



**AGENDA
TOWN OF JUPITER
HISTORIC RESOURCE BOARD REGULAR MEETING
COUNCIL CHAMBERS
MONDAY, AUGUST 18, 2025
6:00 PM**

NOTE: Those who wish to speak before the Board 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 Board.

Call To Order

ROLL CALL

Chairperson Debi Murray	Town Attorney, Thomas J. Baird
Vice Chairperson Brad Mayo	Asst. Director of Planning and Zoning, and Staff Liaison, Stephanie Thoburn
Board Member Christine Pinello	Seinor Planner and Staff Liaison, Thatcher Hart
Board Member Josh Liller	Secretary, Rodrekia Brown
Board Member Christina Carr	
Board Member Sara Misselhorn (1st Alt)	
Board Member Christopher Yerkes (2nd Alt)	

If you would like to speak before the Board, please submit a green comment card to the secretary.

CITIZEN COMMENTS

Non-agenda topic citizen comments will be noted by staff for follow-up, as appropriate. The Board will not discuss these items at this meeting. Each comment is limited to three (3) minutes.

MINUTES

1. Motion to approve the minutes from the May 19, 2025 Historic Resources Board Meeting.

REGULAR AGENDA

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

OLD BUSINESS

2. **CONTINUED**

Beyel - Certificate to Dig application on a .51 +/- acre property for a future residential development on an archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project, and the Celestial Railroad (8PB233), located at the southwest corner of N A1A and Saturn Street. (PZ#24-6139) (Continued)

NEW BUSINESS

3. Officer Elections
4. Center Street/Alternate A1A Redevelopment Overlay

STAFF UPDATES

5. Centennial Update
6. Aicher House deck and ramp

ADJOURNMENT

The next regularly scheduled Historic Resources Board Meeting is scheduled for **Monday, September 15, 2025.**

Reminder: Communications regarding Town public business are considered public records under the Florida Records Law and may be subject to public disclosure.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Historic Resource Board 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 HISTORIC RESOURCES BOARD
DRAFT MINUTES
May 19, 2025**

CALL TO ORDER:

Acting Chair Mayo called the meeting to order at 6:09 P.M.

ATTENDANCE:

Acting Chair Brad Mayo; Board Members Christine Pinello, Lee Webber and Sara Misselhorn, 1st Alternate (voting member); Asst. Director of Planning and Zoning, Stephanie Thoburn; Senior Planner, Thatcher Hart; and Secretary, Vernisa Ayers and Dennis DePalma.

CITIZEN COMMENTS: None

ORDER OF BUSINESS

1. **Approval of Minutes and Agenda** - Board Member Pinello moved to approve the agenda as presented; The motion was seconded by Board Member Misselhorn and passed unanimously (4-0 vote).

Swearing In:

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

REGULAR AGENDA

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

2. **Beyel** – Certificate to Dig application on a .51 +/- acre property for a future residential development on an archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project, and the Celestial Railroad (8PB233), located at the southwest corner of N A1A and Saturn Street. (PZ#24-6139)

Ex Parte Disclosures: None

Applicant presentation: Troy Holloway, representative of 2GHO presented the Certificate to Dig (CTD) application request, covering the level of disturbances that are requested as a part of the application. Mr. Holloway stated that the applicant has applied for a CTD application as required per code in order to construct a residential duplex. He also mentioned the deep archaeological history of the site and the neighboring area of the subject property. Lastly, Mr. Holloway mentioned that The Phase I and Phase II assessments that was conducted on the property discovered very minimal historic artifacts existing on the property and that the application was

deemed to meet the necessary requirements outlined within Town Code.

Staff presentation: Thatcher Hart, Senior Planner, reviewed the staff report and recommendations on the (CTD) for the Beyel property. Mr. Hart, discussed the history of the site and the archaeological significance of the area as well as the different assessments that have been conducted on the site, most recently in 2021 by Dr. Baer as a part of this application. Mr. Hart also reviewed the sufficient archaeological management plan that was created by the applicant and reviewed by the Town's archaeologist.

Board Members asked questions of the Applicant and Staff:

Board Member Pinello asked about the discrepancy of archaeological findings between the 1997 Cultural Resource Assessment Survey (CRAS), and the most recent shovel tests. Andrew Owens, the property owner's archaeologist, stated that the previous archaeologist who conducted the research did not find any significant findings due to the high degree of disturbance on the subject property. He noted that the proposed Archaeological Management Plan would provide adequate monitoring during construction should any substantial findings be found during subsurface disturbances. He noted that the boundary discrepancy is based on with the recorded Scheurich midden site filed with the State versus what was recorded data.

Ms. Thoburn clarified that the 1997 CRAS was conducted for a larger piece of property that was later subdivided to include the subject property, the Kempe property, and the Addario property. The Kempe property obtained a CTD in 2017 for that parcel. With the new information from the Kempe CTD, the findings of the 1997 report were refuted when the Addario's sold the subject property to the Beyel's. The Kempe CTD discovered fiber tempered pottery sherds, confirming that the midden was from the late archaic period. The Kempe CRAS has not been filed with the State's Florida Master Site File (FMSF). Ms. Thoburn stated that the Town's Archeologist visited the subject property in 2021 during Dr. Baer's, the previous archaeologist, excavation of the 44 holes confirming that no significant findings were discovered.

Board Member Pinello then asked how close to the subject property has a significant archaeological site been found. Ms. Thoburn responded that an intact midden was located on the Kempe property to the south of the subject property closer to the water, as well as toward the front of the Kempe property near A1A. Ms. Thoburn stated that Condition 2 of the CTD will address update the Florida Master Site File (FMSF) by requiring the property owner's qualified archaeologist to document any significant deposits and update the FMSF upon completion. Ms. Thoburn also mentioned that the Town has requested their consulting archaeologist to review all FMSF that the Town has received as a part of Certificate to Dig applications and confirm that they were recorded with the State.

Board Member Misselhorn asked where the archaeological items found on the site

are currently located. Mr. Owens responded that was unknown, as the location of the findings was not documented in the report.

Acting Chair Mayo asked about the likelihood that Coopers Road is the old Celestial Railroad. Ms. Thoburn confirmed that it is the former Celestial Railroad right-of-way, and stated that the Town has a State Historical Marker to honor the railway.

Acting Chair Mayo asked about the future development of the eastern portion of the property along A1A. The Owner responded that the area will remain green space. Mr. Mayo also asked if any additional shovel testing is anticipated. Mr. Owens stated that any future shovel tests would only be conducted per the management plan.

Board Member Pinello inquired about the planned depth of the proposed pool excavation and how it compares to the depth of the nearest midden. Mr. Holloway stated that the pool will be excavated approximately three feet into the existing grade. Mr. Owens stated that while the pool area is significantly disturbed, the nearest midden on the property is only a couple feet deep which is why intensive monitoring will occur based on the archaeological management plan. Board Member Pinello asked the distance to the closest archaeological site from the subject property. Mr. Owens responded that there is a registered site located a few hundred feet away.

Ms. Thoburn further noted that based on the information we have and the findings of Dr. Baer's report, no prehistoric artifacts were discovered which is why the Town's archaeologist was okay with moving forward with the CTD with the conditions of approval.

Public Comment: None

Deliberation by the Board:

Board member Misselhorn stated that given the letter from the Town's archaeologist and detailed report, it makes sense to move forward with the CTD.

Board Member Pinello proposed to delay the vote until the next meeting to allow for further discussion with additional board members.

Acting Chair Mayo agreed with Board Member Pinello, stating that there are still many unknowns and that he is not ready to proceed with a vote at this time.

Motion: Board Member Pinello made a motion to continue the item to the next Historic Resources Board meeting. Acting Chair Brad Mayo seconded. Motion to continue passed 3-1 with Board Member Misselhorn dissenting.

Staff Updates – Centennial Updates: Town staff updated the Board on the Children's archeological event and Train Depot Open House that occurred on Friday April 18th and a number of historic bus tours took place over the Spring. The Aicher house deck construction is also under way, and the Town will host an opening event of the facility at

the end of the 90-day contract

Board Comments: None

Next Meeting: Monday, June 16, 2025.

ADJOURNMENT: Board Member Misselhorn made a motion to adjourn the meeting; seconded by Acting Chair Mayo. The motion passed unanimously (4-0 vote). Meeting was adjourned at 7:02 pm.

Rodrekia Brown, Secretary

Debi Murray, Chair

<V:\PlanningZoning\Staff\WP51\MINUTES & SYNOPSIS\JHRB\2025\May 19, 2025\May 19, 2025 Draft HRB Minutes.docx>

**Town of Jupiter Staff Report for the
Beyel Certificate to Dig
PLANNING AND ZONING OFFICE**



DATE: August 11, 2025
TO: Historic Resources Board Members
FROM: Stephanie A. Thoburn, Asst. Director of Planning and Zoning *SAT*
SUBJECT: Beyel – Certificate to Dig application on a .51 +/- acre property for a future residential development on an archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project, and the Celestial Railroad (8PB233), located at the southwest corner of N A1A and Saturn Street.

Certificate to Dig #3-25
PZ 25-6733
T. Hart

Historic Resources Board: 05/19/25 continued
06/16/25 meeting cancelled
07/21/25 meeting cancelled
8/18/25 (quasi-judicial)

REQUEST:

Consideration of a Certificate to Dig (CTD) application to construct a future residential duplex on a known archaeological site, known as the Scheurich midden (8PB9261), that extends north onto the subject property from the Kempe project and the Celestial Railroad (8PB233). Based on the Phase I and II archaeological assessment, the CTD request will not impact the archaeological site since no prehistoric resources were discovered.

Per Section 27-2443(d)(3), the property is located within the Loxahatchee River Zone according to the Town's Map of Areas of Archaeological Site Potential. Based on the Town's consulting archaeologist, the subject property was determined to require a Certificate to Dig application given the location of the Scheurich midden (8PB9261) and the Celestial Railroad (8PB233).

STAFF UPDATE:

At their May 19, 2025 Historic Resources Board (HRB) meeting, the board voted (by a 3-1 vote with Misselhorn dissenting) to continue the subject application to the June 16, 2025 HRB meeting to address questions of the Board and to include absent Board Members in the discussion. Subsequently, the June HRB meeting was cancelled due to a lack of quorum and the July HRB meeting was cancelled since the applicant's archaeologist and town archaeologist could not attend.

Since the May 19 meeting, the site plan and special exception application was submitted to the department on June 11, 2025 which impacted the current CTD. Information was provided by the applicant to clarify and update the CTD, and includes:

- Added appendices A-H to the Cultural Resource Assessment (CRAS) - (Exhibit 1)
- Updated site plan provided showing proposed stormwater chamber- (Attachment C)
- Updated Statement of use provided- (Appendix G); Adds a request for a stormwater chamber under the proposed driveway and will require approximately 6' deep of subsurface disturbances.

Given the updated information provided, staff has made updated recommendations shown in ~~strikeout~~ and underline format in the CTD #3-25, as follows:

1. Amend condition #1 to add a sentence at the end so that work must stop if a professional archaeologist is not present during ground disturbing activity.
2. Amend condition #2 to include a definition of "intensive archaeological monitoring".
3. Amend condition #3 to add intensive to archaeological monitoring.
4. Add condition #5 as requested by the Town Archaeologist.
5. Add condition #7 to update Appendix G- Certificate to Dig Request per the Town's Archaeologist. Revise the statement on the first page which notes that the Scheurich Midden site is not eligible for the NRHP. It should be updated to state that "the portion of the Scheurich Midden site that is within the project area is not eligible for the NRHP." This correction is necessary because other portions of the site have been found to be eligible (e.g., the site/deposits within the Kempe parcel).

BACKGROUND:

<i>Property owner & Applicant:</i>	<i>Venus and Mars, LLC</i>
<i>Agent:</i>	<i>2GHO</i>
<i>Acreage:</i>	<i>0.51+/- acres</i>
<i>PCN:</i>	<i>30434031030040021 and 00434031070000030</i>
<i>Property location:</i>	<i>18019 Highway A1A and located along N. A1A</i>
<i>Existing Use of Property:</i>	<i>Vacant</i>
<i>Proposed Use of Property:</i>	<i>Residential</i>
<i>Current FLUM Designation:</i>	<i>Inlet Village Flex</i>
<i>Current Zoning District Designation:</i>	<i>Inlet Village District, Flex South Subdistrict (IVFS)</i>

On March 4, 2025 the Town Council approved the voluntary annexation, Future Land Use amendment, and Rezoning applications for the western parcel of the subject property. Prior to this approval, the western parcel of the subject property was located in unincorporated Palm Beach County and the eastern property was located in the Town of Jupiter. Staff waited to process the subject CTD application until the entire property was located within the jurisdiction of the Town of Jupiter since the proposed development was located in the County. A site plan application was recently submitted to the Town of Jupiter in June 2025 and is still under review.

For context, the Scheurich midden (8PB9261) and a portion of the old right-of-way for the Celestial Railroad (8PB233) was originally owned by William Scheurich whose property encompassed the current day Kempe West project (.76 acre), Addario parcel (.25 acre), the subject property (.51 acre), and potentially the Town-owned Inlet Village Marina Park (.74 acre). The Celestial Railroad right-of-way extended north through the middle of the subject property to its terminus at Suni Sands and south to current day Juno Beach and Lake Worth. Over the years the Scheurich property changed ownership. As part of due diligence requirements, there have been numerous archaeological investigations related to the Scheurich Midden as detailed within the Cultural Resource Assessment Survey (CRAS) (See Exhibit B of Certificate to Dig #3-25). Investigations have included archival, literature review and field work.

In 1997, archaeologist Annette Snapp conducted a Phase I Archaeological Investigation that included 25 shovel tests on the modern-day Kempe property. It was determined that several mounds of the Scheurich midden stood about four feet high above the present elevation of the site. Ms. Snapp also discovered fiber tempered pottery dating back to the Late Archaic Period (See Exhibit B of Certificate to Dig #3-25). Ms. Snapp later conducted a Phase II investigation consisting of nine units and

discovered three areas with intact archaeological deposits. Artifacts that came out of the discovery included a possible limestone sinker, a perforated shark's tooth (jewelry), perforated clam shell (Jewelry or wight) and at least one Busycon Adze (shell scraper). In addition to the prehistory discovered on the site via the 1997 excavation, the extensive research of the site further demonstrated habitation sites and historic habitation located within the area.

In 2017, Dr. Baer and Gary Beiter conducted research on the Kempe property that suggested the material on site was fill transported to the property in the 1950's. This refutes the discovery of Ms. Snepp. However, Bob Carr with Archaeological and Historical Conservancy who has worked on a number of other sites in the area conducted a Phase I and Phase II CRAS Report to settle the discrepancy when the property owner submitted a development application to construct the Kempe West mixed-use development. As a result, Dr. Carr confirmed that the Kempe site included significant and well-preserved prehistoric deposits below the fill. After review and consideration by both the Town's Consulting archaeologist and the Town's Historic Resources Board (HRB), these findings were later confirmed and accepted by the Town of Jupiter as a part of the Kempe CTD #1-17 that was approved for the Kempe West project. The approval was based on the Phase I and II Cultural Resource Assessment prepared by Archaeological and Historical Conservancy (AHC), Inc (see Attachment A –Kempe West- Phase I and II CRAS, Figure 7 of Scheurich Midden).

It is important to understand the context of the surrounding properties to better understand the need for intensive monitoring requirements and the history of the Scheurich midden. While there were no findings of prehistoric artifacts on the subject property for the Beyel CTD as part of the latest Phase I and II archaeological assessment by Baer, the Florida Master Site File (FMSF) from the Division of Historic Resources still maintains the original 1997 site file information from the archaeological investigation by Annette Snepp. This FMSF information is recommended to be updated in CTD #3-25 with any proposed subsurface disturbances and consistent with the previously approved CTD #1-17 for the Kempe project.

SUMMARY OF ASSESSMENT REPORTS AND ARCHAEOLOGICAL MANAGEMENT PLAN:

I. PHASE I AND II ARCHAEOLOGICAL ASSESSMENT REPORT

During July and August of 2021, Robert H. Baer, PhD conducted an archaeological assessment on the subject property. The assessment included a walking and metal detector survey. After the preliminary walking audit of the site, the property was divided into two areas, the elongated north-south grassy area extending from Cooper Road and U.S. Highway A1A south to the property line, and the western portion of the site that fronts Jupiter Creek. A total of 34 shovel tests were conducted on the eastern elongated portion of the site and ten shovel tests were performed in the fenced area that abuts the Jupiter Creek to the west (See Attachment B - Shovel Test Location Map). In addition, three trenches were excavated along the eastern property boundary that abuts A1A. These trenches were used to compare findings to the trenches that were previously excavated to the south by AHC which is currently the Kempe property. Several historic artifacts were discovered on the project site including one iron nail within Shovel test No. 12 as well as a few late 19th early 20th Century period bottles and ceramics discovered within trench one (See Page 37 of Exhibit B in Certificate to Dig #3-25). Aside from these historic findings, no substantial pre-historic artifacts were discovered on the subject property

Staff Analysis: The proposed building, pool, greenhouse and stormwater chamber will impact 4,733 sf. or 21% of the subject property based on the architectural site plan overlay (See attachment C – Site Development Plan Overlay). The potential development would not directly

impact the known archaeological site. Due to the area's rich history and pre-history, intensive monitoring will be required during all ground-disturbing activities within the parcel in order to document additional archaeological deposits that may be uncovered (See Attachment D – Town's Consulting Archaeologist Review).

II. ARCHEOLOGICAL MANAGEMENT PLAN

As recommended by the Town's Consulting archaeologist, the applicant has submitted an archaeological Management Plan for the proposed development on the subject property (See Appendix A in Exhibit 1). Various archaeological measures outlined within the plan include monitoring, metal detection, inadvertent discoveries, and other archaeological procedures. Measures in the plan also cover criteria to determine when stoppage-of-work should occur.

Staff Analysis: The Town's consulting archaeologist, Advanced Archaeology, Inc. has reviewed the applicant's archaeological management plan for the subject property and has determined that the plan adequately fulfills the agreed upon condition of approval that intensive archaeological monitoring be conducted for all ground-disturbing activities on the parcel. However, the map of the known archaeological site included in the management plan does not match the location of the known site that is registered with the State. The management plan shows that FMSF #PB9261 is located across the subject property which is based on the FMSF recorded with the State's Historic Resources Division. However, the FMSF with the State did not get updated with the most recent information gathered from the Kempe Project and may need to be updated. Any intensive archaeological monitoring of the site during subsurface disturbances will provide insight to this difference, and the applicant's and the Town's archaeologists recommend clarifying the discrepancy of the location of the site with the State which is recommended in CTD #3-25.

III. CERTIFICATE TO DIG AND TOWN ARCHAEOLOGIST RECOMMENDATION:

Based on the facts and findings contained herein, pursuant to the goals, objectives, and policies of the Town's Comprehensive Plan and Chapter 27, Article X, Division 25 of the Town Code pertaining to historic and archaeological preservation, the Certificate to Dig application meets the requirements of the code. Certificate to Dig #3-25 has been prepared for consideration by the Board.

Certificate to Dig #3-25 is subject to the conditions recommended based on the Phase I and II Cultural Resources Assessment, the applicant's Archaeological Management Plan and the Town's archaeological consultant's recommendation (see Attachment D). Refer to the exhibit attached Certificate to Dig for a list of the conditions.

STRATEGIC PRIORITY: Small Town Feel

EXHIBITS:

Exhibit 1 - Certificate to Dig #3-25

- Attachment A – Kempe West- Phase I and II CRAS, Figure 7 of Scheurich Midden
- Attachment B – Beyel Shovel Test Location Map
- Attachment C – Site Development Plan
- Attachment D – Town's Consulting Archaeologist Review

Beyel- Certificate to Dig Application
Page 5 of 5

Contact Thatcher Hart at 561-741-2464 or email at Thatcherh@jupiter.fl.us for a copy of the Exhibits.

File Path:

V:\PlanningZoning\Staff\WP51\Historic_Resources\Certificates to Dig\Beyel Property\Staff Report\CTD #3-25 Staff Report.docx

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3
4 **CERTIFICATE TO DIG NO. 3-25**
5
6 **TOWN OF JUPITER, FLORIDA**
7

8
9
10 **WHEREAS**, Venus and Mars, LLC is the owner (“Owner”) of approximately .51
11 acres of real property, the legal description of which is contained in Exhibit “A” which is
12 attached hereto and incorporated herein (“the subject property”); and,

13 **WHEREAS**, the subject property is known and referred to as the Beyel property;
14 and,

15 **WHEREAS**, 2GHO, Inc. acting as the agent for the Owner, has submitted an
16 application for a Certificate to Dig (“the Application”) to the Town of Jupiter’s Planning
17 and Zoning Department (“the Department”) pursuant to Section 27-2443(e)(3) of the
18 Town of Jupiter Code of Ordinances (the Code); and,

19 **WHEREAS**, the archaeological site, known as the Scheurich Midden (Florida
20 Master Site File [FMSF] #8PB9621) extends from the residential property to the south
21 onto the subject property; and,

22 **WHEREAS**, the known archaeological site, known as Celestial Railroad (FMSF
23 #8PB233), passes north and south through the property to its terminus at Suni Sands and south
24 to current day Juno Beach and Lake Worth; and,

25 **WHEREAS**, the Owner has proposed a residential development on the subject
26 property, subject to a determination of the Historic Resources Board (HRB); and,

27 **WHEREAS**, the subject property is located within the Loxahatchee River Zone;
28 and

29 **WHEREAS**, per section 27-2443(d)(3) of the Code, the Owner must consult with
30 the Department of Planning and Zoning (Department) regarding whether a Certificate to
31 Dig is required for the proposed residential development on the subject property; and,

32 **WHEREAS**, the Owner’s archaeological consultant, Robert H. Baer, Ph.D.,
33 prepared a Phase I Cultural Resources Assessment (“the Assessment”), dated
34 November 2021, a copy of which is attached hereto and incorporated herein as Exhibit
35 “B”; and,

36 **WHEREAS**, the Phase I Cultural Resource Assessment concluded that minimal
37 historic artifacts were present on the subject property and as a result, it was
38 recommended that there be archaeological monitoring during any excavation which
39 occurs on the subject property; and,

40 **WHEREAS**, the Town’s consulting archaeologist, Advanced Archaeology, Inc.,
41 has reviewed the Assessment and recommends that there be intensive monitoring of
42 any ground-disturbing activities on the subject property so that any archaeological
43 deposits on the subject property can be uncovered; and,

44 **WHEREAS**, at its May 19, 2025 meeting, the HRB considered the evidence
45 presented to it by the Department, Advanced Archaeology, Inc., the Owner and its
46 consultants, regarding the Application’s consistency with the archaeological resource
47 protection provisions of the Town’s Comprehensive Plan, and Chapter 27, Article XI,
48 Division 19 of the Code pertaining to historic and archaeological preservation; and,

49 **WHEREAS**, Advanced Archaeology, Inc. has determined that the subject
50 property contains artifacts and cultural resources of archaeological value and

51 recommends that the HRB issue a Certificate to Dig for the construction of the proposed
52 residential development subject to certain conditions; and,

53 **WHEREAS**, the HRB has conducted a quasi-judicial hearing to consider the
54 Application; and,

55 **WHEREAS**, Section 27-2443(c) of the Code provides that if a property is
56 deemed to have significant archaeological value, the HRB shall issue a Certificate to
57 Dig with any conditions it deems necessary to protect the archaeological resources on
58 the subject property and to permit the excavation of portions of the subject property that
59 are determined to be of archaeological significance; and,

60 **WHEREAS**, the HRB has considered the Application and has determined that a
61 Certificate to Dig should be issued, subject to the conditions incorporated into Section 3
62 herein; and,

63 **WHEREAS**, the Certificate to Dig shall apply to the Owner and its successors or
64 assigns.

65 **NOW, THEREFORE, THE HISTORIC RESOURCES BOARD OF THE TOWN**
66 **OF JUPITER HEREBY ISSUES THIS CERTIFICATE TO DIG SUBJECT TO THE**
67 **FOLLOWING TERMS AND CONDITIONS:**

68 **Section 1.** The whereas clauses are true and correct and incorporated herein as
69 the findings of fact and conclusions of law of the HRB.

70 **Section 2.** The HRB hereby approves the Application and issues a Certificate to
71 Dig for the subject property, subject to the conditions contained in Section 3, below. The
72 HRB has determined that the Owner’s compliance with these conditions is necessary
73 for the Application to be consistent with the archaeological resource protection

74 provisions of the Town's Comprehensive Plan and to meet the Land Development
75 Regulations contained in Chapter 27, Article X, Division 19 of the Code, pertaining to
76 historic and archeological preservation.

77 **Section 3.** The Certificate to Dig is subject to the Owner's compliance with the
78 following conditions:

- 79 1. The Owner shall provide notification to the Department and Town's
80 archaeological consultant (Advanced Archaeology, Inc.) at least five (5) business
81 days prior to the date it proposes to commence any ground disturbing activities
82 on the subject property. In the event that ground disturbing activity occurs without
83 a professional archaeologist present, all work must stop immediately.
- 84 2. The subject property shall be subject to intensive archaeologically monitoringed
85 during all times where subsurface disturbing activities associated with the
86 development of the subject property is occurring. The Intensive archaeological
87 monitoring includes the examination of all ground disturbing activities including
88 but not limited to sediment removal and disturbance, tree uprooting, and the
89 demolition of existing built surfaces. ~~installation of utilities, landscaping, and~~
90 ~~during any other excavation.~~ A qualified archaeologist retained by the Owner
91 shall document any significant deposits or features encountered during the
92 excavation, and shall update the Florida Master Site File with any changes to the
93 site boundary for the Scheurich midden (8PB9261) with the Division of Historic
94 Resources as approved by the Town's archaeological consultant.

- 95 3. The Owner shall be responsible for the professional fees, costs and expenses
96 incurred by the Town associated with the intensive archaeological monitoring,
97 excavations, reviews and reports that are required by this Certificate to Dig.
- 98 4. Any archaeological artifacts that are recovered from the subject property during
99 the excavation shall be documented, in writing by the Owner, with a copy of the
100 documented findings to be provided to the Department.
- 101 5. Should significant cultural deposits be uncovered during the archaeological
102 monitoring of the site, the Owner may be required to perform additional
103 archaeological assessments by the Town, within those areas of the significant
104 cultural deposits discovered.
- 105 6. If human skeletal remains are found on the subject property, the Owner shall
106 immediately comply with Section 872.05 of Florida Statutes.
- 107 7. Within 30 business days of approval, the Owner shall update Appendix G –
108 Certificate to Dig Request to state that “the portion of the Scheurich Midden site
109 that is within the project area is not eligible for the NRHP”.

110 **Section 4.** This Certificate to Dig shall become effective upon its execution.

111 **Attachments:**

112 **Exhibit A** – Legal Description

113 **Exhibit B** – Phase I and II Cultural Resources Assessment

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Beyel Certificate to Dig No. 3-25
Page 6

IN WITNESS WHEREOF, the _____ has hereunto
set its authorized hand this ____ day of _____, 2025.

ATTEST:

TOWN OF JUPITER, FLORIDA

Stephanie Proffer, Acting Town Clerk

By: _____
Debi Murray, Chairman, Jupiter
Historical Resources Board

[TOWN SEAL]

Signed, sealed and delivered
in the presence of:

Witness

Print Name: _____

118

#6149645 v1 26503-00001

PROPERTY ADDRESS:

18011 N. A-1-A
Jupiter, FL 33477

LEGAL DESCRIPTION:

A part of Lots 2,3,4 & 5 of Block 4, Plat of Jupiter, as recorded in Plat Book 1, Page 56, Palm Beach County, Florida, Public Records, together with a part of Juno Street as shown on said Plat, all of which is more particularly described as follows:

COMMENCE at the intersection of the North Line of the Northeast quarter of Section 6, Township 41 South, Range 43 East (which bears North 89°58'26" West and is the bearing basis for this legal description), with the westerly Right-of-way line of state road A-1-A (66' Right-Of-Way), as shown on the amended Plat of land owned by Jupiter Inlet Estate, Inc., A Florida Corporation, and recorded in Plat Book 16, Page 25, Public records of Palm Beach County, Florida; thence bear South 59°51'34" West, 7.51 feet to the intersection with the Westerly Right-of-Way line of the present Right-of-Way of State Road A-1-A (80° Right-of-Way); thence North 31°20'27" West along said Right-of-Way line, 113.90 feet to the point curvature of a curve concave to the West, having a radius of 915.40 feet; thence Northerly along said curve, through a central angle of 7°06'02", a distance of 113.44 feet to the **POINT OF BEGINNING**; thence continue along said curve, through a central angle of 14°29'57", a distance of 231.65 feet to the intersection with the West line of the East 30.00 feet of said Juno street; thence South 21°53'12" East, along said West line of the East 30 feet of Juno street, 250.69 feet; thence North 45°15'07" East, 101.20 feet to the **POINT OF BEGINNING**.

