. The design of the shade structure has been developed with sensitivity to the surrounding context, ensuring that it remains visually unobtrusive and compatible with the character of the neighborhood. All correspondence or comments from homeowners along Captains Way immediately adjacent to the

courts will be provided to Town Staff for consideration. No objections have been received by the club at this time.

Site Plan Criteria

(1) The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.

RESPONSE: The proposed shade structure supports the Town's Comprehensive Plan, particularly the Recreation and Open Space Element, which encourages the enhancement of recreational facilities to meet the needs of residents and promote a high quality of life. The project supports objective 1.1, which seeks to provide a well-balanced recreational system that serves all segments of the community.

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

RESPONSE: The shade structure complies with applicable countywide regulations, including those related to site functionality, environmental protection, and design compatibility.

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

RESPONSE: The installation of the shade structure meets all relevant provisions of the Town's Land Development Code pursuant to Sec. 27-1910, including those related to setbacks, building height, landscaping, and visual compatibility.

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

RESPONSE: The shade structure is compatible with the character of Admirals Cove, a gated residential community known for its enhanced, first-class recreational amenities. The project complements existing club features and reinforces the community's identity as a premier destination for active residential living. The structure has been designed to remain visually unobtrusive and compatible with adjacent residential homes along Captains Way.

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

RESPONSE: The project will not generate additional traffic or affect circulation patterns, as it only modifies an existing recreational facility without expanding use or capacity.

(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 shade structure does not require additional public services and will not impact existing infrastructure or utility demands. Site drainage remains unchanged.

(7) The proposed development does not significantly reduce light and air to adjacent properties.
RESPONSE: The structure is open-air and low in profile, ensuring that light and air circulation to adjacent properties is not affected.

(8) The proposed development does not adversely affect property values in adjacent areas.
RESPONSE: On the contrary, the proposed shade structure is not anticipated to have any adverse or beneficial impact on adjacent property values.

(9) The proposed development would not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.
RESPONSE: The project does not impede or restrict future development of adjacent properties and is consistent with existing zoning and land use designations.

(10) The proposed development does not create noise or visual pollution.
RESPONSE: The structure will reduce current noise pollution and is designed with materials and scale that blend into the existing landscape and built environment, minimizing visual impact.

(11) The proposed development does not negatively impact adjacent natural systems or public facilities, such as parks.
RESPONSE: The structure is located within a developed recreational facility and has no impact on natural systems or public parks.

(12) The proposed development provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.
RESPONSE: The existing recreational area already includes pedestrian amenities. The shade structure complements those existing features by enhancing user comfort and usability of the courts.

Conclusion

We believe this request represents a modest yet meaningful improvement that is consistent with Admirals Cove's ongoing commitment to high quality recreational amenities. It does not alter the site's functionality or environmental characteristics, and we respectfully request the Town Council's approval of this major site plan amendment.

Thank you for your consideration of this request. We look forward to your response and are happy to provide any further information as needed.

Sincerely,
Cotleur & Hearing
Melissa Espinosa
Land Planning Technician

THE MPOA AT
ADMIRALS COVE

MPOA is dedicated to increasing Owner value by providing exceptional safety, a secure environment, and superior services to enhance quality of life befitting a Platinum Residential Community.