PROPERTY ADDRESS:

18019 N. A1A
Jupiter, FL 33458

LEGAL DESCRIPTION:**PARCEL I:**

Parcel of land in Government Lot 7, Section 31, Township 40 South, Range 43 East, described as follows:
Beginning on the Southerly right of way line of U.S. Federal Highway No. 1 at Station P.C. 1180 X 23.1 which is a 3" iron pipe extending 6" above the ground as shown on an amended plat of **JUPITER INLET ESTATES INC.** filed in Plat Book 16, Page 25 Public Records of Palm Beach County, Florida; thence Southeasterly along said right of way line 88 feet, more or less, to its intersection with the Westerly right of way line of the Old Jupiter & Lake Worth Railroad; thence Southeasterly along said right of way line, 310 feet to the **POINT OF BEGINNING**; thence Westerly, making an angle with the preceding course, measured from Northwest to West of 68° 08' a distance of 98 feet, more or less, to the waters of the Jupiter River or Florida East Coast Canal; thence Northerly along the waters of said Jupiter River 76 feet, more or less to a point in a line parallel to and 70 feet northerly (measured at right angles) from the line of parcel herein described; thence Easterly along said parallel line 106 feet, more or less, to a point in said Westerly right of way line at the Old Jupiter & Lake Worth Railroad; thence continue Easterly along same course to a point in the Easterly right of way line of the 40 foot right of way of Jupiter & Lake Worth Railroad; thence Southeasterly along said Easterly right of way line, 75.43 feet to a point in the easterly extension at the south line of the parcel herein described; thence Westerly along said Easterly extension to the **POINT OF BEGINNING**.

PARCEL II:

The South 70 feet of a tract of land in Government Lots 6 & 7, Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, described as follows:
Beginning on the Southerly right of way line of U.S. Highway No. 1 at Station P.C. 1180 X 23.1 which is a 3-inch iron pipe extending 6 inches above the ground as shown on an amended plat of Jupiter Inlet Estates, Inc. filed in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida; thence Southwesterly at right angles with said right of way of U.S. Highway No. 1 about 125 feet to the shore of Lake Worth Canal for Point A at the shore; thence back to the **POINT OF BEGINNING** to start anew, thence Southeasterly along said Southerly right of way line of U.S. Highway No. 1, 88 feet to a 3-inch iron pipe at its intersection with the Westerly right of way line of Old Jupiter and Lake Worth Railway, thence Southeasterly along said right of way line 310 feet to an iron pipe (an iron fence was built along this line of which posts are still there); thence West about 80 feet to the shore of Lake Worth Canal, thence meandering said shore Northwesterly and Westerly to the before-mentioned Point "A."

PARCEL III:

A parcel of land in Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:
Begin at the intersection of the Westerly right of way line of State Road A-1-A with the South line of said Section 31, which for purpose of this description is assumed to bear due East; thence North 31° 22' 20" West along said Westerly right of way line, a distance of 19.31 feet; thence South 79° 50' 00" West a distance of 145.37 feet; thence North 21°52'40" West a distance of 138.28 feet to the **POINT OF BEGINNING**; thence continue North 21°52'40" West a distance of 6.29 feet to the North line of the South 125.00 feet of said Section 31; thence due West, along said North line, a distance of 136.00 feet, more or less, to the waters of Jupiter River; thence Southeasterly, along said waters, to a line which bears South 87°56'33" West from the **POINT OF BEGINNING**; thence continue North 87°56'33" East a distance of 132.00 feet more or less, to the **POINT OF BEGINNING**.

PARCEL IV:

From a point at Station 1180 X 23.1 on the Southerly right of way line of U.S. Highway No. 1 (now State Road A-1-A), as shown on amended plat of **JUPITER INLET ESTATES, INC.**, recorded in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida said point being the point of curvature of curve, concave to the Southeast having a radius of 922.40 feet, whose center South 26°18'43" West; thence Southeasterly along the arc of said curve through a central angle of 05°35'15", a distance of 89.95 feet to the intersection of said right of way line with the Westerly right of way line of the Old Jupiter and Lake Worth Railway; thence South 21°58'50" East, along said right of way line a distance of 228.98 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence run North 83°04'14" East; a distance of 41.42 feet to the intersection of the Easterly right of way line of the Old Jupiter and Lake Worth Railway, as shown on the above said Plat; thence South 21°58'50" East, along said Easterly right of way line, a distance of 8.30 feet; thence leaving said right of way line, bear South 89°53'10" West, a distance of 67.51 feet; thence North 83°04'14" East, a distance of 23.46 feet to the **POINT OF BEGINNING**.

Less from all the afore described lands the following:

From a point at Station 1180 X 23.1 on the Southerly right of way line of U.S. Highway No.1, as shown on Amended Plat of **JUPITER INLET ESTATES, INC.** recorded in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida. Said point being the point of curvature of a curve, concave to the Southeast, having a radius of 922.40 feet; run Southeasterly, along the arc of said curve, through a central angle of 05°35'15", a distance of 89.95 feet to the intersection of said right of way line with the Westerly right of way of the Old Jupiter and Lake Worth Railway; thence South 21°58'50" East, along said right of way line, a distance of 228.98 feet; thence South 83°04'15" West a distance of 23.46 feet, thence South 89°53'10" West, a distance of 83.99 feet to the Shores of the Lake Worth Canal; thence meandering said shore, Southeasterly 14.00 feet, more or less, to a point on a line bearing South 83°04'14" West, from the **POINT OF BEGINNING**; thence North 83°04'18" East, a distance of 73.54 feet to the **POINT OF BEGINNING**.

Together with Ingress and Egress easements as created by the Agreed Judgment recorded in Official Records Book 4588, Page 967, subject to all the terms and conditions contained herein.

And together with a non-exclusive ingress and egress easement as created by Final Judgement recorded in Official Records Book 20741, Page 1287, subject to all the terms and conditions contained herein.

TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED BELOW AS OBTAINED IN QUIET TITLE SUIT, CASE NO. 2018CA009398:

A parcel of land lying in Government Lot 7, Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

From a point at Station 1180 + 23.1, on the Southerly right-of-way line of U.S. Highway No. 1; (now State Road A-1-A), as shown on the amended plat of JUPITER INLET ESTATES, INC., as recorded in Plat Book 16, Page 25, in and for the records of Palm Beach County, Florida; said point being the point of curvature of a curve concave to the Southeast, having a radius of 922.40 feet; run Southerly, along the arc of said curve through a central angle of 05°35'15" a distance of 89.95 feet to the intersection of said right-of-way line with the Westerly right-of-way line of the Old Jupiter and Lake Worth Railway; thence South 21°57'30" East, along said right-of-way line, a distance of 228.98 feet to a point on the North line of Parcel 4, as recorded in Official Records Book 27843, Page 1847, Public Records of Palm Beach County, Florida; thence North 83°04'15" East, along said North line a distance of 20.71 feet to a point on the West line of Official Records Book 8822, Page 614, Public Records of Palm Beach County, Florida and the **POINT OF BEGINNING** of the hereinafter described parcel; thence continue North 83°04'15" East a distance of 20.66 feet to a point on the East line of said Official Records Book 8822, Page 614; thence South 21°57'30" East, along the East lines of Parcels 1 and 4, of said Official Records Book 27843, Page 1847 a distance of 75.75 feet to a point on the North line of the South 125 feet of said Section 31; thence North 90°00'00" West, along said North line, a distance of 21.56 feet to a point on said West line; thence North 21°57'30" West, along said West line, a distance of 73.06 feet to the **POINT OF BEGINNING**.

A parcel of land acquired in quit claim deed from Jupiter River Inn, recorded in Official Records Book 31817, Page 1613, described as follows:

A part of Lots 2, 3, 4 & 5 of Block 4, **PLAT OF JUPITER**, as recorded in Plat Book 1, Page 56, Palm Beach County, Florida, Public Records, together with a part of Juno Street as shown on said plat, all of which is more particularly described as follows:

COMMENCE at the intersection of the North line of the Northeast Quarter of Section 6, Township 41 South, Range 43 East (which bears N89°58'26"W and is the bearing basis for this legal description), with the Westerly right-of-way line of State Road A-1-A (66' right-of-way), as shown on the Amended Plat of Land owned by Jupiter Inlet Estate, Inc., a Florida corporation, and recorded in Plat Book 16, Page 25, Public Records of Palm Beach County, Florida; thence bear S79°51'34"W, 7.51 feet to the intersection with the Westerly right-of-way line of the present right-of-way of State Road A-1-A (80' right-of-way); thence N31°20'27"W along said right-of-way line, 113.90 feet to the point of curvature of a curve concave to the West, having a radius of 915.40 feet; thence Northerly along said curve, through a central angle of 7°06'02", a distance of 113.44 feet to the **POINT OF BEGINNING**; thence continue along said curve, through a central angle of 14° 29' 57", a distance of 231.65 feet to the intersection with the West line of the East 30.00 feet of said Juno Street; thence S21°53'12"E, along said West line of the East 30 feet of Juno Street, 250.69 feet; thence N45°15'07"E, 101.20 feet to the **POINT OF BEGINNING**.

A Report of Phase 1 & Phase II Archaeological Assessment
At
The Jupiter Creek
Danny and Tammy Beyel Residence
18019 U.S. Highway A-1-A, Jupiter, Florida

Report Originally Prepared By

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Professional Archaeologist

Edited by

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Report Prepared For

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Consulting Archaeologist Town of
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(Original Report - November 2021)

June 20

Contents

1. Executive Summary	5
2. Project Area (PA) Overview	9
3. Cultural Setting and Chronology	9
3.1 <i>The Celestial Railroad (8PB233) c. 1887– 1896</i>	10
3.2 <i>Historic S.R. A1A (8PB11428)</i>	11
3.3 <i>Scheurich Midden (8PB9261)</i>	12
3.4 <i>Scheurich Midden Site History: A Compendium – Dr. Robert Baer</i>	15
1997 - Annette Snapp Investigation	15
2017 - Robert Baer - Gary Beiter Investigation	16
1997 <i>Skye Wheeler Cultural Resource Assessment</i>	17
2002 - <i>September-December Edition: The Florida Anthropologist</i>	20
2004 - <i>Report of a Phase I and II Archaeological Investigation at the Jupiter River Inn Site. Robert Baer, PhD, and Gary Beiter, M.A. RPA.</i>	16
2017 - <i>A Due Diligence Cultural Resource Assessment of the Inlet Village Parcel, Palm Beach County, Florida, Robert S. Carr M.S., Odlanyer Hernandez de Lara, B.A., John G. Beriault, B.A.</i>	16
Property Use Oral History – The Mixing of the Midden	17
3.5 <i>Jupiter Area Local History – Dr. Robert Baer</i>	18
The Early Historic Period	18
The Seminole War Period	19
Era of Modern Improvement	20
Intracoastal Era	21
3.6 <i>Broad Cultural Themes and Deep Time – Dr. Robert Baer</i>	22
Paleoindian Period (11500 B. C. to 6,500 B. C.)	22
Archaic Period (6500 B.C. to 1200 B.C.)	22
Transitional (Terminal) 1200 to 5000 BC)	22
500 BC to AD 500	23
AD 500 to AD 1100	23
AD 1100 to AD 1250	23
AD 1250 to AD 1513	23
<i>Protohistoric (Seminole, Miccosukee, AIS, Calusa and other known and unknown Cultural Traditions)</i>	23
4. 2021 Property Investigation - Dr. Rober Baer	24

5. Discussion – Dr. Robert Baer	25
6. Conclusions.....	27
7. Figures	29
References	39

Figures

FIGURE 1. PROJECT LOCATION 1:24,000 SCALE USGS TOPOGRAPHY MAP.	29
FIGURE 2. PROJECT LOCATION AERIAL MAP (1:8,500).	30
FIGURE 3. PROJECT AREA (1:8,000) USGS TOPOGRAPHY-HYBRID MAP.	31
FIGURE 4. PROJECT AREA (1:650) SCALE AERIAL MAP WITH FMSF SITE BOUNDARIES.	32
FIGURE 5. PROJECT AREA AND TOWN OF JUPITER AREAS OF “ZONE OF ARCHAEOLOGICAL INTEREST.”	33
FIGURE 6. HISTORIC PLATT MAP WITH PROJECT AREA AT BOTTOM RIGHT, RED.	34
FIGURE 7. SHIP’S NAIL, BLACKSMITH-FORGED (HAND-WROUGHT) LOCATED IN THE OPEN GRASSY AREA (SOUTH-ADJACENT A1A, ALSO SEE FIGURE 10, BELOW) IN A ‘LOOSE’ SOIL CONTEXT.	35
FIGURE 8. BLACKSMITH-FORGED (HAND-WROUGHT) ROUND SPIKE WITH SCALE (INCHES).	36
FIGURE 9. HISTORIC DRUGGIST BOTTLES AND BLUE FLORAL TRANSFER PRINT REFINED WHITEWARE LOCATED IN TRENCH 1 NEAR THE EASTERN GRASSY PERIMETER.	36
FIGURE 10. PROJECT AREA OVERVIEW OF CHICKEE HUT AND CEMENT PADS AND WALKWAYS, FACING SOUTHEAST.....	37
FIGURE 11. PROJECT AREA OVERVIEW WITH BAER (2021) SHOVEL TESTS, FACING EAST WITH A1A AT LEFT.	38

Appendices

- A** – Archaeological Management Plan (AMP)
- B** – Baer (2021) Shovel Test Exhibit
- C** – TOJ-CTD Application
- D** – Supplementary Figures
- E** – Historic Linear Resource Guide (ACHP, FDOT, FHWA, and SHPO)
- F** – Florida CRAS Report Checklist
- G** – TOJ-CTD to Dig Request
- H** – Previous Existing Structure Site Plan

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1. Executive Summary

Residential development is proposed at 18019 U.S. Highway A1A in the Town of Jupiter, Palm Beach County, Florida (Figures 1–3) (Township 40S, Range 43E, Section 31; henceforth the “PA”; Figures 1–6). Pursuant to three factors; 1) Town of Jupiter (TOJ) Application for Certificate to Dig (CTD) requirements (henceforth TOJ-CTD), 2) Chapter 1A-46, Florida Administrative Code, and 3) NRHP “Section 106”, Archaeologist, Robert H. Baer, PhD, conducted 2021 Phase I and II PA archaeological investigations.

Following Dr. Baer’s death, Andrew Owens (M.S., RPA; henceforth “FHF”) performed revisions to Phase I and II reports in preparation for TOJ-CTD review board (May 2025). Based on the previous Phase I and II data and personal conversations with Dr. Baer (and others), it is evident that 2021 desktop field investigations namely sought to (1–3, below):

- 1) determine the presence/absence of archaeological materials, and
- 2) examine if nearby sites were present within the PA, when considering **i.–v.**
 - i.** Florida Department of State, Division of Historic Resources, Florida Master Site File (FMSF) site locations (Figure 4),
 - ii.** TOJ “Areas/Zones of Archaeological Interest” (TOJ-AOI; Figure 5),
 - iii.** Florida Administrative Code 1A-46 (*see* Crass Report Checklist)
 - iv.** nearby linear resources (PB233 ‘Celestial Railroad’ North Segment/NRHP Ineligible and PB11372 (SR A1A Roadway/NRHP Eligible) (Figure 4), and
 - v.** the Schureich Midden (PB9261, NRHP Ineligible) (Figure 4).
- 3) (if present), document and evaluate cultural resource nature, extent, context, and historic significance (NRHP Section 106; 36 CFR, part 800).

Here, TOJ-CTD is the main (initial) archaeological trigger which requires development-related archaeological documentation and assessment. As such, this report specifically addresses the TOJ-CTD “Archaeological Assessment: Part Three - A and B,” below (Appendix C).

Regarding the TOJ-CTD “Part Three - A” archaeological checklist, the PA:

- 1) contains known sites (PB233, PB9261, and PB11372; Figures 4),
- 2) is in the TOJ-AOI “Loxahatchee River Zone” (Figure 5; Wheeler 2003),

- 3) is not located in a TOJ-AOI “High Potential Zone” (Figure 5),
- 4) Phase II archaeological data indicate the site does not appear to contain archaeologically significant materials/human remains (Baer 2021 shovel test results; Figures 7–9), and
- 5) ISN’T in application for Phase III Excavation.

Regarding the TOJ-CTD “Part Three - B” archaeological checklist:

- 1) The PA IS NOT a historic property [54 U.S.C. § 300308] specifically identified in the FMSF (though this is potentially subject to post-*Intensive Monitoring* change).
- 2) Brief PA-relevant historic backgrounds (3.0–3.3) are provided below (also *see* extended historical contexts; 3.4–3.6).
- 3) Phase I and II archaeological survey are pending TOJ review, which includes this ‘updated’ report.
- 4) An archaeological PA assessment is provided below (currently the site does not appear to contain historically significant surface/subsurface materials/information; however *Intensive Monitoring* is recommended due to known site proximities).
- 5) An archaeological management plan (AMP) is provided (Appendix A) and was produced in consultation and collaboration with TOJ archaeologists and representatives.

Dr. Baer conducted pedestrian and metal detector survey, and extensive shovel testing (Figure 10; also *see* Appendix B and Appendix D, Figure 1–2) July and August 2021 to examine the potential for surficial and/or subsurface cultural deposits, and if present, document the nature (i.e. type, period, function) and extent (i.e. boundary, depth, location) of cultural materials within the PA. A blacksmith-forged round spikes and possible ship’s nail (Figures 7–9) as encountered in a ‘loose soil’ context (an unknown depth). Trench one (location under investigation) produced two druggist bottles and refined whiteware ceramic fragments (Figure 9; also *see* 5.0, below).

Historic materials were located at unknown depths throughout the site which did not indicate discrete concentrations or features. All artifacts generally date to the late-18th to early 20th century and appear to represent secondary refuse associated with long-term land use and incidental

discard. Furthermore, they are consistent with previous FMSF CRAS archaeological report findings which show generalized and uninformative refuse scatter in and around the PA (below).

Overall, Phases I and II survey and testing did not locate significant historical materials nor identify previously recorded (or new) sites within the PA. Minimal historical materials were noted to represent mostly ambiguous information.

Furthermore, a previous PA residence and debris were removed, and , fencing, landscaping, sea retention, and dirt fill added as per Palm Beach County requirements (Appendix D, Figures 12–23). Skid steers and a mini-excavator removed building foundations (filling roughly six ‘36-yard’ dumpsters). The seawall was replaced. Two-to-three feet of fill dirt was added. Fenceposts were placed and fencing constructed along three PA boundaries. On a further note, Anne Curan (adjacent to Kempe property) has lived in the area for generations and indicates nearby prehistoric shell deposits were locally imported to the PA to fill low areas and make grade. This indicates that Phase II tested PA areas are likely not a major contributing PB9261 site portion. Note that the PA once contained a subsurface 8PB9261 feature at the extreme southeast (Wheeler 1997, Locality C; Appendix D, Figures 1–2).

Given the PA’s proximity to known-(intact-subsurface) site materials (also *see* Carr et al. 2017; Carr and Mankowski 2009; Appendix D, Figures 3–5) there is potential for PA 8PB9261 deposits (and other cultural material) below existing infrastructure (which is to be removed). These data indicate the need for *Intensive Monitoring* within and around the “proposed Scheurich midden (8PB9261) boundary” (Appendix D, Figure 6). Therefore, *Intensive Monitoring* of PA ground disturbing activities was recommended (Baer 2021; also *see* Carr et al. 2017; Carr and Malinowski 2009; Wheeler et al. 1997) and is recommended here. *Intensive Monitoring* is as defined in the AMP (Appendix A), the TOJ-CTD, and as per ongoing guidance and consultation.

As stated, and in consultation with TOJ staff, the current 8PB9261 boundary does not appear to encompass the site. TOJ staff suggest an updated (and larger) site boundary (Appendix D, Figure 6).

Note also that currently, the Florida State Historic Preservation Office (FL-SHPO) has concurred that PB9261 is ineligible for NRHP nomination (FMSF). However, ALL previous

investigators, the TOJ, and this Phase II report dispute this designation. Though sections of Scheurich midden are destroyed, evidence shows that isolated, intact, buried, and archaeologically significant 8PB9261 components exist within the “proposed site boundary”.

PA *Intensive Monitoring* goals are to perform archaeological monitoring of ALL ground disturbance activities, including documentation, research, and reporting, at or above contemporary standards as defined by regional examples and contemporary practice (again, *see* Appendix A). Specific goals are to document site disturbance activities and ANY/ALL cultural materials encountered. *Intensive Monitoring* will ensue closely with the TOJ archaeologist and TOJ-HRB staff. Should inadvertent cultural discoveries be made additional Phase I and II assessments/inventories may be conducted (at TOJ archaeologist discretion; Appendix A).

Results of the proposed *Intensive Monitoring* will be provided in a final report. The report will include (and/or attempt to provide) comprehensive Sheurich midden (PB9261) syntheses and interpretations, as well as clarify archaeological sitework history. It will also address other known cultural resources (below), and depositional, environmental, and other PA-archeological factors.

In conjunction with TOJ-CTD requirements, there are two external PA benefits. That is, the final monitoring report provides an opportunity to address two specific and ongoing TOJ concerns; 1) 8PB9261 *boundary* and 2) 8PB9261 NHRP *Eligibility*.

Overall, it is hoped the final PA monitoring report will significantly add to TOJ (and site) contexts and help develop and inform on TOJ-HRB practices and procedures. That way, we produce a successful example of TOJ cultural resource management; one step further in our quest understanding and preserving Florida (and TOJ) history (summarizing/encapsulating take-aways from a TOJ-HRB conference call, June 2, 2025, 11:00am-1:30pm).

Additional notes

- Dr. Robert Baer is an enigmatic Florida personality, publishing many books and reports regarding various Florida history (and other) topics. Given this is his last living contribution to FMSF archaeology, attempts are taken (where possible) to preserve aspects of his initial Phase I and II historic background while updating report frontmatter and document formatting to meet necessary requirements.

- Owens (2025) Phase I and II PA report contributions are mainly 1.0, 2.0, 3.0–3.3, and 6.0, 7.0, 8.0, and 9.0). These “front matter” are considered in-line with and addressing the TOJ-CTD and other PA NRHP considerations and requirements.
- Grammar/syntax/spelling/citation and other standard and TOJ-requested reporting revisions were also performed.

2. Project Area (PA) Overview

Danny and Tammy Beyel, owners of the PA, are seeking to develop the site to include a modern residence (Appendix C). Due to TOJ-CTD requirements, the following report provides a brief PA-relevant historic background.

Currently, several concrete pads, a *chickee* hut, seawater retention wall, and various fencing and access drives cover the PA (Figure 10). The PA is uniquely shaped; a six-sided ‘irregular hexagon’ and is about 0.5 acres (0.23-acres with fenced area along Jupiter Creek and 0.27 acres within an elongated grassy area that parallels U.S. Highway A-1-A) (Figures 1–4).

The PA extends approximately 133 feet in an east-west direction and 71 feet in a north-south direction, and directly west-adjacent to A1A. The newly constructed N US Highway 1 is 0.5-miles northwest, Jupiter Inlet is 0.7-miles east, and the eastern public boat launch at Burt Reynolds Park is directly west.

The PA is waterfront. As such, it is surrounded by major (and busy) maritime traffic and recreation. Numerous travel corridors intersect near the PA, and vehicle traffic is typically heavy, especially during daylight hours. The PA surroundings may be considered highly developed. Local architecture is in a state of good standing and repair, resulting from strong economies and civic diligence.

Three previous cultural resource assessments have been performed on this tract of land as well as in the wider area (Carr et al. 2017; Carr and Mankowski 2009; Wheeler et al. 1997). Most important to the PA TOJ-CTD is the Scheurich Midden (8PB9261). Also pertinent are the Celestial Railroad (8PB233) and S.R. A1A (8PB11428). Additional regional sites are also noted following PA-specific resource histories. These are described below.

3. Cultural Setting and Chronology

The PA is in South Florida. Archaeologists have generally divided South Florida prehistory (with much and ongoing debate) into cultural regions and sub-regions (Appendix D, Figures 7–8). Much of these contexts are defined by material culture; ceramics, stone, metal, wood, bone, and other trace (i.e. radiocarbon) and documentary evidence (Griffin 1989; Milanich 1994).

As with all (or most) cultural regions, the PA is a transitional cultural landscape, which over time illustrates social, technological, demographic, and environmental/ecological change and adaptation (Zeiller 2005; Carr 1997). Much of this history is beyond the scope of this report. Most important are PA-pertinent and specific (i.e., “key”) cultural resources. Therefore, the three FMSF PA-associated site contexts (8PB233, 8PB11428, and 8PB9261) are discussed below.

Then Dr. Rober Baer provides broad historical context discussions useful when considering more recent site history nuance. He begins with ‘Jupiter area local (and oral) history’ and personal research. He then provides larger PA contexts dating back to the Pleistocene. For additional examples of “Florida Cultural Contexts” *see* Green (2016), Russo and Quitmeyer (2008), Zeiller (2005), and Knight Jr. (1990) (also *see* Florida Anthropologist, 2002, Volume 55(3–4)).

3.1 *The Celestial Railroad (8PB233) c. 1887– 1896*

Harrington (1986) provides an excellent FMSF historic background, as does the Town of Jupiter (TOJ-JWHC 2012). Overall, this small, unique locally operating line, is a classic Florida railway. This period (c.1880–1890) saw many small *narrow gauge* rail routes (References; Appendix D, Figure 9), which were short, purpose-built transportation lines designed to connect various waterways, towns, and isolated industries (Pettengill and Simmons 1952). These eccentric lines were clandestine, short-lived operations, perhaps both near-sighted creations and products of necessity.

Archaeological and Historical Conservancy, Inc (AHC 2009) recovered a railroad spike, spent draft horseshoe, and five railroad ties (Carr and Mankowski 2009). These were attributed to the Celestial Railroad. However, tie condition and dimensions, and spike size indicate they may be Flagler-era railroading materials (Joe Mankowski, personal communication and personal observation). Overall, the site was heavily disturbed by marina (and other) previous development and site archaeology is sparse and ephemeral.

The Celestial Railway was not spared from Henry Flagler’s transportation dreams (TOJ-

JWHC 2012). At first a boon for the small railway, by 1890 Flagler sought to purchase the line. When Flagler found the exorbitant price an issue, he diverted efforts to a new line which bypasses the CL and ultimately ended the line a mere nine years after her construction. Today, these rails are but a memory, evidenced by an occasional spike, refuse pit, or fragment. However, it must be mentioned that a highspeed rail and freight currently roll the Florida railways, and the age of the rail-and-car is hopefully far from over.

The 8PB233 site name adds some historical site value, (*see* “historical particularism”, Boaz 2016). It appears the Celestial Railroad name is ironic, allegoric, and providential with deep historical roots. Nathaniel Hawthorne’s (1843) satirical warning, “The Celestial Highway”, criticizes the ‘hollow religion’ of the 1840’s. He paints society a decadent, carefree, self-serving, unthinking and sinful group, devoid of justice, *truth*, and *light*; desperately needing *salvation* (WSU 2025). Hawthorne’s *Heaven* is a hard but *Righteous* Road. What’s more, Hawthorne’s work is often tied to “Pilgrim’s Progress” (Bunyan 1678), a Protestant devotional writer and influential early-modern work. It appears that 8PB233 (at least somewhat) owned up to its namesake; a short-lived and vigorous hustle-and-bustle up and down the rail, now a vanished memory, destroyed under a century’s development; once integral to local Florida settlement and industry, now all-but-absent and NRHP *Ineligible* (within the PA; i.e., the PA is a non-contributing linear site segment; Appendix E).

3.2 Historic S.R. A1A (8PB11428)

S.R. A1A (A1A) is a classic Florida highway route (PBP 2025; Wekenmann 2012; Hiller 2005). A1A was and is a major south-Florida transportation corridor. First developed in 1927, A1A has since undergone variable modifications and maintenance. When considering *linear resources* (*see* HLRG 2025), namely *transportation corridors*, resource history and the varying conditions that effect the site’s historical character are used to examine resource NRHP Eligibility.

Historically, A1A is known for bringing tourism and industry; fully settling the south-Florida coast around the same time as the Lincoln Highway (Moulton 2012, pp. 24, 211, and 212) helped settle portions the interior west. Specifically, A1A has been considered a “romantic byway” (PBP 2025). Overall, and broadly speaking, A1A represents the post-World War I automobile transportation boom that swept the country; an era that produced many historically

significant routes (Kimes 2005).

A1A has been continually modified. Today, some sections appear to retain their initial historical *integrity* and are NRHP Eligible. Other sections are modified beyond historical recognition and are NRHP Ineligible. The PA does not appear to significantly contribute to overall AIA NRHP site eligibility, though this 8PB11428 segment still functions much as it originally did (beachside and waterfront access and tourism/transportation).

A1A is PA-adjacent and provides property access from the north. Note that FMSF A1A CRAS documents describe A1A segments in Palm Beach County. These do not include the PA 8PB11428 segment, which FMSF geospatial data indicate is NRHP Unknown/ Unevaluated. Therefore, the PA 8PB11428 linear resource segment remains Unevaluated, though given PA-area development, this segment is unlikely to retain historical integrity and significance. (Appendix E).

3.3 Scheurich Midden (8PB9261)

Historic Preservation Inc. (HPI; Wheeler et al.1997) first identified the Scheurich Midden as a site (36 CFR, Part 800), though the mound had likely been locally known for a century or more. HPI Phase II investigation included testing and sampling of three “remnant oyster shell midden features” (Appendix D, Figure 10).

Phase II HPI testing employed 50-by-50-centimeter, and 25-by-25-centimeter test units/columns. These were placed adjacent to and within center(s) of the “main midden remnants.” Overall, some stratigraphy is noted, though most data are in tabulated format, and not readily discernable.

Florida Atlantic University (FAU) archaeology laboratory analyzed collected HPI samples, which include oyster shell, pottery, and chipped stone. These samples yielded a large and carefully catalogued database that is a noteworthy compendium of specific (and complete) taxonomic data and corresponding specimen depths.

Perhaps most importantly, Phase II HPI testing pottery thickness indices correlate with Jupiter Inlet Midden I (8PB34) and ‘Suni Sands’ forms and styles (Wheeler et al. 1997; also *see* Carr 2012). The 8PB34 pottery comparison, namely ‘sand-tempered plainware’ produced a subsequent (approximate) Glades I–III date estimate (c.500 BC–500AD).

Sky Wheeler Hughes (HPI) also submitted a radiocarbon sample which yielded an additional

8PB9261 site date. The oyster shell radiocarbon date estimate (3340–3780 BP ± 60, or c.1760–1865 BC) extended domestic site use, possibly indicating site reoccupation events that began around the pre-pottery Late Archaic (i.e., “Orange” period) and extended through East Okeechobee (c.300 BC–AD 500) and Glades (c.500 BC–800 AD; McGoun 1993, pp. 7; also *see* Carr 2012, pp. 68–69) periods. Note that formal Florida prehistoric chronologies reflect ongoing debate with variable (and changing) interpretation(s) (Appendix D, Figures 7–8).

Later, AHC (2009) performed ground disturbance monitoring at the Jupiter Marina (Appendix D, Figures 1–2; Carr and Mankowski 2009). Four relatively deflated, disturbed, and ambiguous (“possible”) archaeological features were encountered. These include an articulated freshwater fish skeleton, a ‘possible’ dense oyster shell refuse pit, an oyster shell scatter and corresponding ashy stain (small activity location?), and a ‘possible’ prehistoric post hole (Carr and Mankowski 2009). AHC (2009) encountered these ephemeral residues within upper-context sediment (layer A) roughly 13 centimeters below ‘datum’. All features ended at about 30 centimeters total depth. A drilled shark’s tooth was also recovered.

Recently, AHC (2017) provides a considerably larger 8PB9261 prehistoric maritime tool assemblage (Carr et al. 1997, pp. 36–38; Appendix D, Figure 4). This construction monitoring project includes a Phase I and II assessment with 90 shovel tests, four test units, and 150 subsurface cultural finds (Carr et al. 2017, Appendix I). The project property is south-adjacent to the PA, and the nearest (2017 8PB9261) finds are about 65-feet distant from the PA.

AHC (2017) discoveries include temporally diagnostic pottery, and 10 buried hearth/midden features along with cultural staining and debris (Appendix D, Figure 5). Additionally, incised/tempered pottery, sawfish vertebrae beads, drilled sharks’ teeth, and formal shell tools (i.e., celts and pebble abraders) were encountered subsurface (Appendix D, Figure 4). Carr and Mankowski (2017, pp. 36, Figure 22) include two temporally diagnostic pottery fragments, Orange Plain fiber-tempered and Orange Incised (Appendix D, Figure 8-A.). Lastly, HPI encountered one buried historic railroad spike.

Regarding the proposed TOJ-CTD, previous 8PB9261 data indicate that, despite years of destruction (Appendix D, Figures 11–22) , isolated site locations contain intact subsurface cultural materials (Appendix D, Figures 3 and 5). Some of these materials date c.1750–1350 BC (Late Archaic). Sand-tempered illustrates use during formative Glades ceramic traditions (c.500 BC–

1700 AD), an arguably broad period covering much social and economic change.

Regarding the **terminal-Late Archaic** (Ehmann 2020; Carr 2012; Zeiller 2005), at least (but not limited to) four Scheurich midden (8PB9261) related site factors are considered. Specifically,

- 1) The Archaic is long spanning, broadly/generally defined, and an area of debate and research (Appendix D, Figures 7–8).
- 2) The Archaic is considered a period of low population centered around coastal-maritime settlement and small-scale settlement around waterways, utilizing zones of economic and social intersection.
- 3) Florida was much more arid (xeric) than current conditions, and lake and river formation began during this period, though the terminal Archaic shows ecosystems trending towards more modern conditions.
- 4) Little evidence exists from this period, making Archaic sites most-often *historically significant* and part of an active and ongoing scholarly debate.

Regarding the **Late Prehistoric** (post-c.500 BC) at least (but not limited to) two Scheurich midden (8PB9261) site factors are considered.

- 1) Though this period is more understood, many sites from this period continue to yield significant archaeological information (Russo and Quitmeyer 2012).
- 2) Evidence indicates the Scheurich midden area occupants persisted until as recent as the 17th-century (FCL 1985, Map I).

Based on current information (Wheeler et al. 1997; Carr and Mankowski 2009; Carr et al. 2017), the main 8PB9261 site components (i.e., central midden areas) are located just south of the PA (Appendix D, Figures 1–2 and 10). Clearly, the PA 8PB9261 site area is heavily impacted (Appendix D, Figures 11–23). A railroad grade passed through the site (8PB233). Oral site histories (3.4, below) indicate the site was picked over, and that site sediment was redistributed (holes filled and dug) for at least a century. Nearby A1A (8PB9261) construction, perhaps, sealed much of the midden and surrounding area's fate.

Despite these impacts, adjacent-PA site areas are demonstrated to contain pertinent buried archaeological information. Therefore, PA site areas might contain intact subsurface cultural materials; for instance, under existing built surfaces and areas not previously excavated/disturbed). These materials include long-spanning prehistoric residues and turn-of-the century historic

railroading components (above).

3.4 Scheurich Midden Site History: A Compendium – Dr. Robert Baer

1997 - Annette Snapp Investigation

An early investigation of the PA was conducted by an archeologist, Ms. Annette Snapp, who conducted a Phase 1 Archaeological Investigation in 1997. This investigation performed 25 shovel tests, and the investigator reported that she interviewed residents who lived in the immediate area and knew the chronology of area property ownership. A neighbor, a Ms. Anna Current, stated that a Mr. Scheurich acquired the property in the mid-1950s and Scheurich was already in residence when she acquired her property to the south.

At that time of the Scheurich property purchase, truckloads of shell fill had been delivered to the property that was largely overgrown at the time of the purchase of the property. It was reported that the several mounds that have come to be known as the Scheurich Mounds stood about four feet high above the present topography, and Scheurich stated that the mounds were utilized for fill, 'mined away' and used for various property improvement projects that included leveling the topography within the property, and the improvement of the circular dirt road that begins in the middle of the property and terminates at the south perimeter of the property (Figure 3). Ms. Snapp as part of her investigation discovered fiber-tempered pottery that dates to the Late Archaic Period (Wheeler et al. 1997:27) (Cited in AHC Carr, 2020).

Concerning the Phase I Investigation, Ms. Snapp conducted a Phase II Archaeological Investigation that was intended to 'determine the integrity of the site.' (Wheeler et al. 1997, in AHC 2020). According to the AHC interpretation of the Snapp, Phase II Report, 'each of the three mounds were tested as well as other parts of the site. Field work included nine units excavated, and the investigator identified three areas with intact archaeological deposits. Artifacts excavated included a possible limestone sinker (net weight) and a perforated shark's tooth (jewelry) perforated clam shell (jewelry or weight) and at least one Busycon adze (shell scraper).

Through her investigations at the Scheurich site, Wheeler in her opinion concluded that the three midden mounds were intact features 'and not redeposited from dredging activities as suggested by some informants. Wheeler goes on to say that in 'area C' of the mound further investigation should be undertaken and 'that this area is still included amongst those that are

considered culturally sensitive.’ Further, the investigators concluded that the site is potentially eligible for listing in the National Register of Historic Places since the site could yield important history (knowledge) about prehistory.’

In an added note to the Snapp information, Robert Carr writes that AHC monitored the removal of 19 tress on the parcel near A1A and recovered artifact material that included shell celts (tools) and fiber tempered pottery that included Orange Incised examples (Car 2002).

2017 - Robert Baer - Gary Beiter Investigation

In mid-April 2017 Professional Archaeologist, Dr. Robert Baer, RPA, and Mr. Gary Beiter, RPA, conducted a literature review of four printed archaeological sources, 1997, 2002, 2004, 2017 that address the archaeological integrity of a site (Scheurich Midden - FMSF 8PB9261) and the wider private property located at 18011 N. S.R. A-1-A, Jupiter, Florida. After a review of the literature, a new interpretation based on 'local knowledge' and 'archaeological research' suggests that the Scheurich Midden material date (as natural shell material) to the prehistoric period; however, the material was transported to the property in the 1950s by Mr. William Scheurich to be utilized as a backfill to improve his property, as suggested above. That knowledge, along with historical impact on the property by the 'Celestial Railway and North S.R. A-1-A, as well as 'public works' impact and modern building have also altered the site. However, due to knowledge of the wider local area and the documented cultural sites (prehistoric and historic) that are in the area it is essential that any construction (i.e., ground disturbing activity) in the area be archaeologically monitored by a Professional Archaeologist.

By way of context, this writer has known Mr. Addario and Ms. Current for some twenty years since he (Baer) was the State Approved Underwater Archaeologist on the Jupiter Wreck Inc. shipwreck site at Jupiter Inlet (9BP234). This shipwreck site was later determined by the archaeologist to be the Spanish dispatch vessel, *San Miguel de Archangel* that sank just south off present Jupiter Inlet in 1659. Pertinent to this report is the fact that Baer along with his associate, Mr. Gary Beiter MA, were retained by the owner of Real Corp Development, LLC to conduct a Phase I and II Archaeological Investigation on the Jupiter River Inn (Addario) property in 2004. Mr. Beiter was the former Miami-Dade County Archaeologist and at the time of the Real Corp funded investigation was a private archaeological consultant.

Some back-ground is in order, Real Corp and Captain Addario had some reservations about the provenance of the Snapp - Wheeler shell midden area situated in the south-west quadrant of the property that is listed on the Florida Master Site File (Florida archaeological sites as (8PB9261). This midden is referred to in archaeological literature as the Scheurich Midden after the owner of the property before the Addario ownership.

Thus, this section of this current report is intended to address the Scheurich Midden (8PB9261) site through a land use history to provide an up-to-date synthesis of the history of this extended site and property and provide some suggestions for future cultural resource management on the site. Although the former Addario property has been sub-divided through sale, the property does retain cultural continuity with respect to the origin of the Scheurich Midden and the projected route of the Celestial Railway across the property.

1997 Skye Wheeler Cultural Resource Assessment

In 1997 a Cultural Resource Archaeological firm named Historic Preservation Services Inc. was retained to prepare a Phase I and Phase II archaeological assessment of the property at 18011 SR. A-1-A (Jupiter River Inn Inc. property) pursuant to a pending sale of the property. The investigators were Mr. Scott Lewis, Ms. Skye Wheeler and Ms. Annette Snepp. As far as it can be reconstructed, the party intending to purchase property were a group known as the 'Rest & Recovery Center', a local group of health care professionals. It is unknown at this time exactly who paid for the archaeological assessment of the property. What is important is that the investigation was performed and a copy of this report has been reviewed. It is also important to understand that based on this report that the Scheurich Midden achieved status by the State of Florida as a listed archaeological site (8PB9261).

The 1997 (Lewis-Wheeler-Snapp) Archaeological report, Phase II recommendations were as follows:

1. Testing and sampling of the three (remnant) oyster shell midden features in Area 'A' is recommended to determine the significance and integrity of this archaeological resource.
2. Additional testing and/or sampling of the area adjacent to SR A1 A of the RRCP (Scheurich Midden site) is recommended to determine the significance and integrity of those buried oyster shell midden deposits that appear to be relatively undisturbed (Areas 'B' and 'C') as identified in

this report.

3. Also recommended is a survey tie-in to link these archaeological sites with other well-known archaeological sites in the area.

The above recommendations were enumerated on page 1 of the Lewis-Wheeler-Snapp report. Further, the report states that "Phase II archaeological investigation accomplished all of these recommended plans of action and resulted in the following final report." The conclusions reached in Lewis-Wheeler-Snapp report were as follows:

"Overall, the content of the midden deposits is primarily oyster shell along with fish and mammal bone remains. Some of these remains appeared also to have been burned or charred. Additionally, a shell tool, shell net weight, possible shell cup, shark's teeth, and sand tempered plain pottery sherds were recovered. This is consistent with the notion of the Jupiter Inlet Complex where a series of nearby sites may be related culturally. Therefore, the archaeological features present at the RRCP (Scheurich Midden Site) are consistent with its use as a food processing center for larger nearby habitational areas represented by such sites as the Jupiter Inlet I site or the Suni Sands site, which is approximately a quarter mile to the north, and east of the RRCP (Scheurich Midden Site) (Snapp 1997)."

In the Phase II Investigations (Lewis-Wheeler-Snapp) the report states that, "One third 113rd of the northern portion of the shell midden that stood above ground on the property near the Jupiter River (creek) was mined away and some of the subterranean midden deposits in the northern section (adjacent to where the house is currently located) were disturbed through the construction of a septic drainage field. The remaining areas also have been mined away and taken to grade; level with the surrounding property."

The Lewis-Wheeler-Snapp report also states that pottery was found; "Further analysis of the pottery (sherds) recovered during Phase I test excavations revealed the presence of semi-fiber -

tempered pottery in the collection from area 'A'. The presence of this pottery type suggests that the subsurface component of Area 'A' may represent a late Archaic/Orange IV or V Period occupation, a period which is about 500 to 750 years earlier than the Phase I estimate of 500 B.C."

***Review Note.** The wider area is strewn with small pieces of shell that was mined from area shell midden's and has been utilized as fill in modern times, examples being the rail-bed for the Celestial Railroad and the construction of S.R. Al A, and by Mr. Scheurich to improve his property. Along with the scattered shell material there are also cultural materials that include pottery sherds, faunal material (animal bones) and occasionally suspected shell tools that could be worked shell material. When a naturally occurring object, i.e., oyster shell is used as a scraper or drinking cup this is called in archaeological terms 'adaptive re-use. If the artifact is naturally occurring and worked by ancient peoples where the worked adaptation is obvious this would also be classified as adaptive re-use.

The fact that pottery sherds were identified by period does not necessarily mean that the Scheurich Midden is a site that has existed *in situ* (in place) since prehistoric times. The assemblage of cultural material in a re-deposited midden would have been deposited in no order.

It is necessary to take into consideration the personal (local) knowledge provided by Ms. Current that fire pits were excavated by Mr. Scheurich that were utilized to burn trash; these may, or be likely to be the 'hearths' excavated during the 1997 investigation of the site. If the mound material is in fact re-located midden material the analysis of the pottery sherds would still be relevant by type and period. The identification of the Scheurich Midden as a food processing center could be true if the site is in fact a site that has been *in situ* since prehistoric times.

A Radiocarbon Dating sample (1997) was submitted to Beta Analytic Inc. in Coral Gables, Florida pursuant to the Baer - Beiter investigation. The report of the samples taken from the Scheurich Midden dated to:

1. Measured Radiocarbon Age: 3370+/- 60 BP (Before Present)
2. Conventional Radiocarbon Age: 3780 +/- 60 BP (Before Present) Calibration of Radiocarbon Age to calendar years:
3. Conventional Radiocarbon Age: 3790+/- 60 BP Beta Analytic Calibrated Result: Calibrated BC 1760 (Cal BP 3710 Sigma Calibrated result (60% probability) calibrated BC 1865 to 1690 -BP 3815 to 3640.

***Review Note.** This investigator (R. Baer) confirmed this information (4/22/17) and contacted Mr. Ron Hatfield at Beta Analytic. Mr. Hatfield advised that the age of the material would remain correct as above, whether the sample material was taken from an undisturbed site or a disturbed site.

2002 - September-December Edition: The Florida Anthropologist

The journal 'The Florida Anthropologist' in an article titled, 'The Archaeology of Coastal Palm Beach County' by Ryan Wheeler, Jerald Kennedy and James P. Pepe devotes two paragraphs to the Scheurich Midden (8PB9261). There is no relation between Ryan Wheeler and Skye Wheeler.

The article states, "When the site was discovered in 1997 during a Phase I survey, work focused on three pedestals of oyster shell midden, preserved under hammock trees, as well as areas described as shell fields. Features, some of which may be pits and hearths, were discovered at the site, and some of the loosely consolidated deposits of oyster shell may be mound fill." The other artifact material, sherds, shell cup, and adze-celt are also referenced."

***Review Note.** This article adds little or nothing to the Scheurich Midden history other than perpetuating the fact that it is a documented cultural site (8PB9261). The fact that the site is close to other sites in the area - "Close proximity to other sites in the complex" does document the physical-geographic association of the sites within the wider Jupiter Prehistoric Cultural Area that would include the near-by Associated Suni-Sands Site.

Again, the reference to the 'pits and hearths' may well be those dug by Mr. Scheurich to burn trash. The reference to mound fill may be taken to mean mound material that was collected and dispersed many years ago, and now having lost its 'cultural integrity may now constitute a substance of no archaeological value.

2004 - Report of a Phase I and II Archaeological Investigation at the Jupiter River Inn Site. Robert Baer, PhD, and Gary Beiter, M.A. RPA.

In the conclusions of this report the authors state that "Several of the interpretations of material culture on the property by Wheeler and Lewis (1997) should be re-evaluated, as should the inclusion of the Scheurich Midden (8BP9621) in the Florida Master Site File. Further, identification of shell as tools is questionable since a quahog clam was assigned tool status based on the natural serrations on its edge. The black sooty feature in the white sand may be a natural feature as described in the soil for the St. Lucie Soil Series.

Chemical tests were performed on the Midden site by Mr. Beiter who has utilized this test at other related sites in Florida. The findings of this test were as follows; "The lack of phosphorus in the shell piles and shell layers indicates that the soft tissue of the shell or other organisms and bone were not present from prehistoric times on the Jupiter Creek Property. The suggestion is that the shell was re-deposited on the property from some other source." This test has been disputed; however, it was provided as an accepted archaeological test that may or may not support the conclusions of this report.

***Review Note.** The Beiter-Baer 2004 rejects the Scheurich Midden site as an *in-situ* site that dates from the prehistoric period or the contact period. Mr. Beiter further believed that the site may be dredge fill from the documented dredging of Jupiter Creek earlier in the Twentieth Century. No pottery sherds were discovered pursuant to the (Baer-Beiter) investigation and the shell tool identifications are suspect. A piece of turtle shell was found. The phosphorus test, like the Lewis- Wheeler, Carbon 14 test are accepted at face value.

2017 - A Due Diligence Cultural Resource Assessment of the Inlet Village Parcel, Palm Beach County, Florida, Robert S. Carr M.S., Odlanyer Hernandez de Lara, B.A., John G. Beriault, B.A.

This report was prepared by the 'Archaeological and Historical Conservancy' (ACC) an experienced Broward County, Florida, Cultural Resource firm. There is no date of the pedestrian survey at Jupiter, the date of the written report is March 2017.

The survey on the site consisted of a pedestrian survey (walking) and eight (8) shovel tests. The report states that seven specimens of cultural material was collected from two (2) of the shovel tests; six (6) shovel tests yielded no cultural material. The report does not elaborate on what constituted the seven specimens of cultural material, i.e., pottery sherds, animal-bone (faunal) material, shell material, etc. that was excavated pursuant to the shovel-tests.

***Review Note.** This report states that the property was 'field walked' and eight shovel tests were performed, and pursuant to these tests - undescribed - artifact material was collected from two of the shovel test sites.

The report does not describe exactly what type of additional site (property) documentation is required. The Consultant Summary does state that, "Additional documentation of archaeological and historical sites by relevant agencies (see Summary of Agency Requirements section)". These agencies may be the State of Florida; Palm Beach County; the Town of Jupiter. Further, the report states that,

"Although the parcel is greatly altered and shell fill has been placed across the parcel, intact archaeological horizons occur below the fill."

Pursuant to this finding Mr. Addario related that figure 6 in the 'Due Diligence Report' shows two (red coded) Positive Shovel Tests contiguous with the north circular portion of the property, as well as six other 'test sites' in portions of the property that were tested during the Lewis-Wheeler (1997) and Baer-Beiter (2004) reports. Regarding this area, Mr. Addario (the property owner) states that in 2015 and 2016 the Town of Jupiter conducted public works excavations west of S.R. A1A along the right-of-way and private property in the area of the two red coded shovel tests. Mr. Addario relates that this area was disturbed to the point that he complained to the 'Town' and that they graciously responded by leveling the disturbed overburden and re-sodding the area that had been disturbed.

Property Use Oral History – The Mixing of the Midden

The property where the Scheurich Site (8PB9261) is located was purchased by Mr. William Scheurich the 1950s. Ms. Anna Current, the present neighbor to the south purchased her property in 1970. - Current relates that at the time that she purchased her property that the shell mound was present and is, and was, about 50 feet from her north property line. Ms. Current further advises that Mr. William Scheurich utilized the shells for a number of beautification projects on his property that included 'fill' to level his property, 'fill' for his circular driveway, and as 'fill' to fill

in erosion on the property sea wall along Jupiter Creek. Ms. Current advises that neighbors were welcome to utilize the shells as needed.

Ms. Current further advises that Mr. Scheurich told her that he had obtained the shell material locally and transported the material to his property to use as fill. The specific area where Scheurich obtained the shells is unknown. As will be described later in this report, the mining of prehistoric shell mounds in the Jupiter area is well documented. Ms. Current states that at no time to her knowledge did any objects that may have been prehistoric artifacts were discovered. Small pottery shards, remains of shell tools and small pieces of animal bone might not have been recognized and classified as cultural material; also, Ms. Current relates that Mr. Scheurich dug several fire pits near the mounds where he burned trash in response to irregularities. Depending on the direction of the wind the shell mounds provided a wind buffer. This was in the days before there was reliable 'Town' trash removal in Jupiter; the fire-pits were utilized on as-needed basis.

Ms. Current also relates that Mr. Scheurich told her that when he bought the property after World War II the property was completely overgrown and there were no buildings on the property. The present two-bedroom Current home and garage to the south were both constructed during the Scheurich period of ownership as were the boat docks on Jupiter Creek. It is also known that the right-of-way for the Celestial Railway is known to have crossed the three-owner tract from north to south between the present location of Old North S.R. A-1-A and Jupiter Creek. Several rail- road track spikes have been found on the property. It should also be pointed out that the fill for improving the right-of-way for the rail-bed-track line as well as the U.S. Highway 1 were obtained from local sites in the era before any prehistoric or historic preservation legislation had been enacted (Anna Current to this writer).

3.5 Jupiter Area Local History – Dr. Robert Baer

The Early Historic Period

The local history of what is now the Jupiter Florida coastal zone began with two local shipwreck incidents that occurred in the mid and late seventeenth century. In 1659 the Spanish dispatch vessel *San Miguel de Archangel*, transporting considerable treasure, was wrecked in an area near the present Jupiter Inlet. On April 23rd, 1696, the British vessel *Reformation* made notable by the publication of 'Jonathan Dickinson's Journal' in 1699 was lost north of the inlet on what is now Jupiter Island. Both the survivors of the *San Miguel* and the *Reformation* were sheltered by the local natives the Jega Indian's until rescued by Spanish patrol vessels (Baer

1989, Dickinson 1696).

The native population who inhabited the area of present Jupiter were known as the Jega by the Spanish and were well described by Jonathan Dickinson in his 1696 Journal. Dickinson related that the Jega transported the *Reformation* castaways to an area south of present Jupiter Inlet that marks the old-historic inlet. The present Jupiter Inlet was opened by dredging in 1922. The original historic inlet was situated about a quarter mile to the south and the areas of shell mound stretched for about a quarter mile along this shore-line littoral about a quarter mile east of the present site - survey area. It is safe to say that the Suni-Sands trailer park site and the DuBois house area were the primary Jega habitation sites in the area.

The earliest map of the Jupiter area is the 1769 DeBrahm map that shows the Loxahatchee River, then known as the Grenville River, and the South Fork of the Grenville River as well as the present Jupiter Creek area that is the focus of this investigation and the focus of this present investigation. The survey area is around the present Jupiter Inlet and flows in a circular direction from the inlet south to the Intracoastal Waterway as that waterway flows to the south. Historically, this was an upland area of interconnected tidal ponds surrounding what De Brahm refers to as 'Meadow'. These meadows would today be categorized as upland dune areas with low vegetation, interspersed by wetland areas populated by mangrove species.

The importance of early examples of historic cartography stresses the importance of any contemporary archaeological survey of the impact of both natural and manufactured processes on the alteration of the prehistoric and historic landscape. It is also important to note that at the time of the DeBrahm survey and map in 1769 that the Pre-Columbian Era peoples of the area had largely disappeared from the peninsula. The DeBrahm map shows annotations indicating habitation sites or historic habitation areas. Gerald Milanich writes: 'By the early 1760s the Indigenous population were reduced to almost nothing. Handfuls of individuals were taken to Cuba when the Spanish withdrew from Florida in 1763' (Milanich 1995).

The Seminole War Period

In 1838 during the Second Seminole war an earth and wood fort was constructed on an upriver bend of the present Loxahatchee River. From this fort military expeditions were launched on flatboats and canoes into the area to the west around present Lake Okeechobee that had become strongholds for the Seminoles (Buker 1997). In 1838, Major William Lauderdale and a force of troops moved south along the Atlantic Coastal Ridge to the New River in what is

now Broward County.

Lauderdale constructed a fort on the mainland in what is now the downtown area of his namesake city- Fort Lauderdale (Covington 1993). Major Lauderdale's route along the Atlantic Coastal Ridge along the now called Military Trail documents the difficulty in navigating the wetlands between the Florida barrier islands and the mainland before the widening and dredging of then present Intracoastal Waterway.

During the Second Seminole War (1848- 1857) the U.S. Department of the Army constructed the Jupiter Lighthouse on the mainland west of the barrier island, the present named Jupiter Island. The U.S. Army Engineer Officer in charge of the construction of the lighthouse, Captain George Meade, would later during the Civil War in 1863 be the commander of the Union Forces at the Battle of Gettysburg.

The mound where the Jupiter Light-House is situated consists of shell material collected during the first stage of lighthouse construction. The mound has only been test excavated and the stratigraphy of the wider mound is unknown.

As at the wider investigation site the question arises of whether a mound of shell material either large or small can be identified as a primary site created by native people or shell material gathered in the modern era to improve a site for construction or another purpose such as road or rail-bed fill, or for property improvement. This subject will be considered later in this report.