Captain's Way Condominium Association, Inc.
950 Captain's Way
Jupiter, FL 33477

July 24, 2025

The Club at Admirals Cove
200 Admirals Cove Blvd.
Jupiter, FL 33477

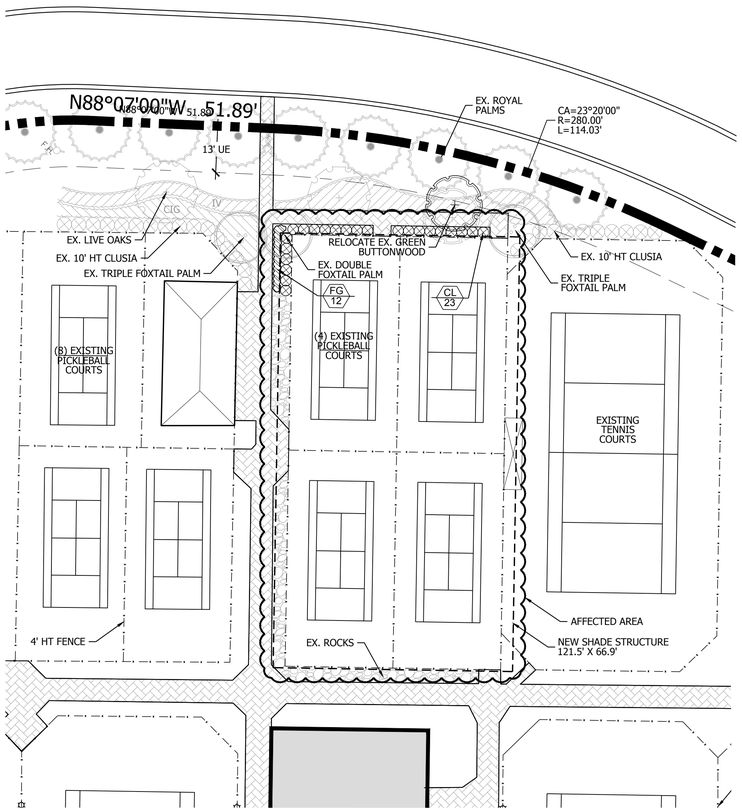
Subject: Approval of Proposed Project Plan

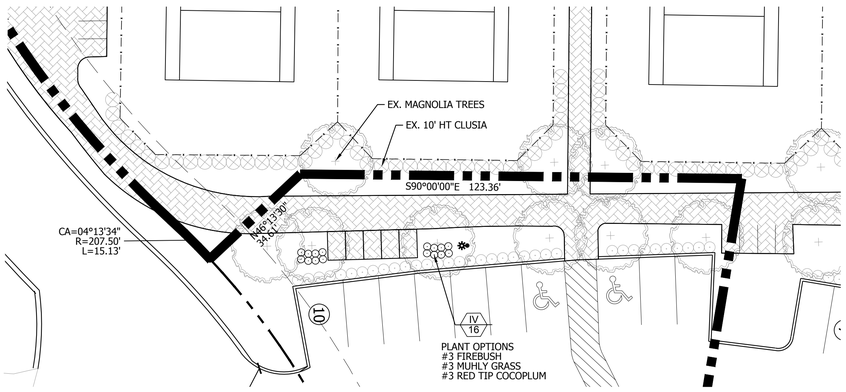
Dear Sir or Madam,

The Board of Directors of the Captain's Way Condominium Association Inc., has reviewed the plan submitted by the Club, as prepared by Hoover Architectural Products, dated April 22, 2025.

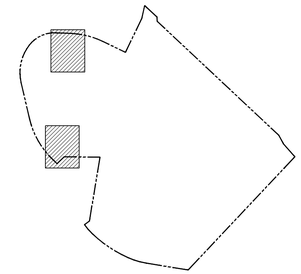
We are pleased to inform you that the Board has no objection to the proposed plan.

Shea Holmes
Director of Community Management

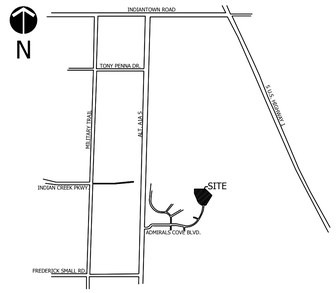




KEY MAP



LOCATION MAP



QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
		LARGE SHRUBS / ACCENTS				
23	**CL***	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	#15, 5' x 3'	3' O.C.	FULL & THICK
		MED. SHRUBS / GROUNDCOVERS / VINES				
12	**FG**	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	#3, 12" x 12"	2' O.C.	FULL & THICK
16	**IV**	ILEX VOMITORIA 'SCHILLINGS'	YAUPON HOLLY	#3, 12" x 12"	2' O.C.	FULL & THICK

NOTE: ASTERISK (*) INDICATES FLORIDA NATIVE PLANT MATERIAL

Affected Area Landscape Plan

(Tennis Pavilion/Parking)

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Admiral's Cove East Clubhouse