During the period of the lighthouse construction and during the Civil War a small population consisting of farmers and angler was established in the Jupiter area. Coconut farming became the crop of choice on Hutchinson Island, along with an oil - producing crop called *coontie*. Prior to the Civil war shallow draft coastal vessels would re-supply the lighthouse until the light was extinguished by residents loyal to the Confederacy who hid the lighthouse lens in a nearby wetland area.

Era of Modern Improvement

By the last two decades of the nineteenth century there were expanding settlements in the wider Jupiter areas as well as West Palm Beach, Fort Lauderdale and Miami. Shallow draft steamboats could navigate the wider areas of the Indian River north of Jupiter to Titusville near Cape Canaveral. However, the area of wetlands and undulating natural waterway south of Jupiter to Lake Worth in present Palm Beach County were un-navigable to large commercial craft.

To alleviate the problem of transport south of Jupiter and Lake Worth Railway, popularly known as the Celestial Railway was begun in 1888 and completed a year later in 1889. This narrow-gauge railway, then called a 'portage' line - eight miles in length began at the steam-boat terminus at the head of Lake Worth and the Town of Juno and then proceeded north to the south bank of the Loxahatchee River at Jupiter. There were two loading platforms at stops between Juno and Jupiter, named Venus and Mars - thus the derivation of the name - Celestial Railroad.

Pertinent to this archaeological report is the fact that the Celestial Railway followed a route east of the present dredged Intracoastal Waterway, and the natural course of historic Jupiter Creek. Period planning maps document that the historic railway bed crossed the study area at 10811 North Highway, US Highway A1A terminating at a point on the south bank of the Jupiter Inlet where a freight dock had been constructed (Figure 4). Railroad spikes have been discovered by field-walking investigations and metal detecting surveys that have been performed on the property by consulting archaeologists, as well as by residents.

Unlike the construction of the Jupiter Lighthouse the construction history of the Celestial Railroad is vague. The rail-bed appears to rest on a deposit of earth and shell material to increase stability in what was a largely sandy topography. As with other area construction the shell material from nearby 'period' mounds was routinely mined from stable deposits and used for 'fill' of several types that included large municipal projects as well as smaller land improvement projects. It is reasonable to assume that the fill for the Celestial Railroad was derived from larger intact shell-mounds in the area.

Intracoastal Era

The construction of the present Florida Intracoastal Waterway system that began in the last decade of the nineteenth century was continued in the twentieth century. Before the twentieth century the waterway system was completed opening the entire waterway to navigation portions of the present waterway system consisting of natural channels that were improved by dredging to navigable depth. These areas are evidenced by the improvements in the present Indian River north of Jupiter and in Lake Worth and Biscayne Bay to the south.

The United States Geological Survey (USGS) Chart of 1883, labeled Jupiter Narrows and Jupiter River depicts this narrow undulating waterway that was later (1896 - 1900) opened as a navigable canal. The 1883 map shows the present configuration of Jupiter Creek that is now a natural subsidiary channel to the dredged Intracoastal Waterway. The dredge operations that

isolated Jupiter Creek produced tons of dredge spoil that was used to raise and improve both sides of the Jupiter - Juno segment of the waterway. The parkland west of the present investigation site and Jupiter Creek consists largely of spoil material - muck and oyster shell - dredged at the end of the nineteenth century. This possibly constitutes another source of surficial shell material that litters the recent survey areas as well as the wider Jupiter Creek topography.

3.6 Broad Cultural Themes and Deep Time – Dr. Robert Baer

Paleoindian Period (11500 B. C. to 6,500 B. C.)

Most of the evidence of Paleoindian occupation of Florida has been found in areas north of Tampa Bay. This occupation was at the time when water levels were much lower than at present and interior Florida's climate was drier. During this period, the vegetation was xerophytic, and the fauna included many now extinct species. Artifacts of the early Paleoindian Period (11500- 7500 B.C.) include lanceolate points of the Folsom and Clovis tradition. Biface tools, cherts microliths and bone points were indicative of the Late Paleoindian period (Milanich 1994).

- Note that Paleoindian sites are rare, and are not likely or expected to be met in the PA. However, they are noted, and Pleistocene contexts will be documented should they be encountered during PA soil disturbance activities (i.e., “unanticipated discoveries”).

Archaic Period (6500 B.C. to 1200 B.C.)

As the Pleistocene ended, sea levels rose with the melting of world-wide glaciers (*see* “Isostatic Rebound;” Kennett 1982). The Holocene (i.e., modern environmental conditions) began about 7500 years B.P. At this time, many Pleistocene-adapted species disappeared, and the natural environment of Florida changed drastically and abruptly, providing new ecological niches and ecotones, dramatically shifting human subsistence and mobility. A gradual change in cultures during this time resulted in the Early, Middle, and Late Archaic Cultures. Major diagnostic technological materials that relate to Holocene cultural adaptations include stemmed dart points, ceramics, and social settlement and subsistence systems and traditions. For instance, fiber tempered were in use in the Late Archaic Period beginning about 2000BC.

Transitional (Terminal) 1200 to 5000 BC)

After 1200 BC the population of Florida substituting sand for fiber as a tempering agent in the ceramics they were making; this evolution in ceramic making would continue until the European impact period in the sixteenth century.

500 BC to AD 500

By 500 BC ceramic styles had changed from those that began about 2000 BC and contact was being made with native populations outside of Florida. Sand tempered Plain was the predominant ceramic in this area around Lake Okeechobee, and then north up the Kissimmee River drainage, south into the Florida Keys, and west to the Gulf Coast. Just to the north of the present Jupiter coastal zone area was the Malabar I material culture as defined by the presence of St Johns Plain ceramics (Pepe 1999).

AD 500 to AD 1100

Ceramics in the project region (Martin and Palm Beach Counties) during this period were predominately sand tempered Plain and Belle Glade Plain was also present around the Lake Okeechobee Basin. To the south, from approximately the present boundaries of Palm Beach County and Broward County, and into the Florida Keys and west to the Gulf Coast, sand Tempered Plain and Glades marker types were present and predominant (Pepe 1999).

AD 1100 to AD 1250

The marker types of ceramics to the south, except for Plantation Pinched, were not present in these areas. Belle Glade Plain was not present in the project region but predominated in the Lake Okeechobee Basin. In essence, the ceramics of the project region were like the areas south of the Palm Beach and Broward County boundaries (Pepe 1999). To the north the Malabar II Period, as defined by the occurrences of St. Johns Plain, St. Johns Check-Stamped, and trade wares from the northwest coast of Florida (Milanich 1994).

AD 1250 to AD 1513

During this period, the ceramics of the project areas region were like those to the north of the Malabar II Period. The Indigenous population was substantially reduced during the ensuing two and a half centuries, and by the middle of the eighteenth century had become largely extinct.

Protohistoric (Seminole, Miccosukee, AIS, Calusa and other known and unknown Cultural Traditions)

After AD 1750 the native people who came to be called 'Seminole' began to move into the peninsula of North Florida. The presence of the Seminole in the study area and wider region has been documented by Covington (1993). Indeed, Florida was a mix of migration during the proto- and early historic, with escaped slave populations, pirates, marooned shipwreck survivors, adventurers, and outlaws.

Important to note, earlier Indigenous groups like the Miccosukee, though previously decimated by European Colonialism, remained in small enclaves and isolated areas were purportedly in the region and this period. Note also that the Protohistoric is not well defined in most regions though is characterized by rapid influx and mixing.

Distinctive Seminole ceramics, of European and American manufacture, and glass beds are diagnostic artifacts found on Seminole sites. The inland St. Johns River region is an archaeologically well-documented Seminole habitation area. Non-Seminole did not penetrate this area during the Seminole occupation until the times of the Second and Third Seminole Wars in the mid-nineteenth century around 1837 (Florida Department of State 2000).

4. 2021 Property Investigation - Dr. Rober Baer

During field walking and metal detector phase of the investigation a nail-shaped iron object was in the open grassy and mixed soil area near the wood fence that demarcates the survey area from the area of fenced property and shovel test No. 12. (Figures 7-8). The second area where artifact material (Figure 9) was in Trench 1 at the east perimeter of the property. This material consisted of 5 (five) pieces of kitchenware and two glass patent medicine bottles; one of the patent medicine bottles was broken and dated to the late-19th or early-20th centuries. The patent medicine bottles did not have any manufacturer's marks.

Regarding the round hand-wroth iron spike, it is known that the local native people, the Jega, who occupied the Jupiter coastal zone and interacted with European shipwreck survivors routinely looted shipwrecks for foodstuffs and objects like iron that could be adapted to their own use. Native people at the time of Spanish contact in the area were eager to acquire any European material that they could, most especially iron material that they could adapt into implements that they could use to replace shell, wood and stone material that limited their tool making ability. Thus, a bent ships spike or fastener would have been a valuable commodity and would have been collected by native people. Furthermore, the Anthropological Society of Florida volume 'Archaeology of Palm Beach County' does not record any iron artifacts located in 'association' with Pre-Columbian artifacts in the wider area. There are several reasons for this lack of documenting European artifacts from local shipwrecks; either this material does not exist, or the archaeologists performing the excavations of the sites are unaware of the Jupiter- Juno Coastal Zone shipwreck history.

One of the research questions that was generated by local history was the route of the Celestial Railway of the late nineteenth century. The railway ran from the edge of Lake Worth in the south, north to the Jupiter Inlet - Estuary area. It has been reported and verified by Captain Addario that rail spikes from the railway have been discovered on the property from time to time; however, no spikes were recorded or excavated pursuant to the metal detector survey or the test excavations. None of the test excavations resulted in the retrieval of any additional railway spikes or other indication that the route of the railroad crossed the property. While no evidence of the RR was discovered on this north segment of the property it is likely that the route of the RR may have been along (parallel-closer) to present Al A. The absence of documented Railway material in the survey area is supported by the thorough shovel testing of the site and the inspection of these sites on several occasions by the Town of Jupiter consulting archaeologist.

- It should be pointed out (personal communication) that the town archaeologist “did find evidence of the RR on the park-parcel to the north.”
- Note also that there is a State of Florida Historic Marker located at the convergence of Cooper Road and AlA, just east of the Beyel property that documents the route of the Celestial Railway in the area.

5. Discussion – Dr. Robert Baer

Local knowledge is important in archaeological research. The site of the present Scheurich Midden is located at the Jupiter River Inn site at 18011 N. S.R. A-1-A in Jupiter, Florida. Mr. William Scheurich purchased the property in the mid-1950s. Ms. Anna Current who has resided on the property since 1970 reports that when she acquired her property that the midden was situated at the present location on the property, and that it was used as material for the leveling the property, to 'fill' the circular driveway, to 'fill' and beautify flowerbeds, and to 'shore-up and 'fill' the eroding seawall on nearby Jupiter Creek. The spoil material that has since come to be identified as the Scheurich Midden, a Florida Master File Archaeological Site, is likely a 'derived site'; that is, a portion of an in-situ prehistoric cultural site that was re-located to its present location(s), likely by Mr. Scheurich. This generally represents a secondary 'prehistoric context' which is now a comingled example of modern site use. Mr. Scheurich related to Ms. Current that he acquired the spoil nearby and transported it to the property. A previously documented archaeological site, the Suni Sands site is likely the source of the Scheurich Midden material and is

located approximately a hundred yards east of the 18001- Jupiter River Inn property- the former Scheurich property.

1. The mining of prehistoric shell-mound resources in the modern era is well documented. There is also the possibility that the shell material was utilized to improve the rail-bed for the celestial railroad that crossed this site in the last century, as well as improvement of the roadbed for North-South coastal road S.R. A-1-A. It is logical that the source for this fill was the wider area where large shell mounds were located, for example a large parcel to the north-east named the Sunni Sands Trailer Park. Pursuant to these projects (Railroad and Highway- A-1-A, shell would have been mined and been deposited ('dumped') at periodic locations along the proposed routes of the railroad and roadway.

2. The Carbon 14 tests, performed previously by Carr, Conservancy and Beiter-Baer verify that the shell material and other associated artifact material are prehistoric (Circa 1492) in origin; this does not verify that the Scheurich Midden is an *in-situ* archaeological site.

3. All the above cited archaeological investigations document various aspects of the site. Archaeological sites are often re-evaluated and re-interpreted; this is the nature of archaeological science and is an integral part of the discipline.

4. It is this investigator's opinion that the site is composed of prehistoric material but is not endemic, nor natural to its present location.

5. The presence of prehistoric cultural material on this property and the fact that the property is included in a wider archaeological zone, this investigator strongly recommends that at the time of future construction that all ground disturbing activity be archaeologically monitored by a qualified professional-archaeologist.

6. Archaeological monitoring ensures that any buried cultural material will be recognized and that appropriate steps can be taken to protect and preserve this material.

Before conducting archaeological fieldwork on the Beyel property parcel the principal archaeological investigator performed an archival and literature review and relevant documents

were collected pertaining to the wider area and extended site. This included previous archaeological reports and documents describing and recording other sites in the area as well as from the Florida Master Site File as well as related cartography to include contemporary U.S.G.S. Sites as well as historic maps of the area . This information has been presented above and serves as valuable base-line information for the property investigation that follows.

6. Conclusions

Residential development is proposed at 18019 U.S. Highway A1A in the Town of Jupiter, Palm Beach County, Florida (Figures 1–3). This Phase I and II report address TOJ (and other) archaeological resource considerations and requirements. As such it provides an existing sites narrative, results of site testing and assessment, and other PA-specific/relevant topics.

Three sites are known near the PA which are NRHP Ineligible or ‘likely-Ineligible’ (i.e., “non-contributing segments”). Heavy PA disturbance is noted, and the area is a built environment. Existing PA and PA-adjacent sites (8PB233, 8PB9261, and 8PB11428) are heavily disturbed or destroyed. Regardless of site conditions and Eligibility, thorough archaeological procedures are in place and under development and consultation/guidance and following existing (successful) examples. Therefore, it is recommended that PA work proceed under existing cultural resource management guidance which includes *Intensive Monitoring* of ground disturbing activities (and other project development archaeological specifics; Appendix A).

Sincerely,

Andrew Edward Owens, M.S., RPA

Project Archaeologist
Fiddlehead Farms LLC (FHF)

May 9, 2025

The extended site that marked the original Scheurich Site and later the Addario Property has now been divided into three parcels with different owners. Pursuant to future construction on these sites the only archaeological requirements may be that of monitoring when future excavation pursuant to construction on these parcels is carried out. On this north parcel of property (Beyel 18019) there was no artifact material discovered that would preclude residential construction on

the site.

While the former Scheurich site has been open to various interpretations, the site of the shell mounds, in a former wooded area, is certainly evocative of a pre-historic site and will likely be preserved in situ as the site is a State of Florida Master Site File Property. There is no movement to have the site removed from the Florida Master Site File. As a FMSF property, the site will have to be conserved and protected. No doubt in the Prehistoric Period the site was accessed by native people who inhabited the area to the north and north-east in the area of the present Suni-Sands site, and historic structures to the east like the DuBois House that was constructed on a native shell mound.

While no important Pre-Columbian artifact material was discovered in any of the survey areas; it cannot be denied that the Jupiter Creek area was well populated during both the prehistoric - native and later historic periods.

Robert H. Baer

Professional Archaeologist

January 29, 2021

7. Figures

Figure 1. Project Location 1:24,000 scale USGS topography map.



Figure 2. Project location aerial map (1:8,500).



Figure 3. Project area (1:8,000) USGS topography-hybrid map.



Figure 4. Project area (1:650) scale aerial map with FMSF site boundaries.

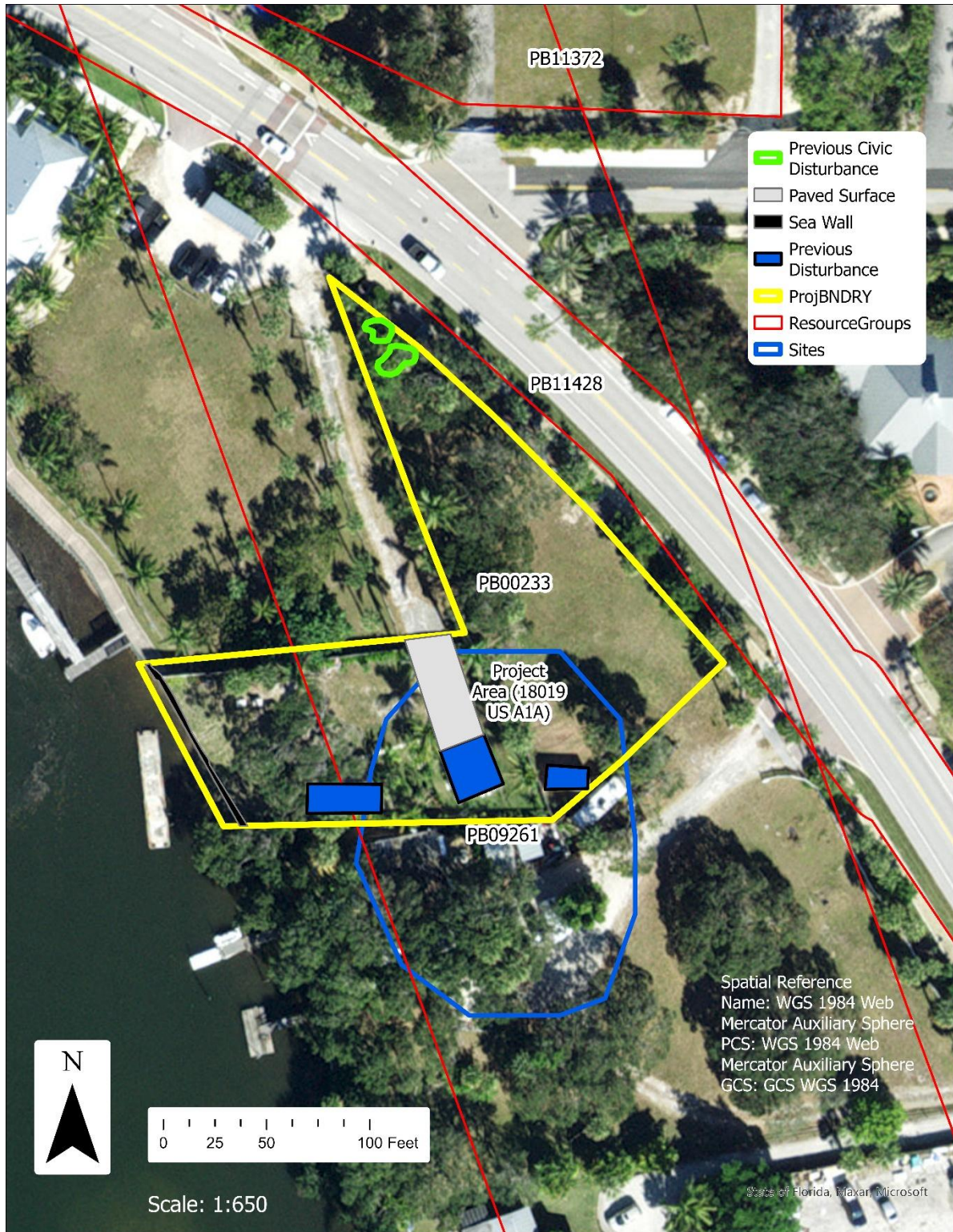


Figure 5. Project area and Town of Jupiter Areas of “Zone of Archaeological Interest.”

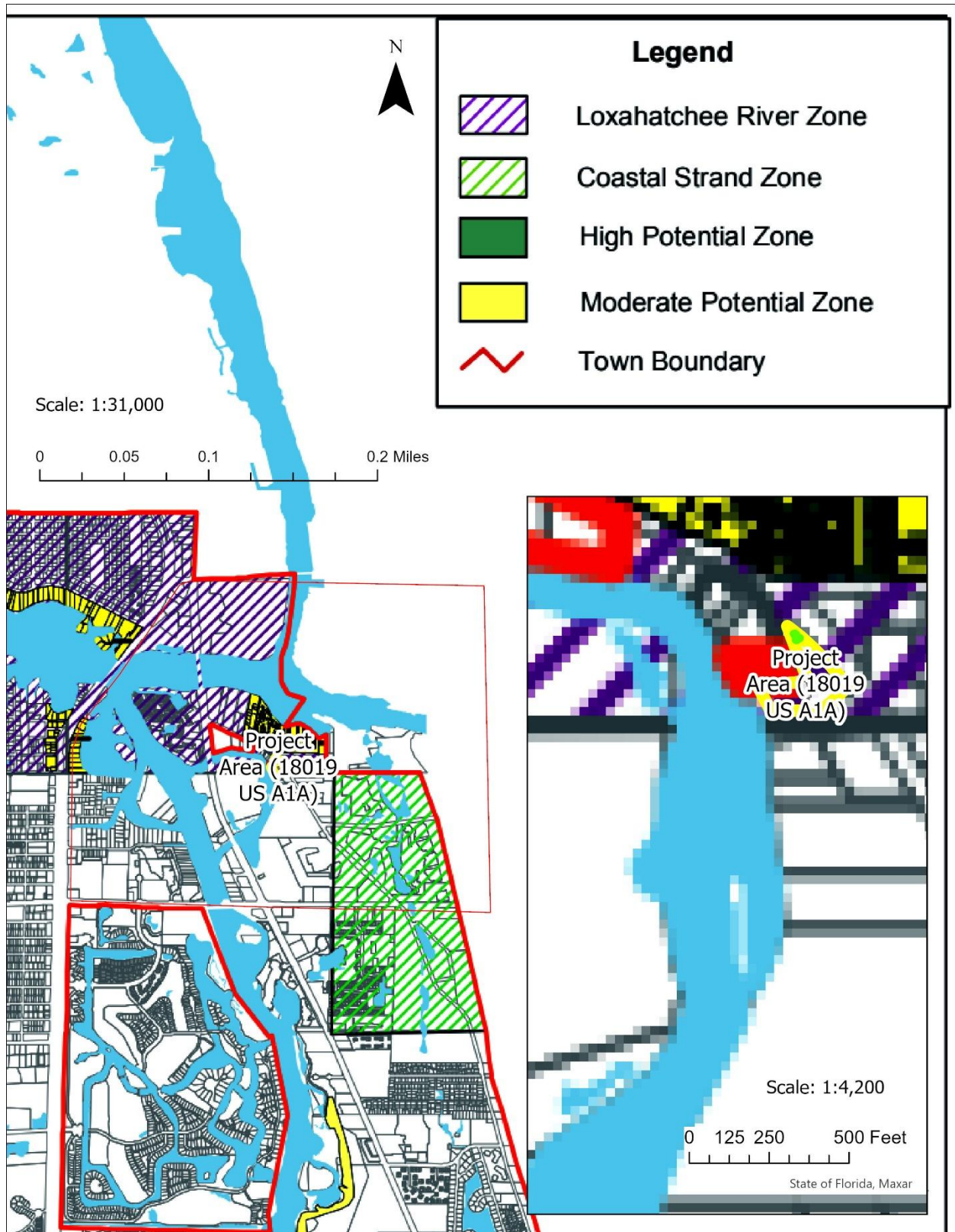


Figure 6. Historic Platt map with project area at bottom right, red.

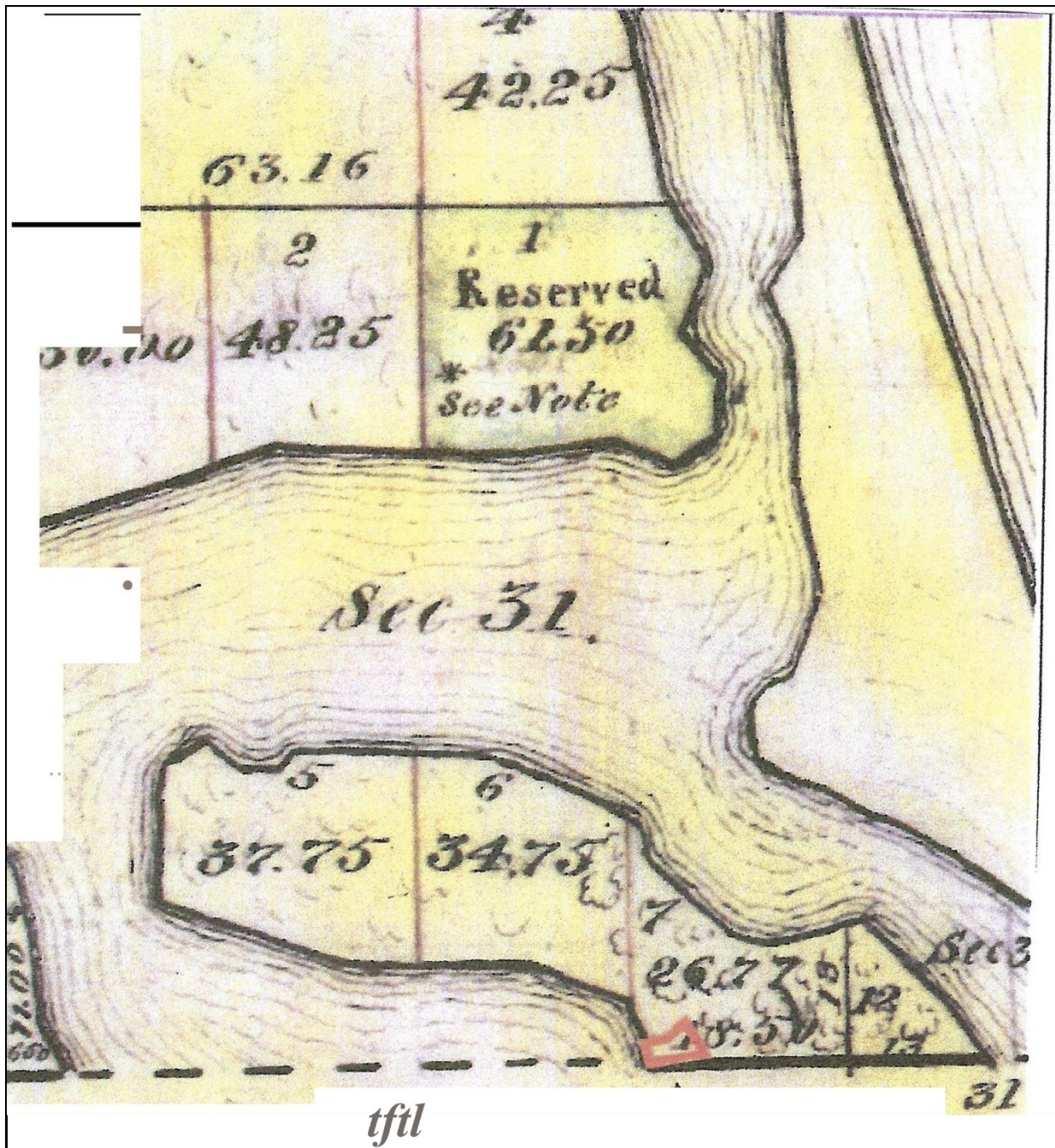


Figure 7. Ship's nail, blacksmith-forged (hand-wrought) located in the open grassy area (south-adjacent A1A, also *see* Figure 10, below) in a 'loose' soil context.



Figure 8. Blacksmith-forged (hand-wrought) round spike with scale (inches).



Figure 9. Historic druggist bottles and blue floral transfer print refined whiteware located in Trench 1 near the eastern grassy perimeter.



Figure 10. Project area overview of *chickee* hut and cement pads and walkways, facing southeast.



Figure 11. Project area overview with Baer (2021) shovel tests, facing east with A1A at left.



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Archaeological Management Plan:

Developed for the Monitoring of Jupiter Creek Site Construction Activities for the Danny and Tammy Beyel Residence, 18019 U.S. Highway A1A, Palm Beach County, Jupiter, Florida.

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Contents

Introduction	2
Background	2
Research Framework.....	2
Recommended AMP Measures	4
Monitoring.....	4
Inadvertent Discoveries	4
Metal Detection.....	5
Other Archaeological Procedures.....	5
Stoppage-of-Work	5
Summary	5
References	6

Introduction

Project area (PA) regional contexts, and previous shovel test inventory results (Baer 2021) have indicated a need for an Archaeological Management Plan (AMP). Namely, the PA is within the Town of Jupiter defined “Loxahatchee River Zone”, and roughly 50-meters south of a “Moderate Potential Zone” (TJF 2009). This AMP seeks to minimize potential site disturbance within these management zones and, like other successful AMPs (NPS 2016; NSW-HB 2009; TJF 2022), provide pre-project guidance should inadvertent discoveries be made.