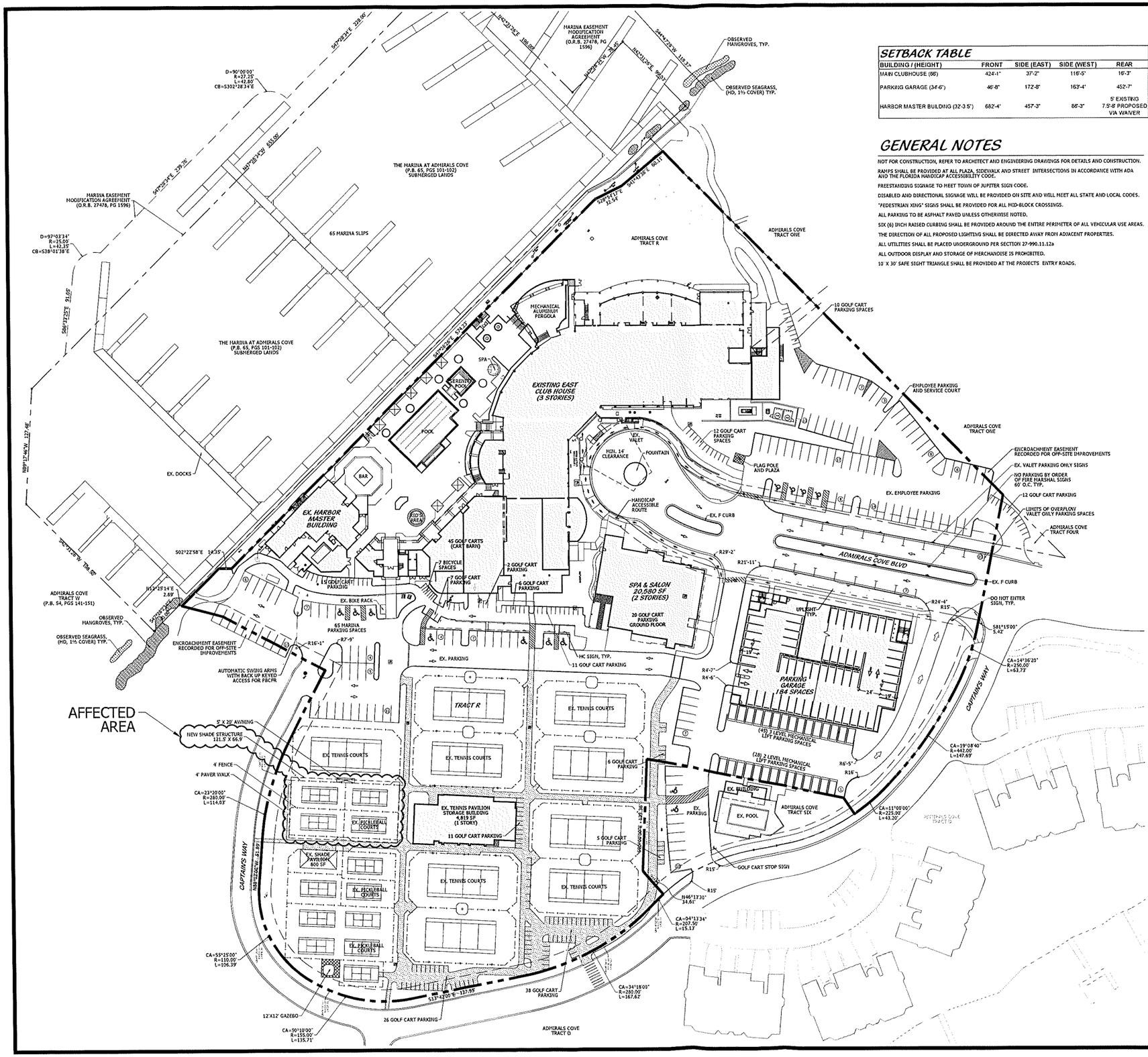
Jupiter, Florida

DESIGNED DEH
DRAWN RO
APPROVED DEH
JOB NUMBER 11-0612
DATE 06-08-23
REVISIONS 07-31-23
05-30-25

May 30, 2025 9:26:4 a.m.
Drawing: 11-0612.02 LP AFFECTED AREA.DWG

SHEET 1 OF 1

© 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 discrepancies to the architect.



SETBACK TABLE

BUILDING / (HEIGHT)	FRONT	SIDE (EAST)	SIDE (WEST)	REAR
MAIN CLUBHOUSE (66')	424'-1"	37'-2"	116'-5"	16'-3"
PARKING GARAGE (34'-6")	46'-8"	172'-8"	163'-4"	452'-7"
HARBOR MASTER BUILDING (32'-3 5")	682'-4"	457'-3"	86'-3"	5' EXISTING 7.5'-8' PROPOSED VIA WAIVER

GENERAL NOTES

NOT FOR CONSTRUCTION, REFER TO ARCHITECT AND ENGINEERING DRAWINGS FOR DETAILS AND CONSTRUCTION.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

FREESTANDING SIGNAGE TO MEET TOWN OF JUPITER SIGN CODE.

DISABLED AND DIRECTIONAL SIGNAGE WILL BE PROVIDED ON SITE AND WILL MEET ALL STATE AND LOCAL CODES.

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

ALL PARKING TO BE ASPHALT PAVED UNLESS OTHERWISE NOTED.

SIX (6) INCH RAISED CURBING SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL VEHICULAR USE AREAS.

THE DIRECTION OF ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.

ALL UTILITIES SHALL BE PLACED UNDERGROUND PER SECTION 27-990.11.12a

ALL OUTDOOR DISPLAY AND STORAGE OF MERCHANDISE IS PROHIBITED.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

SITE DATA

NAME OF PROJECT	ADMIRALS COVE EAST CLUBHOUSE
DESCRIPTION	TRACTS "R" & "4" OF THE REPLAT OF CLUBHOUSE ISLAND AT ADMIRALS COVE (PLAT BOOK 58, PAGE 85)
PROPERTY CONTROL NUMBERS	30-43-41-18-03-007-0000, 30-43-41-18-03-004-0000 30-43-41-18-13-000-0000, 30-43-41-07-09-013-0000
TOWN OF JUPITER P&Z #	PZ# 13-248
FEMA FLOOD ZONE	AS / B / C
TRAFFIC ANALYSIS ZONE	N/A
LAND USE DESIGNATION	RESIDENTIAL
ZONING DISTRICT	R-1 (P.U.D.)
OVERLAY DISTRICT	N/A
EXISTING USE	PRIVATE CLUBHOUSE (WITH MARINA, SPA, SALON & TENNIS FACILITY)
MAXIMUM BUILDING HEIGHT	50' MAX.
NUMBER OF STORIES	3
TOTAL SITE AREA	**15.49 AC** **674,947.00 SF**

BUILDING DATA		
CLUBHOUSE BUILDING	174,854.23 SF	(INCL. DOCKMASTER, STORE, MARINA CAFÉ, KITCHEN)
SPA AND SALON BUILDING	20,580.00 SF	
TENNIS PRO SHOP	4,700.00 SF	
PARKING GARAGE (3 TORIES)	68,427.00 SF	
GROSS SQUARE FOOTAGE	**268,641.23 SF**	

LAND USE	SF	AC	%
BUILDING LOT COVERAGE	35,787	0.82	5.30%
VEHICULAR USE AREA	115,600	2.65	17.13%
OPEN SPACE	523,560	12.02	77.57%
TOTAL	**674,947**	**15.49**	**100.00%**

LOT COVERAGE			PROVIDED	REQUIRED
IMPERVIOUS AREA	SF	AC	%	%
BUILDING LOT COVERAGE	35,787	0.82	5.30%	35% MAX
VEHICULAR USE AREA	115,600	2.65	17.13%	
PLAZA & SIDEWALKS	26,654	0.61	3.95%	
TOTAL IMPERVIOUS AREA	**178,041**	**4.09**	**26.38%**	
PERVIOUS AREA	SF	AC	%	%
GREEN SPACE	388,704	8.92	57.59%	N/A
TENNIS COURTS	84,665	1.94	12.54%	
INTERIOR LANDSCAPE AREA	23,537	0.54	4.65% (20.32% OF VUA)	20% OF VUA
TOTAL PERVIOUS AREA	**496,906**	**11.41**	**73.62%**	
TOTAL SITE AREA	**674,947**	**15.49**	**100.00%**	