PA regional sites provide information that guide this AMP. Therefore, greater project area archaeological contexts are examined to derive a series of recommended AMP measures. AMP contexts and measures are provided below.

Background

Prehistoric sites in proximity to the PA are associated with various periods and/or cultural traditions defined by Wheeler (2003, pp. 19). These cultural periods illustrate the many types of materials that might be encountered during PA ground disturbance.

In addition to these broader historical contexts, the PA is situated in a region with specific archaeological resources (Baer 2021). Therefore, a research framework is provided to help address these myriad considerations.

Research Framework

Some specific prehistoric resource examples inform on this AMP and provide overarching research framework (Figure 1). Most notably, the prehistoric Scheurich midden site (8PB9261) is

adjacent to the PA (Wheeler et al. 2002, pp. 139; Russo and Heide 2002, pp. 8). Unfortunately, much of the Scheurich midden is now destroyed, having succumbed to years of human impact that includes historic railroad grading and historic (and modern) bridge, road, and housing development. The Scheurich Midden is Not Eligible for NRHP Nomination.

Other PA-relevant prehistoric resources include the Jupiter Inlet 1 site (8PB34A; Green 2016), the Joseph Reed Shell Ring (Russon and Heide 2002), and the Boca Raton Inlet Midden 3 site (8PB6; Endonino et al. 2009). Additional sites and regional history, reported by Baer (2021) are also considered.

Historic resources that inform on the AMP research framework include linear routes near or on the PA (Baer 2021, pp. 8; Figure 1). Most notable is the SR A1A Roadway (8PN11428), which is Eligible for NRHP Nomination. It is not known if the PA contains 8PB11428 remnants, nor if the area is a NRHP-contributing segment.

A second historic linear resource, the Celestial Railroad (8PB233), covers the PA and adjacent areas (Figure 1; Baer 2021). However, 8PB233 is Not Eligible for NRHP Nomination. Also of note in the broader PA area is the Jupiter Historic Shipwreck (8PB234), which is located to the east near the Jupiter Inlet (Baer 2010).

PA-relevant sites and histories provide “archaeologically significant” contexts and set the bar for AMP management considerations. That is, these sites exemplify what may be considered ‘historically significant’ in that some contain stratified deposits that convey archaeologically pertinent spatial and diachronic patterns, as well as geomorphological and environmental reconstructions, and other information that are key NRHP eligibility considerations. Other sites are Not Eligible for NRHP Nomination and exemplify sites with low integrity and/or uninformative information or significance.

Prehistoric features potentially encountered during monitoring include earthen berms, trenches, shell-middens, post-holes, and hearths. Potential artifacts include chipped stone tools and debris, shell tools, and pottery fragments. These items have been previously encountered during various ground disturbance activities including dredging, tree removal, and construction excavation (Baer 2021; Carr and Lane 2009; Baer and Beiter 2004).

Historic materials potentially encountered during monitoring include rubbish pits, privies, foundations, ditches, postholes, and myriad other historic site formation traces. The PA area is in a heavily built environment, having seen over a century of occupation, use, and development (Baer 2021).

Project environmental contexts also provide useful AMP information, especially regarding site deposition, and the likelihood of subsurface cultural deposits. Some nearby sites illustrate stratified cultural deposits (Green 2016; Endonino et al. 2009; Russon and Heide 2002). Such contexts form a primary observational goal of this AMP. Therefore, the depositional setting at 18019 U.S. Highway A1A will be documented during monitoring.

Previous PA site work also informs on potential monitoring finds. During Baer’s (2021) preliminary shovel testing and metal detecting at 18019 U.S. Highway A1A an iron ship’s nail Baer 2021, Figures 7–8) and late-19th to early-20th century ceramic plate fragments and aqua druggist bottles (Baer 2021,

Figure 9) were located. However, depositional contexts at 18019 U.S. Highway A1A appeared disturbed, and items generally fit secondary refuse and debris.

Recommended AMP Measures

AMP measures represent a continuum of actions that follow alongside archaeological construction monitoring. Each AMP measure is designed to consider AMP research frameworks (above), as interpreted by the project archaeologist. Amp measures are defined and described below.

- Note that in the event of a *human remains discovery* ALL work will stop, and Town of Jupiter archaeologists will be immediately notified.
- ALL work will remain stopped until appropriate human remains determinations are made, and a proceed-to-work authorization granted.

Monitoring

Archaeological monitoring is the observance and documentation of construction ground disturbance. Close archaeological inspection of equipment allows for quick response should excavation reveal subsurface cultural materials. Therefore, “intensive archaeological monitoring” will be conducted which includes examination of ALL ground disturbing activities.

- All sediment removal and disturbance, including tree uprooting and the demolition of existing built surfaces, will be visually monitored.
- Activities and surfaces will be photographed throughout construction.
- Monitoring results will be prepared in a final report within 30 days of work completion.

Inadvertent Discoveries

Should new cultural materials be encountered, mechanical excavation will cease until the project archaeologist may examine the materials.

- Examination will focus on the nature and extent of the deposit, as well as NRHP considerations, and involve standard archaeological documentation procedures (NPS 2024).
- Note that standard site documentation/reporting (NPS 2024) is considered sufficient for monitoring purposes, if inadvertent finds are not eligible for NRHP inclusion.

Should new discovery materials convey archaeologically significant information that indicates the site to be eligible for NRHP inclusion, work will cease, and the area will be cordoned off.

- Once cordoned, the discovery will be fully documented, including adverse effects and site impacts.
- Once documented, consultation will be sought with Town of Jupiter archaeologists to determine if further *mitigation* of the discovery, or other actions, are warranted.
- Note that *mitigation*, and additional considerations not expressly outlined in this AMP, are not covered by (and are beyond the scope of) the current AMP.

Metal Detection

Back dirt and spoil piles will be metal detected (and visually inspected) for archaeological materials. Also, any areas of potential will be metal detected, and all efforts will be made to best employ metal detection in the effort to locate and document historical metal items.

- Should materials be encountered, they will be documented, and surfaces inspected to locate their original provenance.
- Should these discoveries appear archaeologically significant, Town of Jupiter archaeologists will be notified, and consultation will ensue regarding site treatment and/or mitigation of the find(s).
- Should the area of initial provenance be determined for items encountered metal detecting spoil sediment, actions defined in “Inadvertent Discoveries” (above) will be executed.

Other Archaeological Procedures

Other standard archaeological procedures include dirt screening, site distribution mapping, photo documentation, and site/artifact descriptions. Some specific procedural considerations include:

- 1/4" screens will be used to screen sediment from non-feature deposits, and 1/8" screens will be used to screen feature fill (if encountered).
- GPS locations will be recorded to sub-meter, and spatial data reported using Esri’s ArchPro® software.
- Prehistoric items will be measured using the metric system, with 1-meter squares the smallest surficial mapping provenance unit.
- Historic items will be measured using the standard system of measures, with 5-foot squares the smallest surficial mapping unit.
- Site depositional setting will be sampled throughout the site regardless of archaeological discovery.

Stoppage-of-Work

Stoppage of work will occur any time a discovery is made. Based on the nature, extent, and NRHP considerations regarding the find, archaeologically monitored work may be allowed to continue in areas adjacent to the discovery that will either a) aid in examining archaeological extents, or b) occur in areas less likely to contain subsurface cultural deposits.

- Work stoppage will be determined at the discretion of the on-site archaeologist.
- ALL work-stoppage occurrences (and justifications) will be presented in the final report.

Summary

This AMP provides guidelines should an inadvertent discovery be made during monitoring of site construction at 18019 U.S. Highway A1A. The AMP is based on regional archaeological contexts. These contexts are derived from nearby sites that illustrate characteristics of significant archaeological properties.

The AMP follows standard NRHP Section 106 (36 CFR Part 800) site evaluation practices and considerations, as well as Town of Jupiter requirements which include this AMP and metal detection of site sediments.

Should historically significant monitoring discoveries be made, the Town of Jupiter archaeologist will be immediately notified. Such notification instances include the discovery of human remains, or of historically significant cultural deposits. Consultation will be sought to determine if additional historical preservation measures are required prior to project continuation/completion. Some possible inadvertent discovery measures include Phase I and II assessment(s), and other data recovery and monitoring procedures (as per TOJ consultation).

Regardless of monitoring results, a final monitoring report will be prepared for the Town of Jupiter. The report will contain ALL findings and will include a full NRHP evaluation of any monitoring discoveries as well as pursuant cultural resource management recommendations. For more information see the Phase I and II monitoring report for this project (Baer and Owens 2025).

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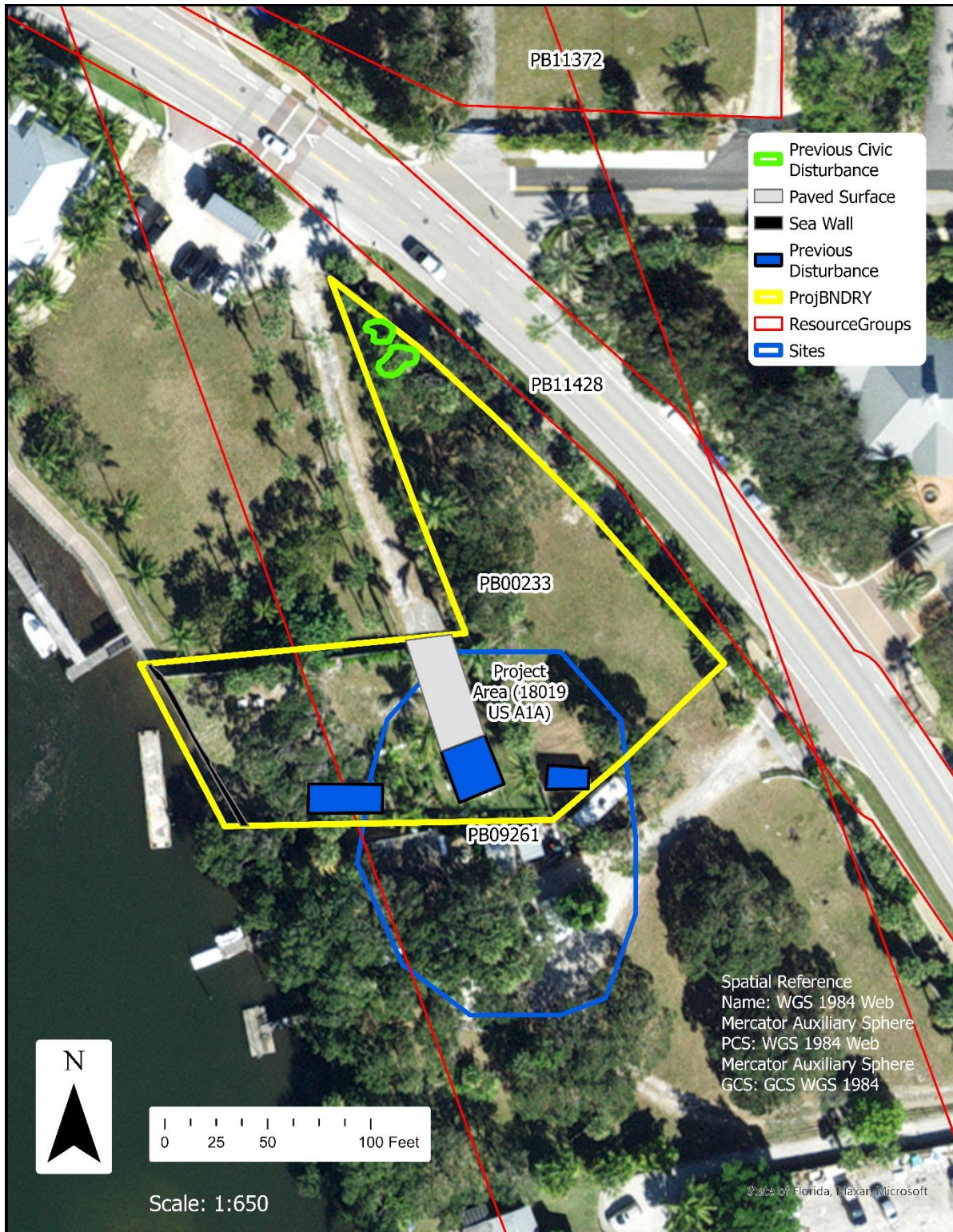
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Wheeler, Skye B.

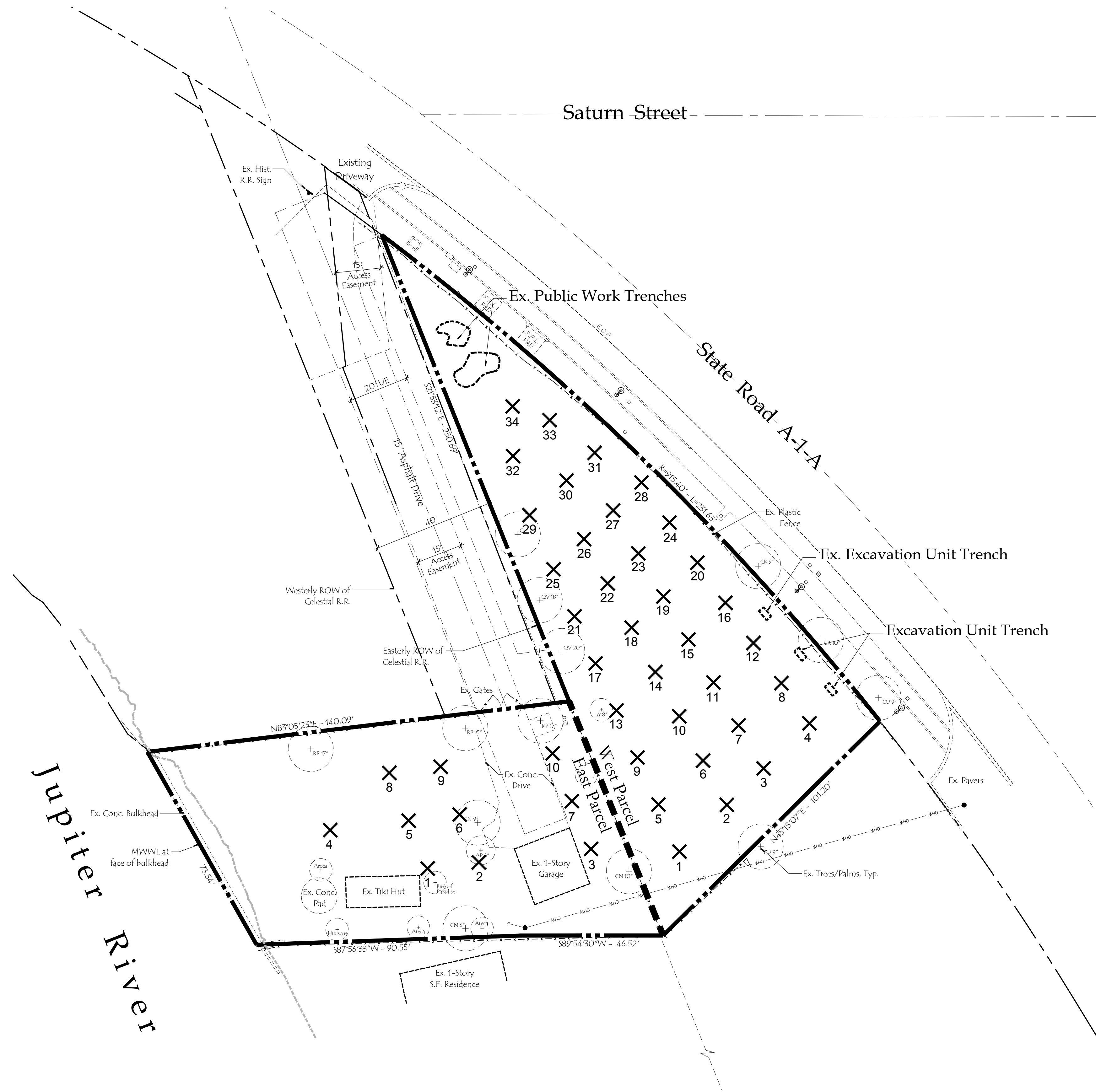
2003 A Cultural Affiliation Assessment of Archaeological Sites within the Loxahatchee Scarp Area Using Discriminant Analysis Techniques. Master of Arts Thesis, Florida Atlantic University, Dorothy F. Schmidt College of Arts and Letters.

Figure 1. Existing sites in or adjacent to the Project Area (PA).



Beyel Residential

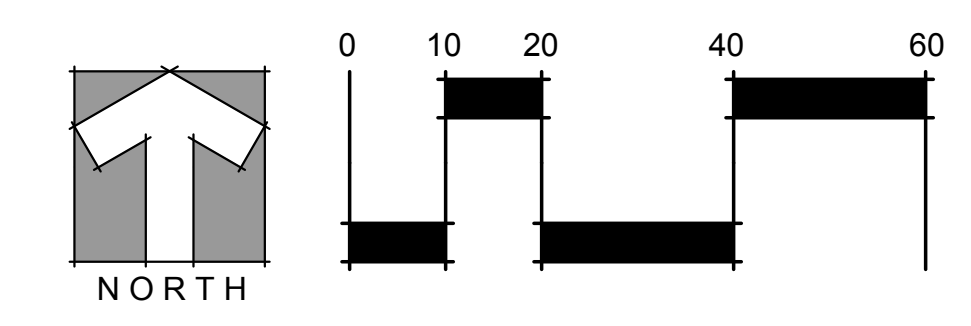
Jupiter, Florida



General Notes:
- Plan prepared from field work and notes provided by: Robert H. Baer, PhD, Professional Archaeologist.

General Legend

- West Parcel - 34 Dig Sites
- East Parcel - 10 Dig Sites
- Excavation Unit Trench
- Public Works Trenches



Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/10/24
Job no.
Revisions:

Cad no. CAD0

Seal

LC C000530

Sheet Title:
Shovel Test Location Map

Scale: 1" = 20'

Sheet No.

ST-1
00-0000

For office use only – Project #



Application for Certificate to Dig
Town of Jupiter
Department of Planning and Zoning
210 Military Trail, Jupiter, FL 33458
Phone: (561) 741-2452 ♦ Fax: (561) 744-3116

PART ONE - PROPERTY INFORMATION

Date Received: 7-8-2024
Project Name: Beyel Property
Address: 18019 HIGHWAY A1A
Property Control Number: 00-43-40-31-07-000-0030; 30-43-40-31-03-004-0021

Legal Description (attach separate sheet if necessary): _____
See Survey

Future Land Use Designation: PBC, HR-12 with underlying MR-5 / Inlet Village Flex
Zoning Designation: PBC; CN / Inlet Village Flex South

Existing Use of Property: Vacant

Proposed Use of Property: Single Family Dwelling

PART TWO - APPLICANT INFORMATION

APPLICANT

Name: Venus & Mars, LLC
Address: 2442 SNUG HARBOR DR City: Palm Beach Gardens Zip: 33410
Telephone #: 1-561-632-3061
Fax #: _____
E-mail: tsbarra717@gmail.com

AGENT

Name: 2GHO, Inc
Address: 1907 Commerce Lane, Suite 104 City: Jupiter, FL Zip: 33458
Telephone #: 561-575-9957
Fax #:
E-mail: alec@2gho.com/ troy@2gho.com

~~OWNER (if other than applicant)~~ Archeologist

Name: Robert Baer
Address: City: Zip:
Telephone #:
Fax #:
E-mail: robertbaer@comcast.net
Applicant is: Owner Lessee Other

PART THREE – ARCHAEOLOGICAL INFORMATION

A. Development Subject To Review (Section 27-1675.11 of the Town Code)

1. Is the subject parcel listed as a "Known Site" on the Map of Archaeological Sites and Zones?
 No Yes (If yes, indicate the site name and attach map)
2. Is the subject parcel located within a "Moderate Potential Zone" on the Map of Archaeological Sites and Zones?
 No Yes
3. Is the subject parcel located within a "High Potential Zone" on the Map of Archaeological Sites and Zones?
 No Yes
4. Have previously unidentified artifacts or skeletal, fossilized human remains or non-human vertebrate fossils of significant archaeological value been found during site development, or during any other activity which may disturb an archaeological site?
 No Yes (If yes, attach a site map and a 1-page maximum explanation)
5. Are you an applicant for Phase III Excavation?
 No Yes (If yes, indicate the application number issued, if any)


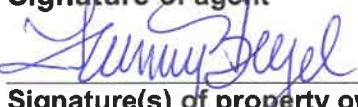
B. Contents of Report (Section 27-1675.11(5)(b) of the Town Code)

1. Is the subject property identified in the Florida Master Site File (FMSF)?
 No Yes (If yes, attach FMSF listing)
If not, and property is determined to be of archaeological significance, a Florida Site File form must be completed.

2. Include a brief (2-page maximum) narrative describing the history of the area.
3. Has an archaeological survey and field inspection been performed in a professionally acceptable manner?
 No Yes (If yes, attach the survey report)
4. Attach an assessment of the site's archaeological significance.
5. Attach a proposed plan for management of the site's archaeological resources.

PART FOUR – REQUIRED SIGNATURE INFORMATION

My signature on this document affirms that I understand and will comply with the provisions and regulations of the Code of the Town of Jupiter, Florida. I further certify that all the information contained in this application and documentation submitted herewith is true to the best of my knowledge and belief. Further, I understand that the application and review fees become part of the official records of the Town of Jupiter and are not returnable.

Signature(s) of applicant(s)	Date
	8/7/2024
Signature of agent	Date
	8/7/2024
Signature(s) of property owner(s)	Date

PLEASE PROVIDE THREE (3) COPIES OF THIS APPLICATION AND ALL SUPPORTING INFORMATION IN COLLATED SETS. PLEASE REVIEW SECTION 27-114 OF THE TOWN CODE, ENTITLED “FEES FOR APPLICATION DEVELOPMENT REVIEW,” TO DETERMINE ALL APPLICABLE PLAN REVIEW AND ESCROW FEES.

If you have any questions regarding this form or the attached preservation provisions of the Town's Historic Resources ordinance, please contact David Kemp, Principal Planner at (561) 741-2452.

K:\Staff\WP51\Historic_Resources\Historic_Resources\Applicationforms\CertificatetoDigApplication (August 2013).doc

* **REQUIRED** if statement of authority is not attached with application.

Appendix D – Supplementary Figures

A Phase 1 & Phase II Archaeological Assessment At

The Jupiter Creek

Danny and Tammy Beyel Residence 18019 U.S. Highway A-1-A, Jupiter, Florida

By

Andrew Edward Owens, M.S., RPA

Prepared For

Mr. Joseph Mankowski, M.A., RPA

Consulting Archaeologist Town of

Jupiter, Florida

June, 2025

Figure 1. Previous Scheurich midden (8PB9261) sitework locations, aerial map.

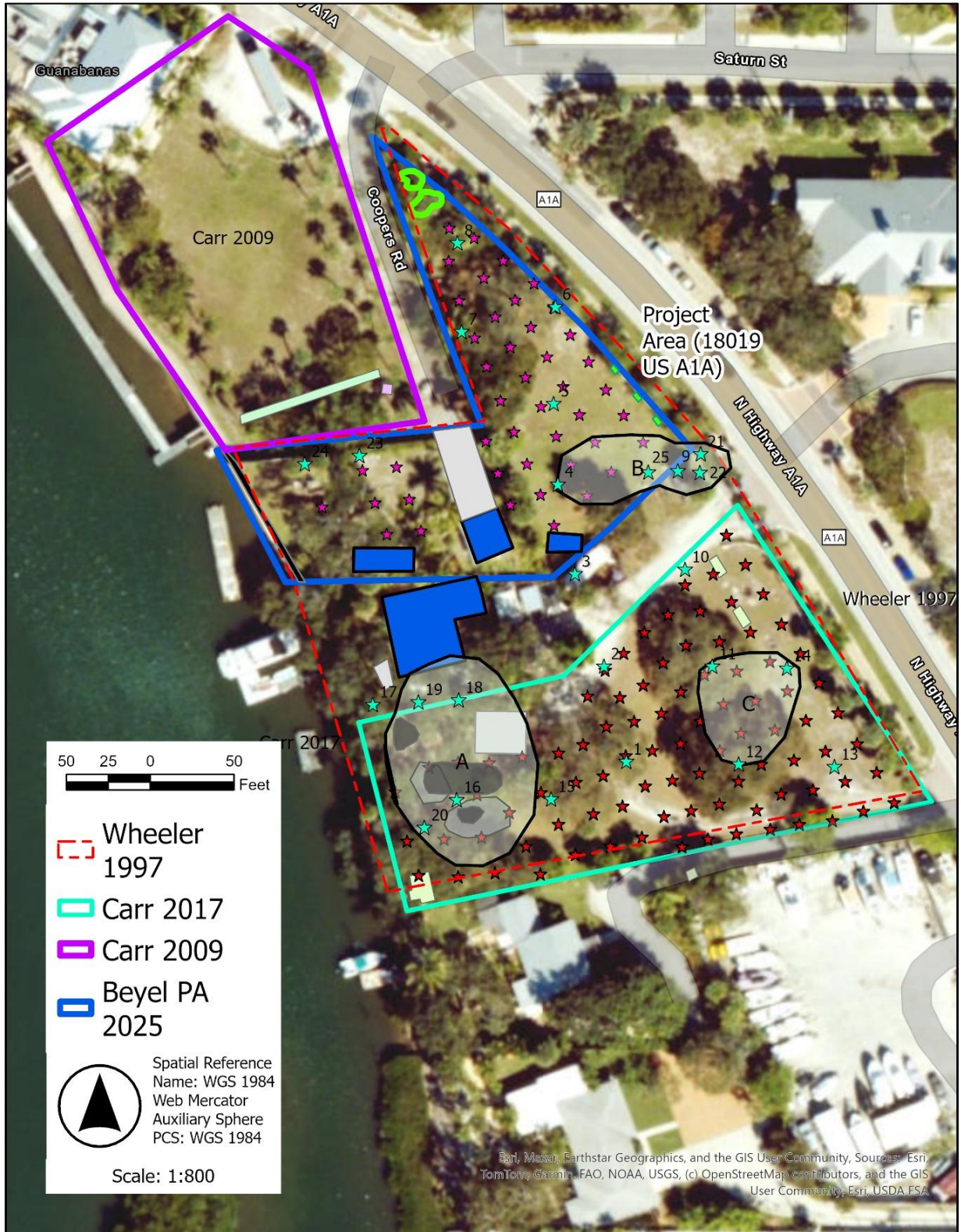


Figure 2. Previous Scheurich midden (8PB9261) sitework locations, USGS topographic map.