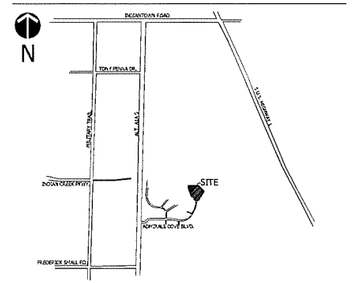
PARKING DATA	REQ	PROV
CLUBHOUSE (1/300SF)	583	
MARINA SLIPS @ 67 (1/SLIP)	67	
Vehicle Parking (at grade on-site)		145
Vehicle Parking (garage)		184
Vehicle Parking (Mechanical)		73
Golf Cart Parking (at grade)		169
Golf Cart Parking (under building)		12
Golf Cart Parking (cart barn)		45
HANDICAP SPACES (INCLUDED IN TOTAL)	10	13
TOTAL	**650**	**628**
LOADING SPACES	2	2

PEDESTRIAN AMENITIES	REQ	PROV
BENCH (1 / 12,500 SF)	N/A	4
TRASH CAN (1 / 25,000 SF)	N/A	2
BIKE RACK (1 / 12,500 SF)	N/A	1

LEGEND

CONC.	CONCRETE		HC SIGN
DE	DRAINAGE EASEMENT		STOP SIGN
EOW	EDGE OF WATER		VALET PARKING ONLY SIGN
HC	HANDICAP		EX. LIGHT
LB	LANDSCAPE BUFFER		EX. LIGHT
LS	LIFT STATION		CATCH BASIN
R	RADIUS		
SB	SETBACK		
SW	SIDEWALK		
TOB	TOP OF BANK		
TYP	TYPICAL		
SE	SEWER EASEMENT		
UE	UTILITY EASEMENT		

LOCATION MAP



Master Site Plan

0' 25' 50' 100' 150' 200'

Scale: 1" = 50'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Admiral's Cove East Clubhouse

Jupiter, Florida

DESIGNED	GSP
DRAWN	GSP, DMS, RO
APPROVED	DEH
JOB NUMBER	11-0612
DATE	10-10-11
REVISIONS	Approved 03-26-21
	04-10-23
	06-08-23
	07-31-23
	05-30-25

May 30, 2025 8:50:4 am
Drawing 11-0612-02 SP.DWG

SHEET 3 OF 8

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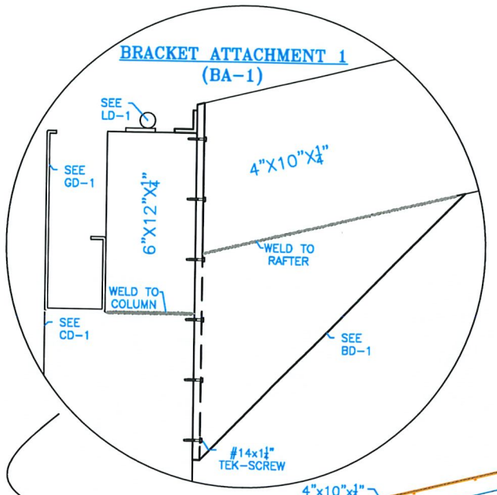
BRACKET ATTACHMENT 1 (BA-1)



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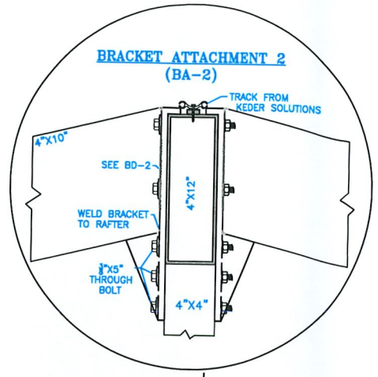
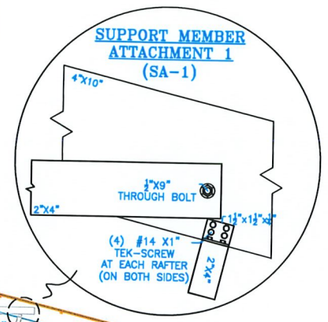


SUPPORT MEMBER ATTACHMENT 1 (SA-1)



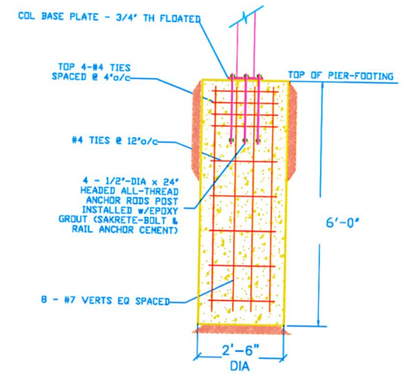
GENERAL NOTES:

1. ALL PIPE SHALL BE ASA SCHEDULE 40, 6061-T6 ALUMINUM.
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.).
3. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION).
4. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
5. MIN CONC STRENGTH @ 28 DAYS = 3500 psi
6. 3" MIN CLEARANCE BETWEEN REBAR & EXPOSED CONC SURFACE.
7. CODE CRITERIA: FL BLDG CODE 8th; ACI-318; ASCE 7-22;
8. RISK CATEGORY = II...EXPOSURE 'C'
9. FRAMES WITH FABRIC AWNINGS = 150 MPH (ult); FRAMES WITHOUT FABRIC AWNINGS = 170 MPH (ult)
10. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION – ASCE 7-16.
11. ALL CONNECTIONS SHALL BE FULLY WELDED (U.O.N.)
12. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
13. PROVIDE LABEL ON AWNING TO INDICATE COVER REMOVAL WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 M.P.H.

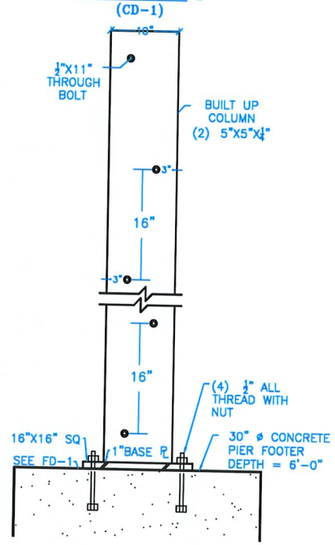
ALL SPACES EQUAL (U.O.N.)
ALL WELDS SHALL BE 3/16" FILLET MIN.

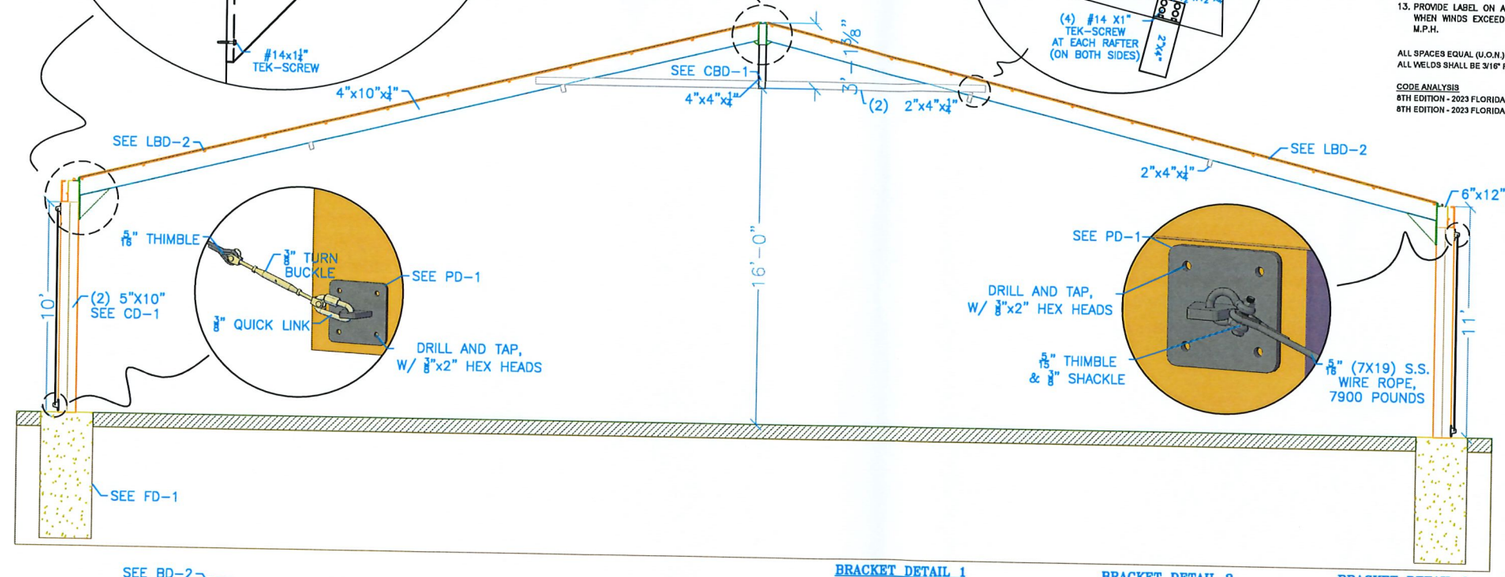
CODE ANALYSIS
8TH EDITION - 2023 FLORIDA BUILDING CODE - ASCE 7-16
8TH EDITION - 2023 FLORIDA FIRE PREVENTION CODE