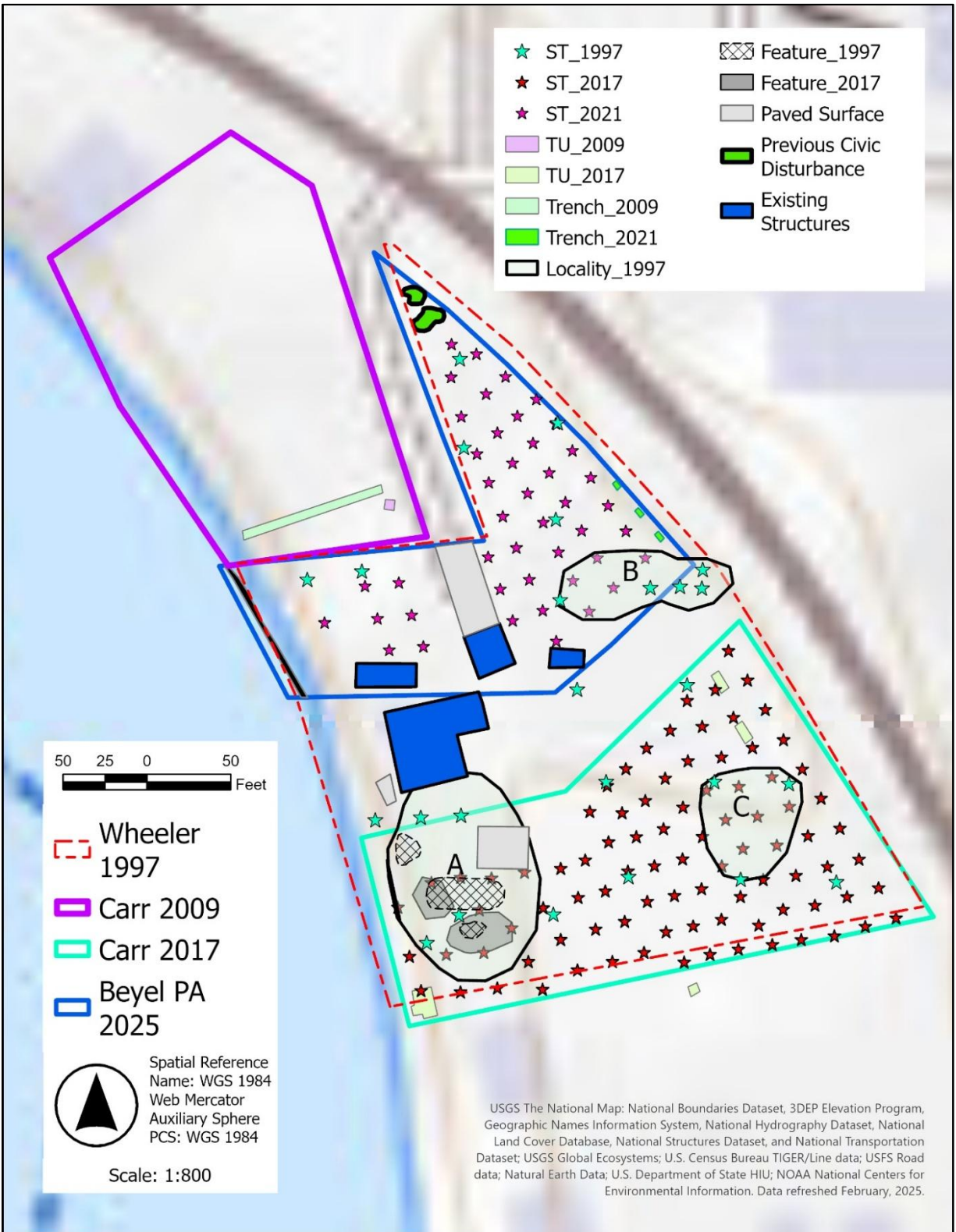


Figure 4. Scheurich midden (8PB9261) representative assemblage sample (adapted from Carr et al. 2017, pp. 36–37).



Figure 5. Previous Scheurich midden (8PB9261) prehistoric subsurface feature finds (adapted from Carr et al. 2017), illustrating heavy bioturbation (root intrusion) and mottled staining, as well as site stratigraphy and deposition.

Feature 11

This feature was located on the southeast corner of Unit 1 – Southeast Extension. The 26cm wide amorphous pit was framed by roots, with a high density of shell in a dark grey sand. The feature began at 35cm below the surface, and continued to a depth of 66cm. The feature continued southeast beyond the unit (Figure 19).



Figure 19. Feature 11, Unit 1-SE Ext.



Figure 13. Feature 2, Unit 2.



Figure 14. Feature 3, Unit 2.

Feature 12

This feature was located on the west side of Unit 2 – West Extension (Figure 20). The semi-circular pit was 1.50m north-south, and 45cm east-west, and continued beyond the unit to the west. The feature began at 19cm below the surface, and continued to a depth of 53cm. The deepest point was located on the south side, where five perforated sawfish vertebrae were found, FS # 147 (Figure 24).



Figure 20. Feature 12, Unit 1-W Ext.

Figure 6. TOJ-proposed Scheurich midden (8PB9261) site boundary expansion (red) and current PA (blue).

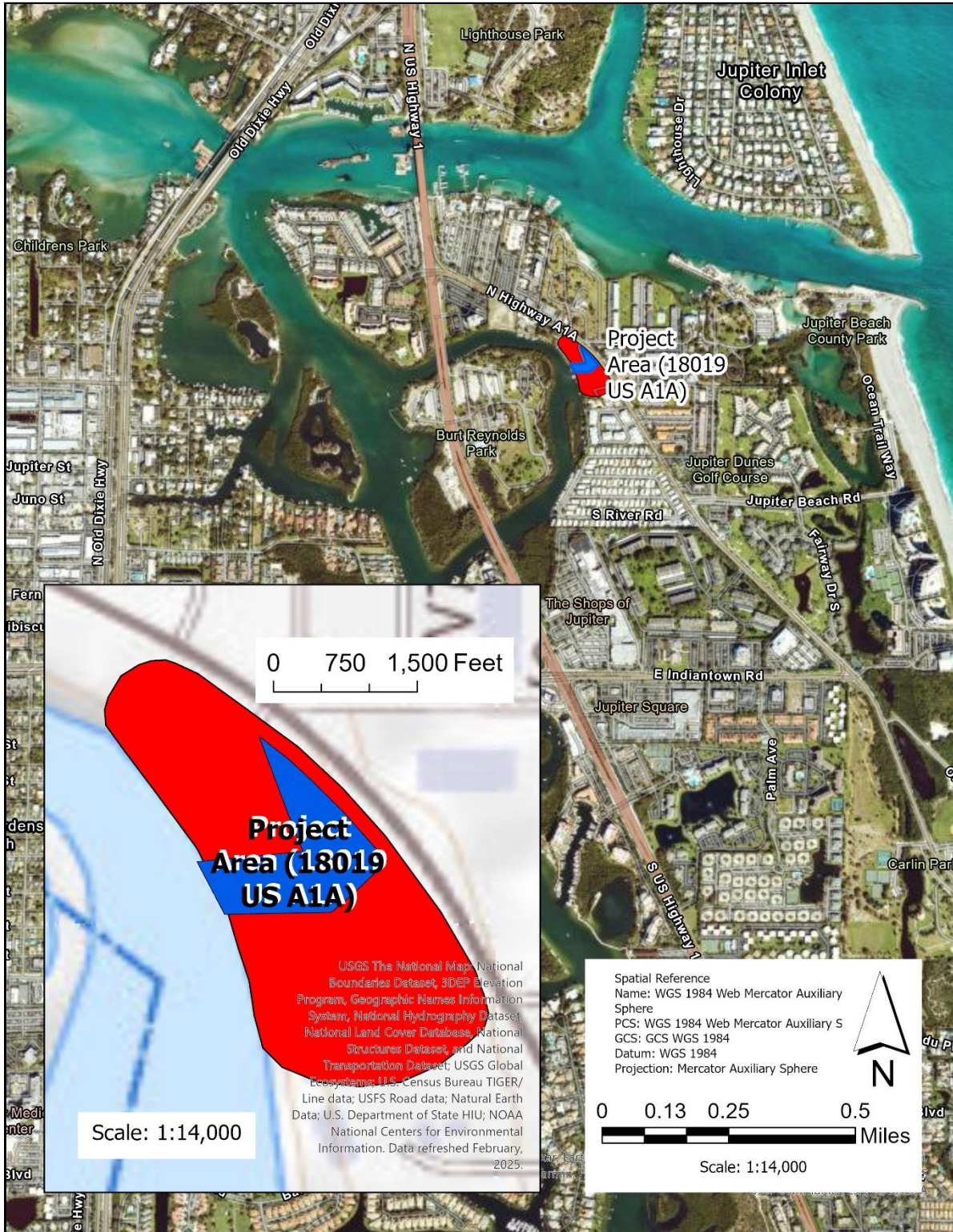


Figure 7. Scheurich midden (8PB9261) site contexts as developed and reproduced from **A.** McGoun (1993, pp. 7, Table 1) and **B.** Zeiller (2005, pp. 72).

A. Table 1. Cultural Periods in Prehistoric South Florida

<i>Period</i>	<i>Dates</i>	<i>Characteristics</i>
Paleoindian	10,000–7000 B.C.	distinctive lithic artifacts; evidence of human presence in association with remains of extinct Pleistocene animals
Archaic		
Early	7000–5000 B.C.	stemmed projectile points
Middle	5000–3000 B.C.	sites in Southeast Florida
Late	3000–1500 B.C.	more sites, notably in Southeast Florida
Transitional	1500–500 B.C.	fiber-tempered pottery appears
Glades I	500 B.C.–A.D. 800	sand-tempered pottery; rim incising
Glades II	A.D. 800–1200	incising of rims dies out on Gulf Coast, persists on East Coast
Glades III	A.D. 1200–1566	incising decreases; rim-tooling appears; check-stamping appears
Historic	A.D. 1566–1763	European objects

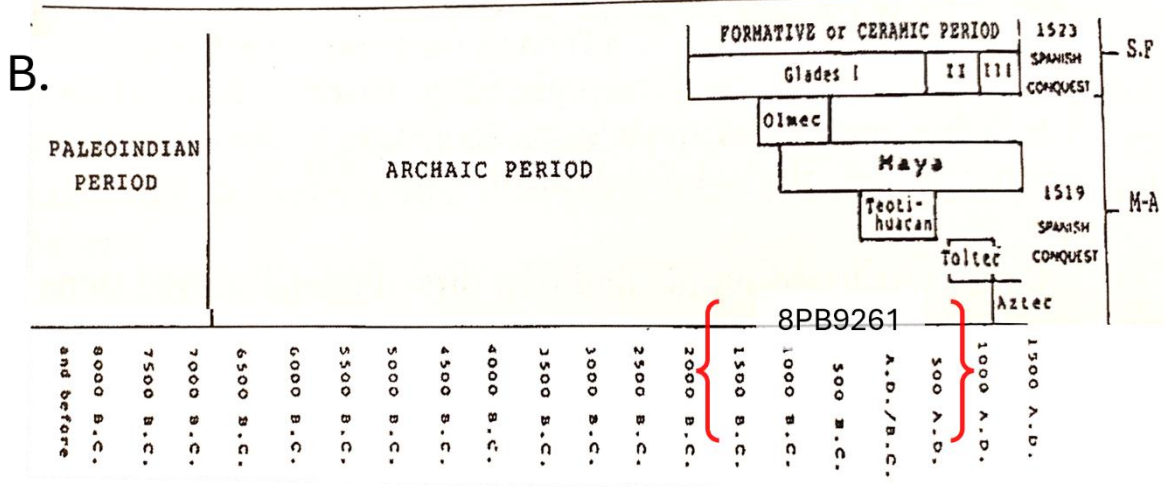


Figure 8. Scheurich midden (8PB9261) site contexts as developed and reproduced from **A. Ehmann (2020, pp. 72)**, and **B. Aten (1984, pp. 80, Figure 3.3; also see pp. 79, Figure 3.2 'seriation sequences')**,

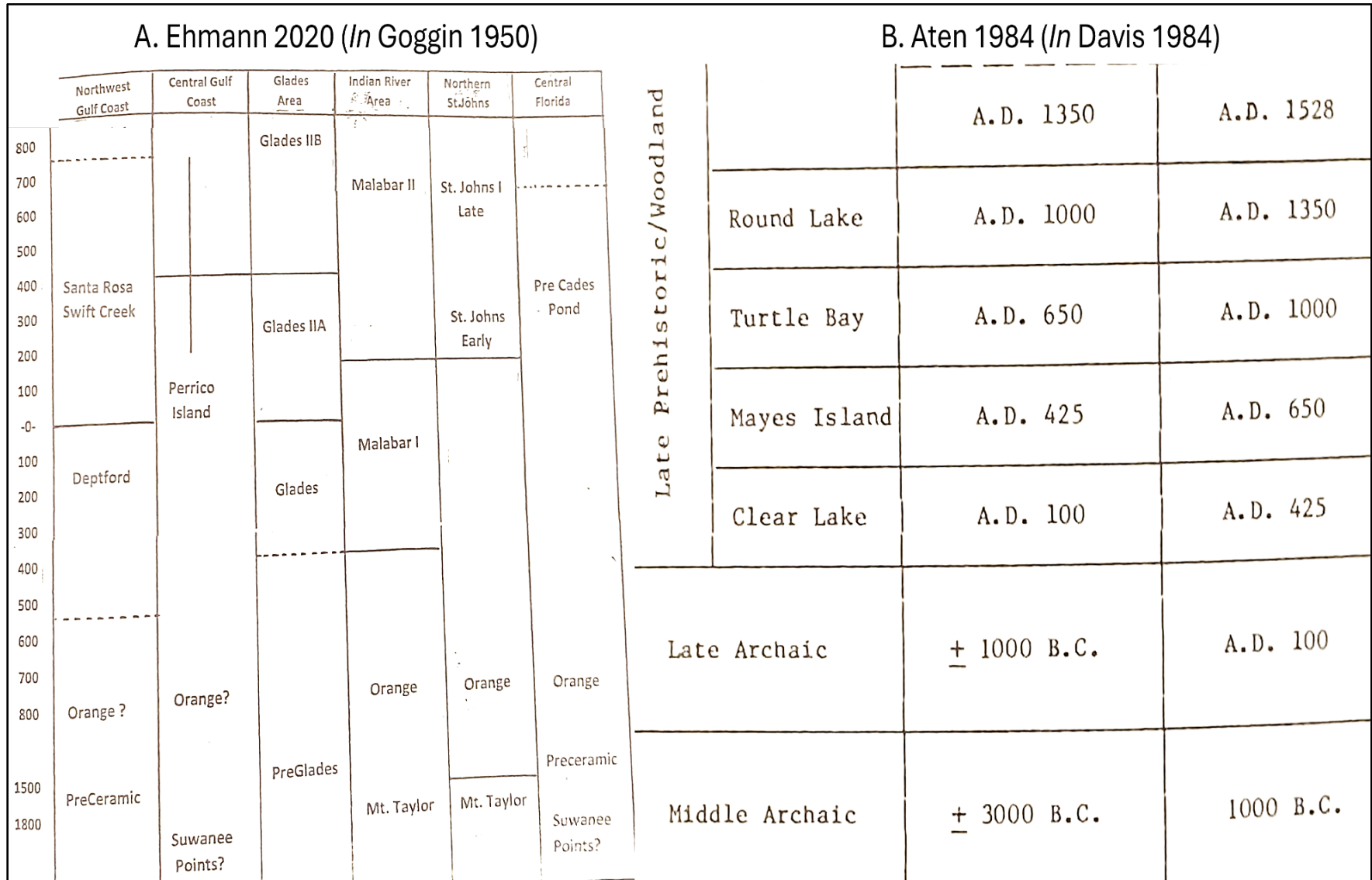


Figure 9. The Celestial Railroad (8PB233) narrow gauge steam engine and right-of-way disturbance.

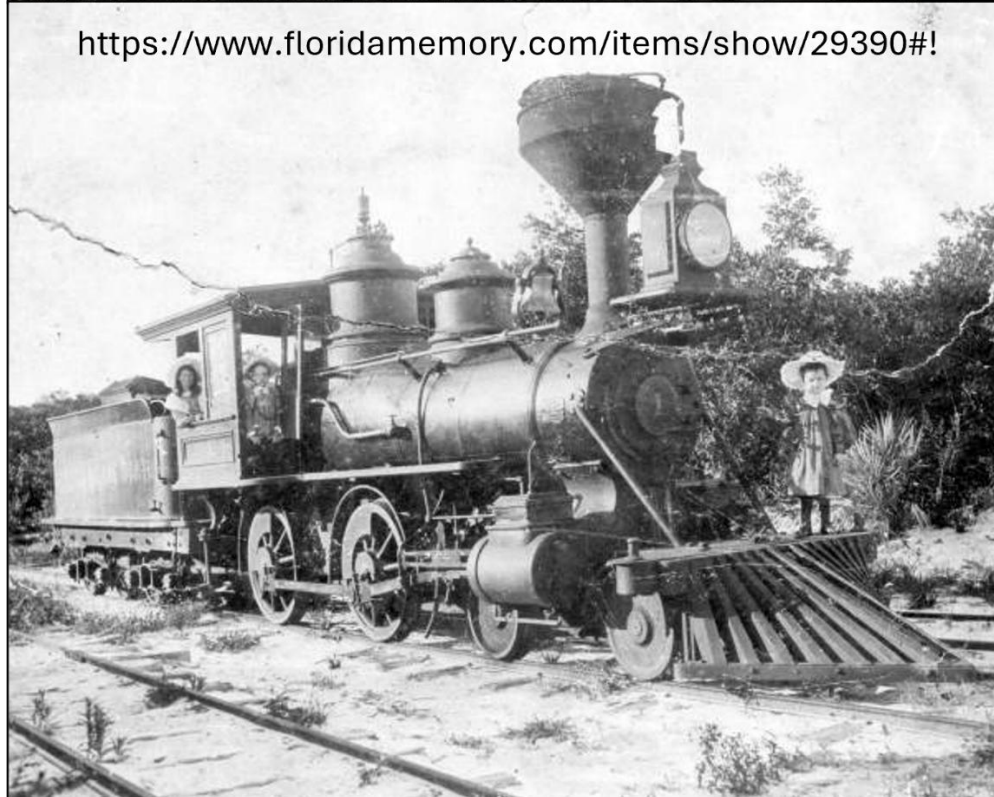


Figure 10. Original Wheeler et al. (1997) Scheurich midden (8PB9261) site plan.

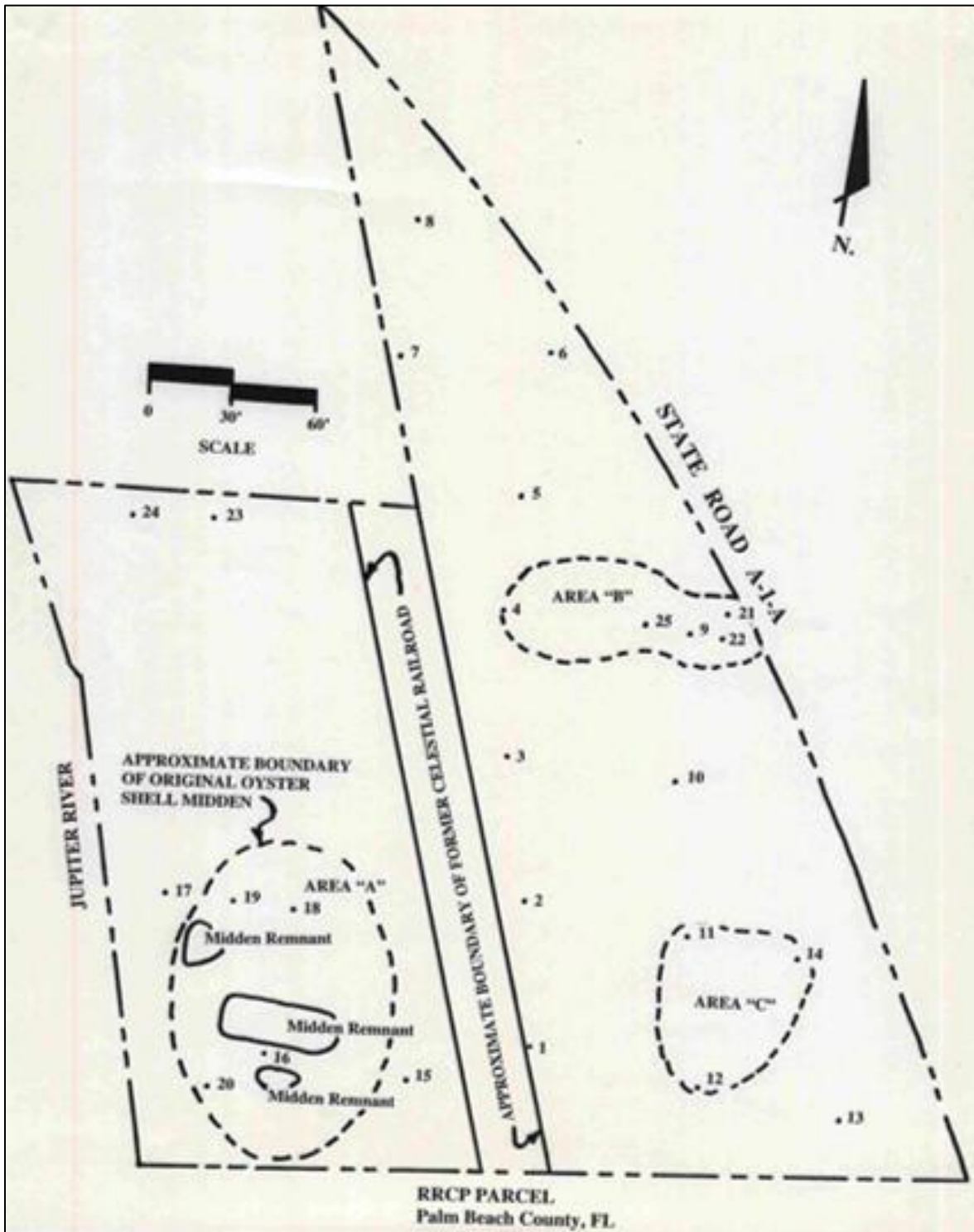


Figure 11. Previous heavy marina disturbance north adjacent the PA (from Carr 2009).



Figure 12. PA structure demolition and equipment, facing southeast.



Figure 13. PA structure demolition, facing south.



Figure 14. PA structure demolition and equipment, facing south.



Figure 15. Post-demolition PA site cleanup, facing west- northwest.



Figure 16. Post-demolition PA site cleanup, facing sou northwest.



Figure 17. Post-demolition PA site cleanup, facing northwest



Figure 18. Post-fence installation and palm tree planting, facing south.



Figure 19. Pre-seawall removal and palm tree planting, facing northwest.



Figure 20. PA post-seawall removal and during new seawall construction, facing west-northwest.



Figure 21. Post-site fill and fence installation, facing north-northwest.



Figure 22. Post-fence installation, site dirt fill, and palm tree planting, facing south.



Figure 23. Post-fence installation and site dirt fill, facing northwest.



HISTORIC LINEAR RESOURCE GUIDE

Guidance for addressing historic linear resources associated with projects processed under the Programmatic Agreement

PURPOSE

This document presents supplementary guidance on the treatment of historic linear resources associated with undertakings subject to review under the *Programmatic Agreement Among, The Federal Highway Administration (FHWA), The Florida Department of Transportation (FDOT), The Advisory Council on Historic Preservation (ACHP), and The Florida State Historic Preservation Officer (SHPO) Regarding Implementation Of The Federal-Aid Highway Program In Florida (PA)*. This guide was developed in coordination with the FDOT's Office of Environmental Management (OEM) staff, SHPO transportation compliance review staff, and the FDOT Districts. It is provided to promote clear and reasonable expectations, standardize how historic linear resources are addressed in specific situations, and facilitate efficient compliance reviews. The guidance presented complies with the laws and regulations cited within the PA and serves to augment (not replace) the information provided in the Division of Historical Resources' (DHR's) *Module Three: Guidelines for Use by Historic Preservation Professionals (Module 3), Chapter 1A-46, Florida Administrative Code (F.A.C.)*, FDOT's *Project Development and Environment (PD&E) Manual* and *Cultural Resource Management (CRM) Handbook* (collectively referenced herein as *Standards and Guidelines*).

The intention is not to record every linear resource of historic age in the state in the Florida Master Site File (FMSF), but rather to establish reasonable guidelines and foster meaningful cultural resource documentation. To that end, DHR recommends three gray literature references that provide additional criteria and evaluation parameters beyond the *Standards and Guidelines*. These gray literature documents, housed in the FMSF and available on the OEM SharePoint, are:

- Canal Memorandum (revised 2012)
- Florida's Historic Railroad Resources MPS (NRHP Listed May 5, 2001, FMSF MS# 6289)
- Florida's Historic Roads and Trails MPS Draft (Johnson, 2008, FMSF MS# 25314)

This gray literature provides additional parameters, beyond just historic age, to assist the recorder in determining whether a historic linear resource should be recorded for the FMSF and evaluated for listing in the National Register of Historic Places (NRHP). When a linear resource, or segment thereof, fails to meet these additional criteria or parameters and will be excluded from documentation and evaluation, it is expected that the researcher will:

1. Note the existence of said resource in relation to the undertaking in the reporting document;
2. Reference the appropriate gray literature source; and
3. Briefly explain the analysis for why the historic linear resource will be excluded.

Language such as "...per the *Canal Memorandum* (rev 2012), *canal X* does not merit documentation *insert justification here*." Or "...in accordance with the *Historic Roads and Trails MPS* (2008 Draft), *road name here* meets none of the suggested parameters beyond its historic age *because of x, y, z reasons here* and as such will not be recorded as a historic linear resource."

Please note that this is not a justification for a resource's *ineligibility* for listing in the NRHP, it is an explanation of why the resource does not even meet the threshold to warrant documentation in the FMSF and evaluation for listing in the NRHP.

Lastly, SHPO has determined that the Florida Turnpike (the physical road) is exempt from documentation as a historic linear resource, and that evaluation for NRHP eligibility is neither necessary nor required. Similar to the ACHP program comment on the Interstate Highway System, any non-Turnpike cultural resource within the current or any future proposed right-of-way, including but not limited to historic structures, canals, and historic or archaeological sites, are still subject to compliance with Section 106 documentation and NRHP evaluation.

DEFINITIONS

The following definitions are provided for the clarity of the discussion and **do not** constitute any formal or legal definition applicable beyond this guide:

Adjacent to the APE: references a resource located outside the defined boundary of the archaeological and historic Area of Potential Effect (APE), not to be confused with adjacent to the right-of-way as that may still be within the defined APE. The appropriate distance from an APE is project-specific but could range from abutting (shared) boundaries to the full extent of that project’s viewshed. APEs should be defined to address any resources that may be affected by the project – the resources we are referring to as adjacent should therefore never be at risk of project effects but do need to be acknowledged.

Associated with: references the presence of a historic linear resource in or adjacent to the APE regardless of the level of previous recordation, documentation, or evaluation.

Cultural Resource Assessment Survey (CRAS): the comprehensive survey for archaeological and historic resources within a project area that meets the Standards and Guidelines.

Florida Master Site File (FMSF): Florida’s official inventory of historic resources and archaeological sites. The FMSF maintains a paper files for each resource and maintains the digital database and GIS mapping platform. Completion of the appropriate FMSF Forms is essential to the accuracy of this database.

Historic Property: a Historic Resource that is listed, eligible, or potentially eligible for NRHP listing.

Historic Resource: a cultural entity (road, building, site, etc.) that is fifty (50) years or older at the time of the survey, or a resource that is anticipated to reach historic age by the time the subject project is completed.

Linear Resource: a special type of structure or historic landscape that is arranged in or extending along a straight or nearly straight line. This includes roads, railroads or rail beds, canals, etc.

Stipulation VII Document: any of three (3) document types depending on project specifics; Desktop Analysis, CRAS Report, or CRAS Addendum (see Stipulation VII Documentation Guide for further details).

Treatment: the range of recordation (FMSF forms, PA Stipulation Form, reports, etc.), documentation (maps, photographs, etc.), and significance evaluation (for listing in the National Register of Historic Places (NRHP)) that is required for each situation.

Undertaking: a project processed for review by the SHPO compliance review staff under the PA.

EXAMPLE LANGUAGE – EVALUATING A SEGMENT OF A LARGER RESOURCE

While *resource X* as a whole (*enter the appropriate NRHP evaluation or lack thereof here –Insufficient Information, Eligible, or Potentially Eligible*), the segment of *resource X* expressed within the APE does not convey significance or maintain integrity and is therefore recommended as a non-contributing, ineligible segment of the overall *resource X*. As such, the proposed project will have **No Adverse Effect** on *resource X*.” Presuming there are no other resources that will be adversely impacted by that project, the overall determination of effects for the project would also be **No Adverse Effect to Historic Properties**.

ORGANIZATION

The following conditional statements are prepared to address the most frequently observed situations where undertakings interact with historic linear resources. If your situation is not represented, or you have a special consideration that makes the path forward unclear, coordinate directly with SHPO staff for assistance.

COLOR CODE LEGEND

The following color code is used for both the charts below and the decision tree on the last page.

No FMSF forms required
Updated FMSF resource form and Survey Log may be required
Updated FMSF resource form and Survey Log required
New FMSF resource form and Survey Log required
Resources IN the APE
Resources Exemptions
Resources Above/Below/Adjacent to APE
General Guidance

HISTORIC LINEAR RESOURCE EXEMPTIONS

IF the historic linear resource is **exempt** from Section 106 consideration due to meeting the qualifications of a Nationwide Program Alternative

THEN acknowledge the presence and name of the resource and identify the applicable program alternative that exempts the resource from consideration in the appropriate 106 document type for the undertaking. A Stipulation V/VI Form or Stipulation VII document may apply. There is no need to take exempt resources into consideration when determining a project's effects.

- No **FMSF** forms for that resource are required.

HISTORIC LINEAR RESOURCE IN THE APE

IF the historic linear resource has never been recorded,

THEN record the segment of the resource within the APE, evaluate that segment's NRHP eligibility, discuss the project interaction with the resource, and present that information in a Stipulation VII document.