FOOTER DETAIL 1 (FD-1)

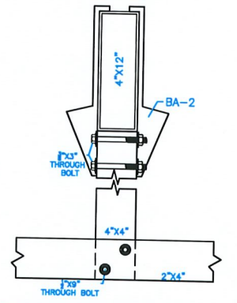


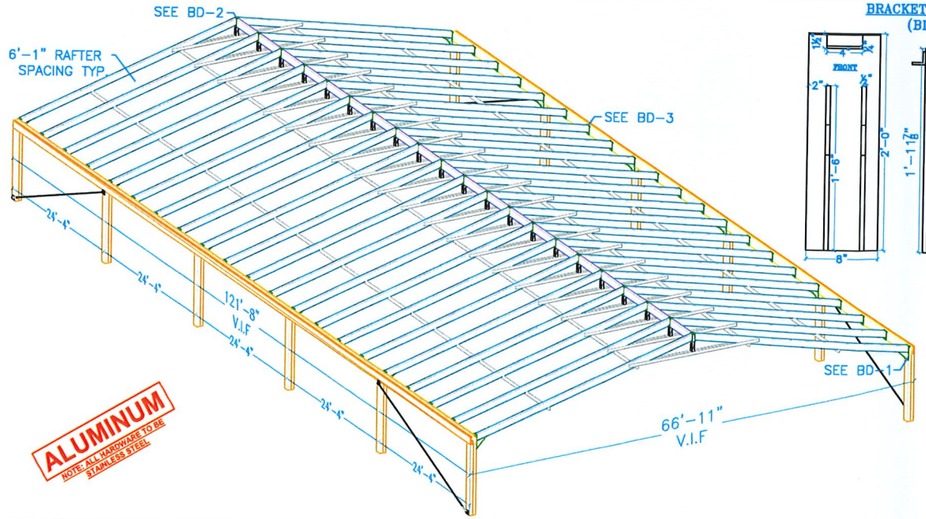
COLUMN DETAIL 1 (CD-1)





CENTER BRACE DETAIL 1 (CBD-1)





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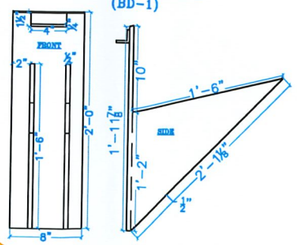

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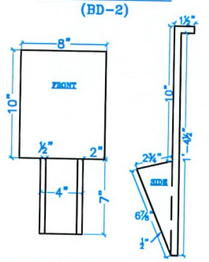

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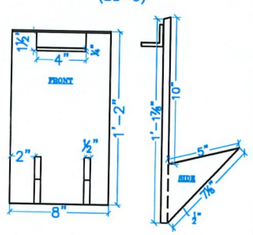


BRACKET ATTACHMENT DETAIL 3 (BD-3)

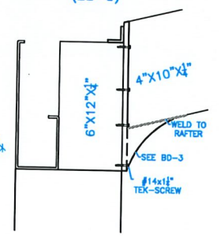
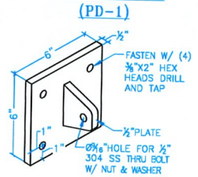


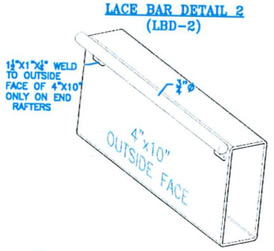
PLATE DEATIL 1 (PD-1)



LUG DETAIL

6061-T6 AL

LACE BAR DETAIL 2 (LBD-2)



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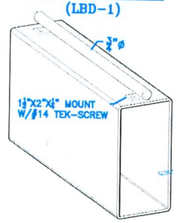
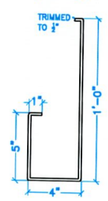


GUTTER DETAIL 1 (GD-1)



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