- If the resource continues beyond the APE and it is beyond the scope of work to evaluate the entire resource, **insufficient information** is the appropriate recommendation for the resource as a whole. In the absence of a clear NRHP determination for the whole resource, presume significance and apply the criteria of adverse effect to the segment within the APE to arrive at the project's determination of effect.
- If the resource is wholly contained within the APE, or it is within the scope of work to evaluate the entire resource, recommend the appropriate NRHP determination and propose a determination of effects for the project.

- A new **FMSF Resource Group** form and associated map/image(s) is required. Clearly indicate the segment of the resource being evaluated in the form and on the associated map.
- A **FMSF Survey Log** and associated map(s) is required.

IF the segment within the APE is not recorded, but SHPO evaluated a different segment of the resource as **ineligible** for NRHP listing,

THEN record the segment of the resource within the APE, evaluate that segment's NRHP eligibility, and discuss the project interaction with the segment of the resource in the APE. Present that information in a Stipulation VII document.

- If the resource continues beyond the segment in question and previously recorded segments, and it is beyond the scope of work to evaluate the entire resource, **insufficient information** is the appropriate recommendation for the resource as a whole. In the absence of a clear NRHP determination for the whole resource, presume significance and apply the criteria of adverse effect to the segment within the APE to arrive at the project's determination of effect.
- If the resource is wholly contained within the APE, is documented in its entirety by the current and previously recorded segments, or it is within the scope of work to evaluate the entire resource, recommend the appropriate NRHP determination and propose a determination of effects for the project.

- An updated **FMSF Resource Group** form and associated map/image(s) is required. Clearly indicate the segment of the resource being evaluated on the form and the map, if applicable.
- If a field visit or survey took place, **FMSF Survey Log** and associated map(s) is required.

***Potentially Eligible** is a discontinued NRHP evaluation option from a previous version of the FMSF form that may still be present on earlier recorded/evaluated resources.

HISTORIC LINEAR RESOURCE IN THE APE (CONTINUED)

<p>IF the segment within the APE is not recorded, but SHPO evaluated a different segment of the resource as <i>eligible</i> for NRHP listing,</p>	<p>THEN record the segment of the resource within the APE, evaluate that segment’s NRHP eligibility, but maintain the NRHP-<i>eligible</i> evaluation for the whole resource. Discuss the project interaction with the segment of the resource in the APE and apply the criteria of adverse effect to the segment within the APE to arrive at the project’s determination of effects. Present that information in a Stipulation VII document.</p>
	<ul style="list-style-type: none"> • An updated FMSF Resource Group form and associated map/image(s) is required. Clearly indicate the segment of the resource being evaluated in the form and on the associated map. • If a field visit or survey took place, FMSF Survey Log and associated map(s) is required.
<p>IF the segment within the APE was previously recorded but is unevaluated by SHPO,</p>	<p>THEN evaluate the segment of the resource within the APE for its NRHP eligibility, discuss the project interaction with the resource, and present that information in a Stipulation VII document.</p> <p>a. If the resource continues beyond the APE and it is beyond the scope of work to evaluate the entire resource, <i>insufficient information</i> is the appropriate recommendation for the resource <u>as a whole</u>. In the absence of a clear NRHP determination for the <u>whole</u> resource, presume significance and apply the criteria of adverse effect to the segment within the APE to arrive at the project’s determination of effect.</p>
	<ul style="list-style-type: none"> • An updated FMSF Resource Group form and associated map/image(s) is required. Clearly indicate the segment of the resource being evaluated on the form and the map. • If a field visit or survey took place, FMSF Survey Log and associated map(s) is required.
<p>IF SHPO evaluated the historic linear resource in the APE as <i>ineligible</i> for NRHP listing within the past 10 years, and there <u>has</u> been a change in significance,</p>	<p>THEN document the changes to the resource’s significance, present the updated NRHP eligibility evaluation, discuss the project interaction with the resource, recommend a determination of effect, and present that information in a Stipulation VII document.</p>
	<ul style="list-style-type: none"> • An updated FMSF Resource Group form and associated map/image(s) is required. Clearly indicate the segment of the resource being evaluated on the form and the map. • If a field visit or survey took place, FMSF Survey Log and associated map(s) is required.
<p>IF the historic linear resource is listed on the NRHP, or SHPO evaluated it as <i>eligible</i> or <i>potentially eligible</i>* for NRHP listing,</p>	<p>THEN document changes (if any) to the resource since the listing or eligibility determination, discuss the project interaction with the resource, apply the criteria of adverse effect to arrive at the project’s determination of effect, and present that information in a Stipulation VII document.</p>
	<ul style="list-style-type: none"> • If changes are documented, an updated FMSF Resource Group form and associated map/image(s) is required. Clearly indicate the segment of the resource being evaluated in the form and on the associated map. • If there is no change to the historic property, an updated FMSF Resource Group form is not needed. • If a field visit or survey took place, FMSF Survey Log and associated map(s) is required.
<p>IF SHPO evaluated the historic linear resource in the APE as <i>ineligible</i> for NRHP listing within the past 10 years, and there has been <u>no</u> change in significance,</p>	<p>THEN acknowledge the presence of said resource including the name, type of resource, and date of the SHPO NRHP-ineligible determination in the appropriate 106 document type for the undertaking. A Stipulation V/VI Form or Stipulation VII document may apply. There is no need to take <i>ineligible</i> resources into consideration when determining a project’s effects.</p>
	<ul style="list-style-type: none"> • No FMSF forms for that resource are required.

**Potentially Eligible* is a discontinued NRHP evaluation option from a previous version of the FMSF form that may still be present on earlier recorded/evaluated resources.

HISTORIC LINEAR RESOURCE **ADJACENT** TO THE APE

Stipulation V or VI projects: APEs should be defined to include all potential direct and indirect effects on historic resources. Verify during desktop analysis that there are no indirect (visual or noise) effects that need to be evaluated.

- If indirect effects do not exist, continue processing the project in the Stipulation V/VI Form.
- If potentially adverse indirect effects are possible, process the project in a Stipulation VII document and reference the situations below.

Stipulation VII projects: See below guidance for various situations; however, the following general parameters apply to any of the Stipulation VII documents:

1. The project details will guide how the APEs are defined and if any resources end up being **ADJACENT** to the APE. The SHPO reviewer is relying on the document submitted by FDOT to explain how ‘adjacent’ was interpreted for each project to minimize misunderstandings.
2. The suggestion to acknowledge or discuss an adjacent resource below is to promote clarity (i.e., instances of close or shared borders can be confusing) and only applicable if the resource falls within the parameters of ‘adjacent’ as defined for that project.
3. References to adjacent resources typically belong in the FMSF database search results for previously recorded resources section of the document and most discussions will be a brief sentence or two.
4. If there is any potential for the proposed project to impact the resource, the APE should be expanded to include the resource and it should be recorded and evaluated according to the guidance for resources in the APE.

<p>IF the adjacent historic linear resource is listed on the NRHP, or SHPO evaluated it as <i>eligible</i> or <i>potentially eligible</i>* for NRHP listing,</p>	<p>THEN acknowledge the presence of the resource, address the project interaction with the resource (or more accurately, the lack thereof), apply the criteria of adverse effect to arrive at the project’s determination of effect, and present that information in a Stipulation VII document.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.
<p>IF the adjacent historic linear resource is unrecorded OR was recorded but unevaluated by the SHPO,</p>	<p>THEN acknowledge the presence of the resource, address the project interaction with the resource (or more accurately, the lack thereof) and present that information in a Stipulation VII document.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.
<p>IF SHPO evaluated the historic linear resource (or adjacent segment thereof) as <i>ineligible</i> for NRHP listing within the past 10 years, and there has been <u>no</u> change in significance,</p>	<p>THEN acknowledge the presence of the resource in a Stipulation VII document. There is no need to take <i>ineligible</i> resources into consideration when determining a project’s effects.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.
<p>IF SHPO evaluated the historic linear resource (or adjacent segment thereof) as <i>ineligible</i> for NRHP listing within the past 10 years, and there <u>has</u> been a change in significance,</p>	<p>THEN acknowledge the presence of the resource, the potential for a change in the NRHP evaluation, and address the project interaction with the resource (or more accurately, the lack thereof) and present that information in a Stipulation VII document.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.

**Potentially Eligible* is a discontinued NRHP evaluation option from a previous version of the FMSF form that may still be present on earlier recorded/evaluated resources.

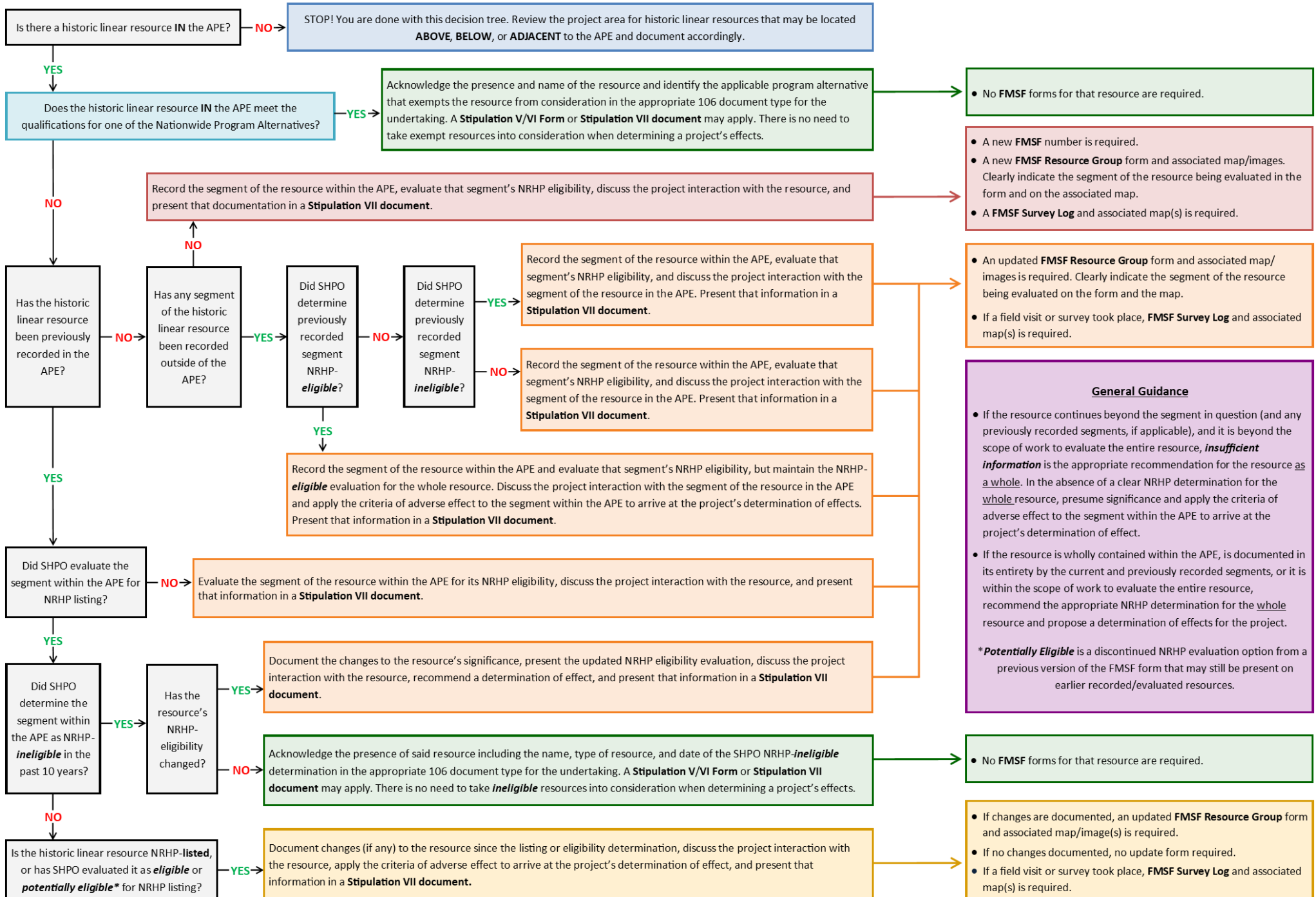
HISTORIC LINEAR RESOURCE ABOVE (SUCH AS A RAILROAD ON A BRIDGE OVER THE APE) OR BELOW THE APE (WHEN THE APE IS ON A BRIDGE OVER A RESOURCE SUCH AS A CANAL)

General Guidance for ABOVE/BELOW situations: If there is any potential for the proposed project to impact the resource, either through direct physical impacts or indirect impacts such as alterations to the setting/viewshed to a degree that would impact the resource’s eligibility, the APE should be expanded to include that segment of the resource, and the resource should be treated according to the guidance for resources IN the APE.

<p>IF the historic linear resource is listed on the NRHP, or SHPO evaluated it as <i>eligible</i> or <i>potentially eligible</i>* for NRHP listing,</p>	<p>THEN acknowledge the presence of the resource, address the project interaction with the resource (or lack thereof), apply the criteria of adverse effect to arrive at the project’s determination of effect, and present that information in a Stipulation VII document.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.
<p>IF the segment crossing the APE is not recorded, but SHPO evaluated a different segment of the resource as <i>eligible</i> for NRHP listing,</p>	
<p>IF the historic linear resource is unrecorded or was previously recorded but unevaluated by the SHPO,</p>	
<p>IF SHPO evaluated the historic linear resource as <i>ineligible</i> for NRHP listing within the past 10 years, and there has been <u>no</u> change in significance,</p>	<p>THEN acknowledge the presence of the resource in a Stipulation VII document. There is no need to take <i>ineligible</i> resources into consideration when determining a project’s effects.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.
<p>IF SHPO evaluated the historic linear resource as <i>ineligible</i> for NRHP listing within the past 10 years, and there <u>has</u> been a change in significance,</p>	<p>THEN. acknowledge the presence of the resource, the potential change in the NRHP evaluation, and address the project interaction with the resource (or lack thereof), apply the criteria of adverse effect to the segment of the resource crossing the APE to arrive at the project’s determination of effect. Present that information in a Stipulation VII document.</p> <ul style="list-style-type: none"> • No FMSF forms for that resource are required.

**Potentially Eligible* is a discontinued NRHP evaluation option from a previous version of the FMSF form that may still be present on earlier recorded/evaluated resources.

HISTORIC LINEAR RESOURCE GUIDE



General Description (1A-46.001(3)(a)) and Project Specific Details

- Project sponsor (District), project name, and funding number
- Who conducted the evaluation and prepared the document, and what was the impetus for the analysis
- Pertinent laws and regulations
- Cultural Resources compliance statement
- MOU and NEPA Assignment statement
- Project description, activities, purpose, location, Township, Range, Section (TRS), funding source (fed/state)
- Project location map. Must include APE boundary on aerial and/or topographic map. Map(s) scale should be sufficient to review the surrounding area of the APE, large projects should be presented in an overview map followed by “sheets” at a reviewable scale. Satellite image background preferred.
- Area of Potential Effect (APE) description, include both historic and archaeological APE definitions
- Description of previous and newly proposed ground disturbance
- Explanation for abridged or omitted report contents, if applicable

Archival Research (1A-46.001(3)(b))

- Narrative and/or table summarizing the FMSF search results including previously recorded resources and previously conducted surveys within or adjacent to the APE
- FMSF database search results map with APE overlay
- Review of historic aerial/satellite photographs, topographic or plat maps, etc. that inform on historic land use, previous ground disturbance, and development (provide a sample if multiple sources used to evaluate the project)
- Current land use, environmental and paleoenvironmental conditions with supporting data, maps, images etc.
- Pertinent information from informants, including but not limited to the Certified Local Government
- Chronologically arranged narrative of the project area prehistory and history to contextualize the development of the project area and any resources located during this survey; aspects may be omitted or abridged depending on the nature of the survey as described above, and should be addressed in both the introduction as well as the relevant sub-sections

Research Design (1A-46.001(3)(c))

- Explanation for survey methods, level of intensity, and analysis in relation to proposed project activities
- Survey expectations in relation to archaeological and historic site potential and survey methods utilized
- Explain temporarily and permanent curation location of recovered materials and project records
- Include images of current conditions from site visit, reconnaissance survey, and/or digital resources (Google Street View, etc.), especially if current conditions were used to justify level of survey effort
- Procedures for unexpected discoveries including human remains in accordance with *Chapter 872.05, Florida Statutes*
- If the whole APE has not previously been subjected to a CRAS, the evaluation and discussion of archaeological site potential should reflect a deeper evaluation of the environmental conditions as well as historic land use and documented ground disturbance or development that may alter the known conditions

Survey Fieldwork – Historic and Archaeological (1A-46.001(3)(d-e))

- Description of fieldwork activities and methods, especially if altered from the proposed research design
- Summary of resources located and recorded, pertinent photographs documenting survey
- Explanation and imagery of any portions of the APE where survey could not take place as planned

Survey Results (Historic and Archaeological) and Conclusions (1A-46.001(3)(f-g))

- Description of each archaeological and historic resource identified and evaluation of site significance per the *NRHP* criteria of eligibility
- Discussion of laboratory analysis of artifacts or materials recovered, if applicable
- Discussion of completeness of project efforts and the need for any additional identification, evaluation, or documentation efforts

Project Effects Discussion and Determination

- Discussion on how the project may affect historic properties in or adjacent to the APE
- Proposed project’s determination of effects
- If applicable, include plan sheet(s) annotated with historic property boundaries to visually convey proximity and potential interaction (or lack thereof) between project activities and historic properties

FMSF Requirements (1A-46.001(3)(h))

- FMSF Survey Log with appropriate project area maps
- If resources are newly recorded or updated, include a FMSF form, map, and photos for each resource

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

Beyel Property Request for Certificate to Dig August 12, 2024

On behalf of the Owner, Venus and Mars, LLC, 2GHO, Inc. respectfully requests review and approval of the submitted application materials for a Certificate to Dig on a property located along N. A1A. Note, this application is submitted concurrently with a Voluntary Annexation request, Future Land Use Map Amendment, and Zoning Map Amendment for a portion of the project site. Further, this brief narrative only pertains to the formal request of the Certificate to Dig process. Staff should refer to the CRAS report prepared by Robert Baer for the pertinent historical/archeological information related to the property.

Archeological & Historical Narrative (Below information also contained within CRAS report)

One of the earliest settlements in Palm Beach County, archeological and historical artifacts found in the Inlet Village provide evidence of human inhabitants as early as 500 BC. The Tequesta and Hobe Indians are known to have settled along the shorelines, and these native cultures, as well as early European settlers from France, Spain and England, depended on the waterways to survive. Later, in the mid-1800's, the Federal government commissioned and built the Jupiter Lighthouse, which helped to establish the settlement that would eventually become the Town of Jupiter.

The local history of what is now the Jupiter, Florida coastal zone began with two local shipwreck incidents that occurred in the mid and late seventeenth century. In 1659 the Spanish dispatch vessel San Miguel de Archangel, transporting considerable treasure, was wrecked in an area near the present Jupiter Inlet. On April 23rd 1696 the British vessel Reformation made notable by the publication of 'Jonathan Dickinson's Journal' in 1699 was lost north of the inlet on what is now Jupiter Island. Both the survivors of the San Miguel and the Reformation were sheltered by the local natives the Jega Indian's until rescued by Spanish patrol vessels.

The native population who inhabited the area of present Jupiter were known as the Jega by the Spanish and were well described by Jonathan Dickinson in his 1696 Journal. Dickinson related that the Jega transported the Reformation castaways to an area south of present Jupiter Inlet that marks the old-historic inlet. The present Jupiter Inlet was opened by dredging in 1925. The original, historic inlet, was situated about a quarter mile to the south and the areas of shell mound stretched for about a quarter mile along this shore-line littoral about a quarter mile east of the present site - survey area. It is safe to say that the Suni-Sands trailer park site and the DuBois house area were the primary Jega habitation sites in the area.

By the last two decades of the nineteenth century, there were expanding settlements in the wider Jupiter areas as well as West Palm Beach, Fort Lauderdale and Miami. Shallow draft steam-boats could navigate the wider areas of the Indian River north of Jupiter to Titusville near Cape Canaveral. However, the area of wetlands and undulating natural water-way south of Jupiter to Lake Worth in present Palm Beach County were un-navigable to large commercial craft.

In order to alleviate the problem of transport south of Jupiter and Lake Worth Railway, popularly known as the Celestial Railway was begun in 1888 and completed a year later in 1889. This narrow-gauge railway, that was then called a 'portage' line - eight miles in length began at the steam-boat terminus at the head of Lake Worth and the Town of Juno and then proceeded north to the south bank of the Loxahatchee River at Jupiter. There were two loading platforms at stops between Juno and Jupiter, named Venus and Mars - thus the derivation of the name - Celestial Railroad.

Pertinent to the submitted archaeological report is the fact that the Celestial Railway followed a route east of the present dredged Intracoastal Waterway, and the natural course of historic Jupiter Creek. Period planning maps document that the historic railway bed crossed the study area at 10811 North Highway, US Highway A1A terminating at a point on the south bank of the Jupiter Inlet where a freight dock had been constructed.

A long wharf was used to off-load goods from the boats and onto the rail cars of the Celestial Railroad. The Celestial Railroad was the area's first rail system, running north and south between Jupiter and Juno Beach.

Unlike the construction of the Jupiter Lighthouse, the construction history of the Celestial Railroad is vague. According to some, the rail-bed appears to rest on a deposit of earth and shell material to increase stability in what was a largely sandy topography. As with other area construction the shell material from nearby 'period' mounds was routinely mined from stable deposits and used for 'fill' of various types that included large municipal projects as well as smaller land improvement projects. It is reasonable to assume that the fill for the Celestial Railroad was derived from larger intact shell-mounds in the area.

The area was also recognized as a vacation area, with vacation homes built in the 1800's to house guests from the north who came down to visit the Carlin house and to hire fishing guides to explore the Loxahatchee River. There also was once a boat house in the area, complete with a recreation hall on the second floor. In the 1920's, various developers contemplated projects in the Inlet Village area, but the Great Depression put a halt to further development plans.

With the construction of the Florida East Coast Railroad and the completion of US Highway One from Jacksonville south to Miami, the import and export of goods moved away from the Inlet and ocean to these new transportation corridors.

The Inlet Village -- once was a thriving, working waterfront and commerce center -- slowly became dormant. From the mid-1930's until today, the area has consisted of a variety of uses, from residential to commercial.

Conceptual Overview of Project

The Owner is hopeful that the proposed annexation with subsequent future land use, and rezoning requests will be approved. Once approved, the development team will file a small-scale PUD (SSPUD) with a site plan to propose a single-family dwelling on the property. The structure will be consistent with the surrounding “village character”, as established by the Town’s Comprehensive Plan, and zoning code, related to the Inlet Village corridor.

In closing, 2GHO, Inc. requests the Town’s review of the submitted Certificate to Dig Application with corresponding materials. Should you need any additional information to conduct your review, please do not hesitate to contact Troy Holloway, PLA or Alec Dickerson at 561-575-9557.

LEGAL DESCRIPTION

PARCEL I:

PARCEL OF LAND IN GOVERNMENT LOT 7, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS:
 BEGINNING ON THE SOUTHERLY RIGHT OF WAY OF U.S. FEDERAL HIGHWAY NO. 1, AT STATION P.C. 1180 X 23.1 WHICH IS A 3" IRON PIPE EXTENDING 6 INCHES ABOVE THE GROUND AS SHOWN ON AN AMENDED PLAT OF JUPITER INLET ESTATES, INC. FILED IN PLAT BOOK 16, PAGE 25 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 88 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF OLD JUPITER & LAKE WORTH RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 310 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM NORTHWEST TO WEST OF 68°08' A DISTANCE OF 98 FEET, MORE OR LESS, TO THE WATERS OF THE JUPITER RIVER OR FLORIDA EAST COAST CANAL; THENCE NORTHERLY ALONG THE WATERS OF SAID JUPITER RIVER 76 FEET, MORE OR LESS TO A POINT IN A LINE PARALLEL TO AND 70 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE LINE OF PARCEL HEREIN DESCRIBED; THENCE EASTERLY ALONG SAID PARALLEL LINE 106 FEET, MORE OR LESS, TO A POINT IN SAID WESTERLY RIGHT OF WAY LINE OF THE OLD JUPITER & LAKE WORTH RAILROAD; THENCE CONTINUE EASTERLY ALONG SAME COURSE TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE 40 FOOT RIGHT OF WAY OF JUPITER & LAKE WORTH RAILROAD; THENCE SOUTH-EASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, 75.43 FEET TO A POINT IN THE EASTERLY EXTENSION AT THE SOUTH LINE OF THE PARCEL HEREIN DESCRIBED; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE POINT OF BEGINNING.

PARCEL II

THE SOUTH 70 FEET OF A TRACT OF LAND IN GOVERNMENT LOTS 6 & 7, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AT STATION P.C. 1180 X 23.1 WHICH IS A 3 INCH IRON PIPE EXTENDING 6 INCHES ABOVE THE GROUND AS SHOWN ON AN AMENDED PLAT OF JUPITER INLET ESTATES, INC., FILED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 ABOUT 125 FEET TO THE SHORE OF LAKE WORTH CANAL FOR POINT "A" AT THE SHORE; THENCE BACK TO THE POINT OF BEGINNING TO START ANEW. THENCE SOUTH-EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 88 FEET TO A 3 INCH IRON PIPE AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD JUPITER AND LAKE WORTH RAILWAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 310 FEET TO AN IRON PIPE (AN IRON FENCE WAS BUILT ALONG THIS LINE OF WHICH POSTS ARE STILL THERE); THENCE WEST ABOUT 80 FEET TO THE SHORE OF LAKE WORTH CANAL, THENCE MEANDERING SAID SHORE NORTHWESTERLY AND WESTERLY TO THE BEFORE-MENTIONED POINT "A".

PARCEL III

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A WITH THE SOUTH LINE OF SAID SECTION 31, WHICH FOR PURPOSES OF THIS DESCRIPTION IS ASSUMED TO BEAR DUE EAST; THENCE NORTH 31° 22' 20" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 19.31 FEET; THENCE SOUTH 79° 50' 00" WEST A DISTANCE OF 145.37 FEET; THENCE NORTH 21° 52' 40" WEST A DISTANCE OF 138.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 21° 52' 40" WEST A DISTANCE OF 6.29 FEET TO THE NORTH LINE OF THE SOUTH 125.00 FEET OF SAID SECTION 31; THENCE DUE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 136.00 FEET, MORE OR LESS, TO THE WATERS OF JUPITER RIVER; THENCE SOUTHEASTERLY, ALONG SAID WATERS, TO A LINE WHICH BEARS SOUTH 87° 56' 33" WEST FROM THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 56' 33" EAST A DISTANCE OF 132.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL IV:

FROM A POINT AT STATION 1180 X 23.1, ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (NOW STATE ROAD A-1-A), AS SHOWN ON AN AMENDED PLAT OF JUPITER INLET ESTATES, INC., RECORDED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 922.40 FEET, WHOSE CENTER SOUTH 26° 18' 43" WEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5° 35' 15", A DISTANCE OF 89.95 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE OLD JUPITER AND LAKE WORTH RAILWAY; THENCE SOUTH 21° 58' 50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.98 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 83° 04' 14" EAST, A DISTANCE OF 41.42 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE OLD JUPITER AND LAKE WORTH RAILWAY, AS SHOWN ON THE ABOVE SAID PLAT; THENCE SOUTH 21° 58' 50" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 8.30 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, BEAR SOUTH 89° 53' 10" WEST, A DISTANCE OF 67.51 FEET; THENCE NORTH 83° 04' 14" EAST, A DISTANCE OF 23.46 FEET TO THE POINT OF BEGINNING.

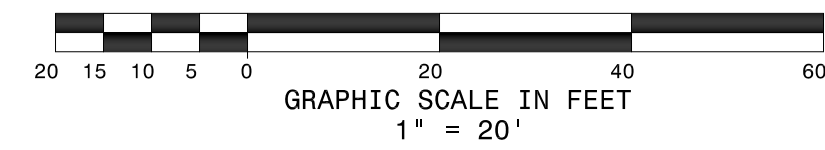
LESS FROM ALL THE AFORESAID LANDS THE FOLLOWING:

FROM A POINT AT STATION 1180 X 23.1, ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (NOW STATE ROAD A-1-A), AS SHOWN ON AN AMENDED PLAT OF JUPITER INLET ESTATES, INC., RECORDED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 922.40 FEET; RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5° 35' 15", A DISTANCE OF 89.95 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF THE OLD JUPITER AND LAKE WORTH RAILWAY; THENCE SOUTH 21° 58' 50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.98 FEET; THENCE SOUTH 83° 04' 15" WEST A DISTANCE OF 23.46 FEET; THENCE SOUTH 89° 53' 10" WEST, A DISTANCE OF 83.99 FEET TO THE SHORES OF THE LAKE WORTH CANAL; THENCE MEANDERING SAID SHORE, SOUTHEASTERLY 14.00 FEET, MORE OR LESS, TO A POINT ON A LINE BEARING SOUTH 83° 04' 14" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 83° 04' 18" EAST, A DISTANCE OF 73.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH INGRESS AND EGRESS EASEMENTS AS CREATED BY THE AGREED JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 4588, PAGE 967, SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED HEREIN.

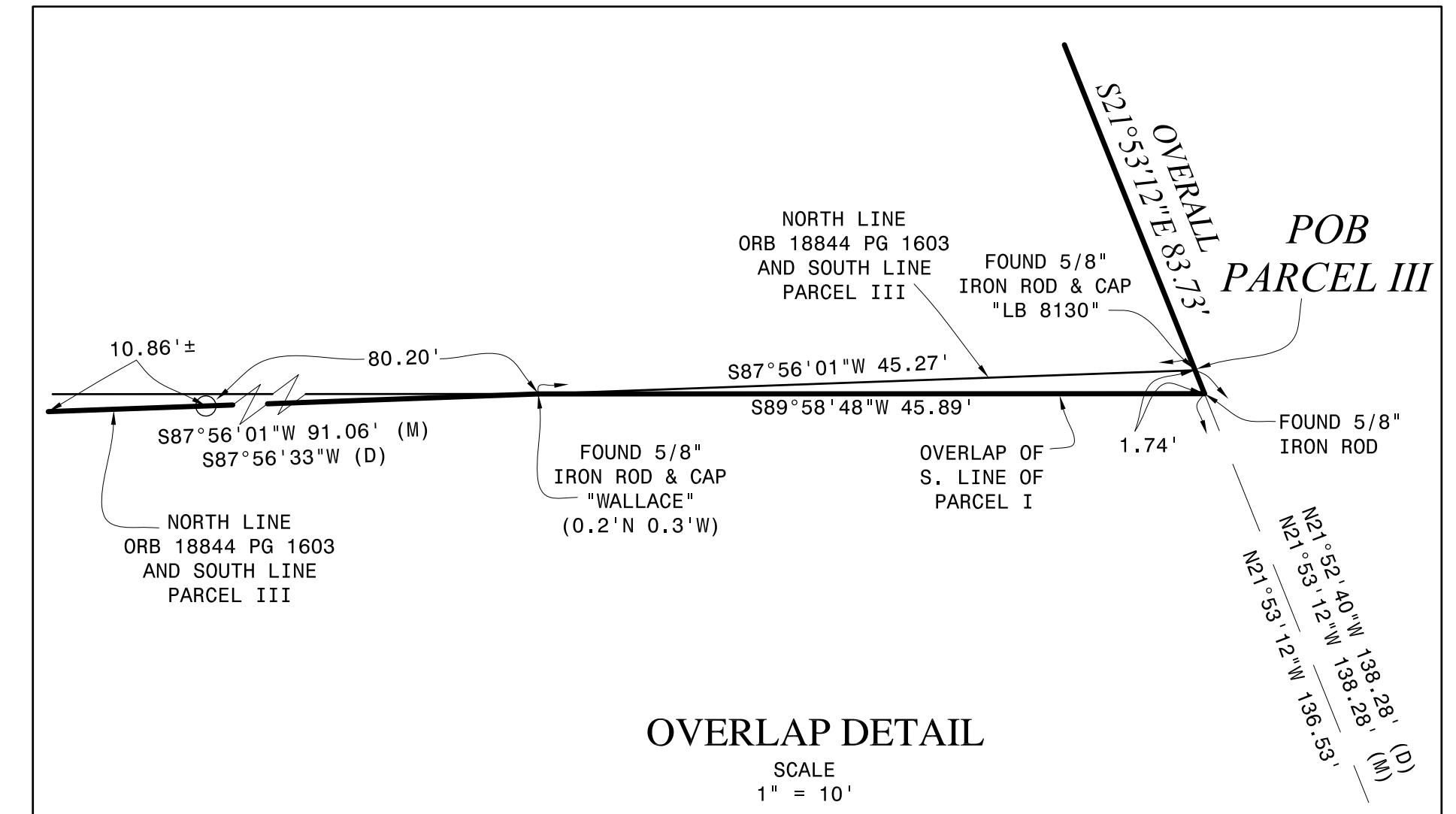
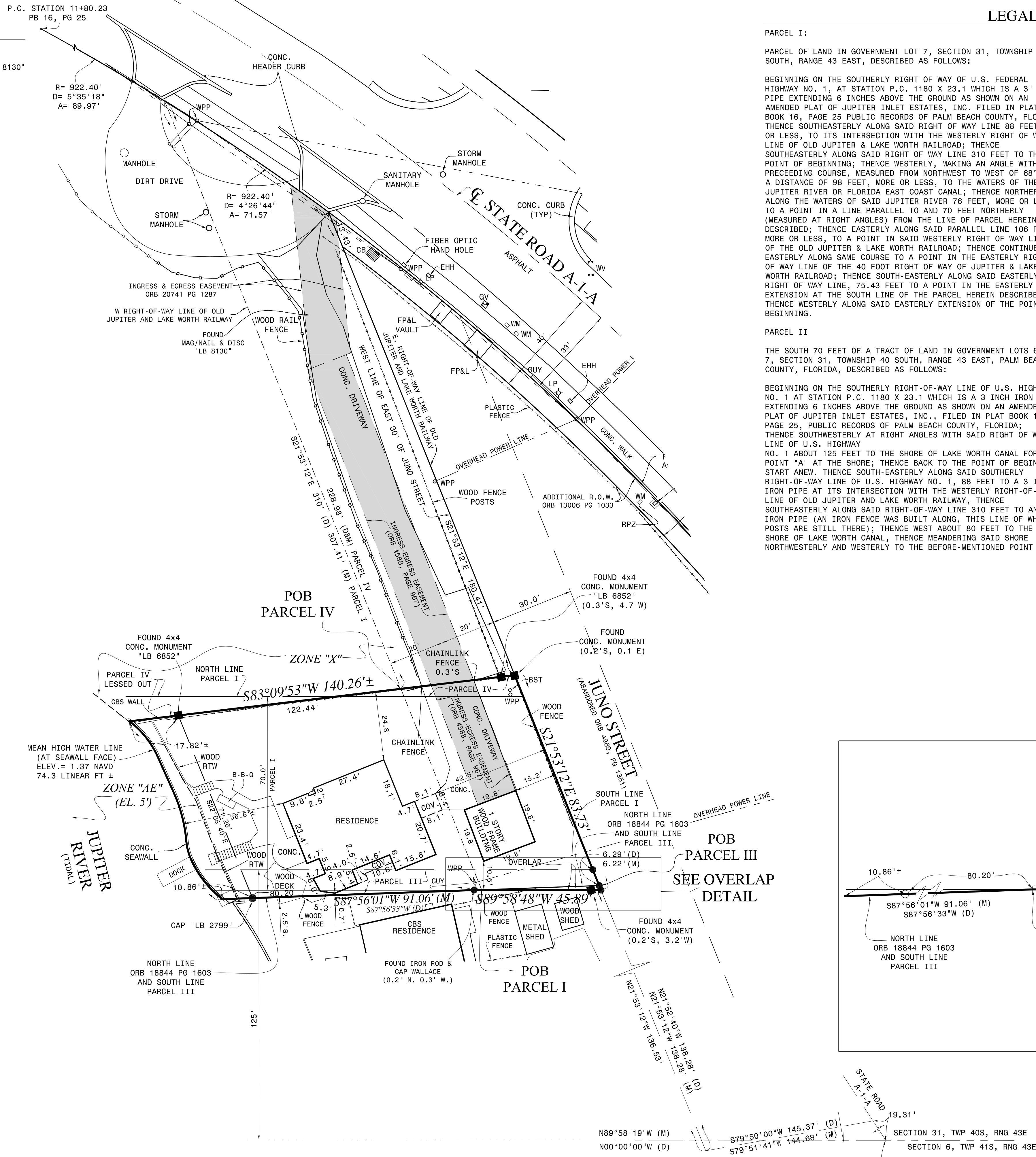
LEGEND

■	FOUND CONCRETE MONUMENT
●	FOUND 5/8" IRON ROD
○	FOUND 5/8" IRON ROD/CAP "LB 8130"
WPP	WOOD POWER POLE
CPP	CONC. POWER POLE
—	CENTERLINE
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
COV.	COVERED
CONC.	CONCRETE
ELEV.	ELEVATION
F.F.	FINISH FLOOR
FP&L	FLORIDA POWER & LIGHT
WM	WATER METER
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTOR
C.B.S.	CONCRETE BLOCK STRUCTURE
SSCO	SANITARY SEWER CLEAN-OUT
ATT	ATT TELEPHONE
CTV	CABLE TELEVISION
CHB	CHORD BEARING
CHD	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
D	INTERIOR ANGLE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SV	SANITARY VALVE
GV	GAS VALVE
ORB	OFFICIAL RECORD BOOK
(D)	DEED
(M)	MEASURED
EHH	ELECTRIC HANDHOLE
PB	PLAT BOOK
R.O.W.	RIGHT OF WAY



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH. THE SOUTH LINE OF SECTION 31 BEING N89°58'19"W (LEGALS PROVIDED ARE ALL ON DIFFERENT BEARING BASIS).
- PROPERTY CONTAINS 10,024 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.
- PARCEL LIES IN FLOOD ZONE: "AE" (EL.5) AND "X" (SEE DRAWING) PANEL NUMBER: 12099C0179F DATED 10/5/2017
- THE STATE ROAD A-1-A RIGHT-OF-WAY IS ESTABLISHED PER CURVE DATA SHOWN ON THE AMENDED PLAT OF LAND OWNED BY JUPITER INLET ESTATES, INC., A FLORIDA CORPORATION, AS RECORDED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES, ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.
- THE MEAN HIGH WATER ELEVATION SHOWN HEREON IS BASED UPON TIDE STATION NO. 872-2492 ACCORDING TO THE LAND BOUNDARY INFORMATION SYSTEM INTERNET SITE (WWW.LABINS.ORG <http://WWW.LABINS.ORG>). THE N.A.V.D. ELEVATION WAS CONVERTED TO N.G.V.D. BY THE ARMY CORPS OF ENGINEERS, CORPSCOM V6.0 PROGRAM (1.37 N.G.V.D.)
- INGRESS & EGRESS EASEMENTS IN ORB 4588 PG 967 & ORB 20741 PG 1287 ARE CONTIGUOUS AND PROVIDE ACCESS TO STATE ROAD A-1-A.
- I HAVE REVIEWED THE ALLIANT NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. FL7216-1714992 DATED NOV. 29, 2017 AT 6:00pm, AND FIND THAT ALL EASEMENTS AND SURVEY MATTERS CONTAINED THEREIN ARE SHOWN ON THIS SURVEY WITH THE FOLLOWING COMMENT:
 BULKHEAD LINE IS CITED IN EXCEPTION 8, SCHEDULE B II. BULKHEAD LINES WERE ABOLISHED BY FLA. STATUTE 253.1221.



BOUNDARY SURVEY

DANIEL P. BEYEL, Jr. and TAMMY BEYEL
 Alliant National Title Insurance Company
 Cohen, Norris, Wolmer, Ray, Telepman & Cohen

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

DECEMBER 15, 2017
 DATE OF FIELD SURVEY

GREGORY T. TUCKER
 LEGACY SURVEYING and MAPPING, INC.
 FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.

SECTION 31, TWP 40S, RNG 43E
 SECTION 6, TWP 41S, RNG 43E
 P.O.C. PARCEL III

Legacy
 Surveying and Mapping, Inc.
 112 N. U.S. Highway No. 1
 Tequesta, FL 33469
 Phone: (561) 746-8424
 BUSINESS LICENSE: LB# 8130

DATE:	DECEMBER 15, 2017
SCALE:	1" = 20'
DRAWN BY:	R.M.
FIELD BOOK:	SDR, ATT. TO WORK
PROJECT:	85-466
DRAWING NO.:	17-160
WORK ORDER NO.:	17-160

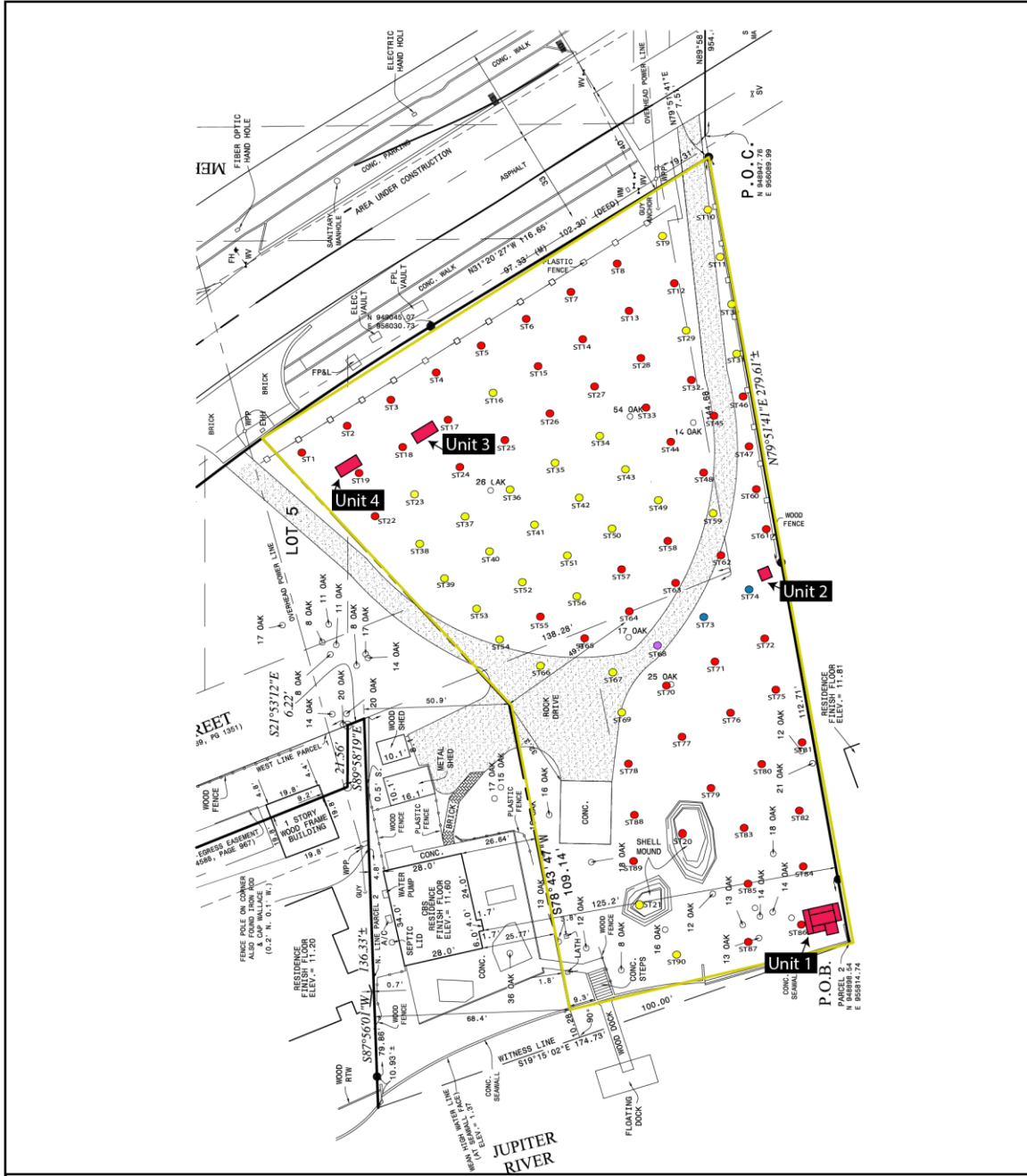
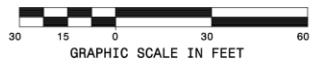


Figure 7. Shovel tests and excavation units in Kempe West (Inlet Village) parcel.

- = EXCAVATION UNITS
- = POSITIVE SHOVEL TESTS (PREHISTORIC)
- = POSITIVE SHOVEL TESTS (HISTORIC)
- = NEGATIVE SHOVEL TESTS

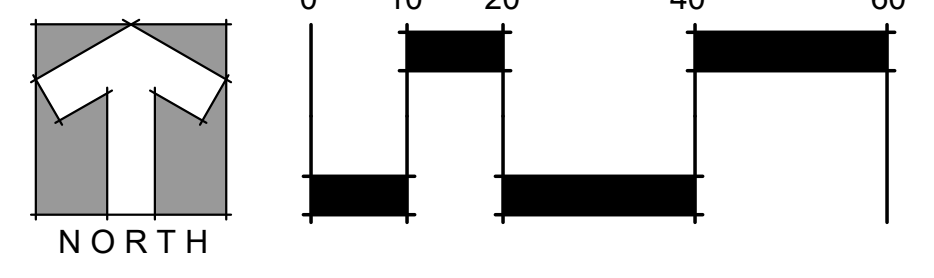




General Notes:
 - Plan prepared from field work and notes provided by: Robert H. Baer, PhD, Professional Archaeologist.

General Legend

- X 1 West Parcel - 34 Dig Sites
- X 1 East Parcel - 10 Dig Sites
- Excavation Unit Trench
- Public Works Trenches



Beyel Residential
 Jupiter, Florida

Designed: MTH
 Drawn: MTH
 Approved: MTH
 Date: 6/10/24
 Job no. 8/7/24
 Revisions: 4/11/25

Cad no. CAD0

Seal

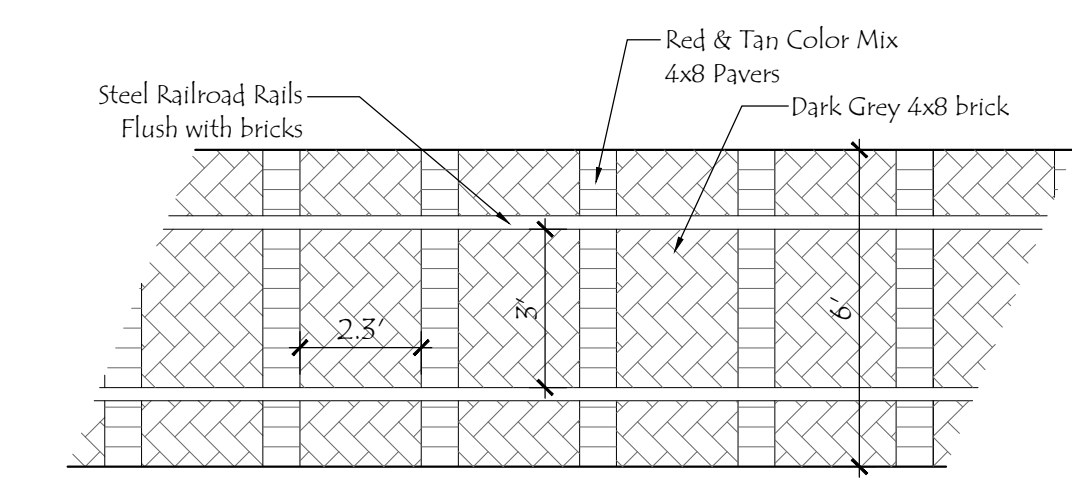
LC C000530

Sheet Title:
 Shovel Test Location Map

Scale: 1" = 20'

Sheet No.

ST-1
 00-0000



Celestial Railroad Paving Detail
 N.T.S.

Site Data

Existing Land Use	Inlet Village Flex
Existing Zoning	Inlet Village Flex South
Total Site Area	.52 Acres; 22,805.4 s.f.
Allowable Density	3 Units; (6 du/ac)
Provided Density	2 Units
Allowable Building Height	2 Stories; (3 with bonus pts.)
Proposed Bldg. Height	2-3 Stories
Greenspace Required	4,561.0 s.f. (20% Min.)
Greenspace Provided	10,500 s.f. (46.0%)
Lot Coverage Allowable	65% Max.; 14,823.5 s.f.
Lot Coverage Provided	26.6%; 6,060 s.f.
Duplex Structure	5,900 s.f.
Green House	160 s.f.

Building Data

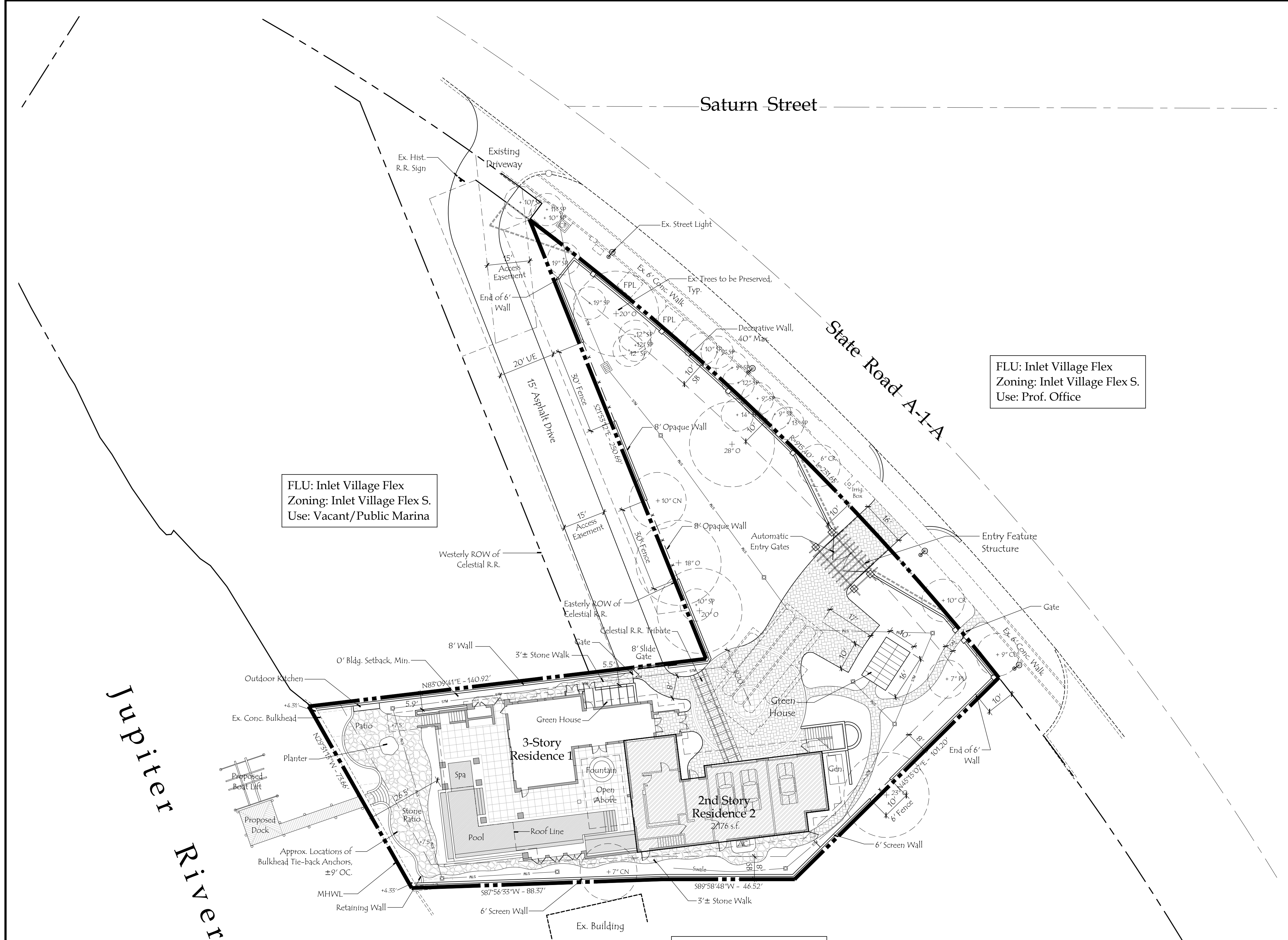
Total Area Residence 1	5,327 s.f. (71.0%)
Total Area Residence 2	2,176 s.f. (29.0%)
Total Residence Area	7,503 s.f.

Parking Data

Parking Required	5 Spaces
Unit Parking	4 Spaces (2/unit)
Guest Parking	1 Space (2/10 units)
Parking Provided	5 Spaces

Building Setback Data

	Required By Code	Proposed
Front (A-1-A)	10' (build-to line)	10'
Rear (to Jupiter River)	15'	26.5' to MHWL
(to Road/Alley)	5'	N/A
Side (abutting SF homes)	8'	8' Min.
Side (interior)	0'	5.5'

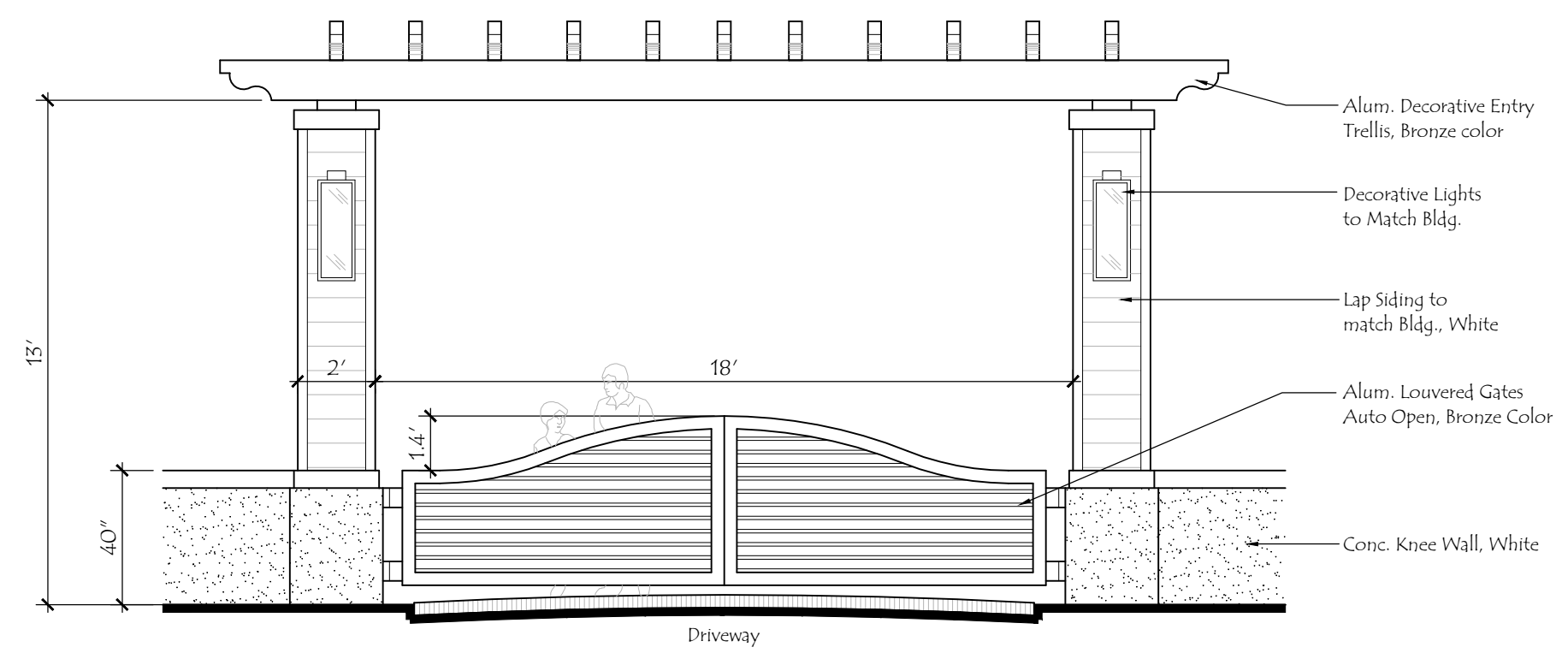
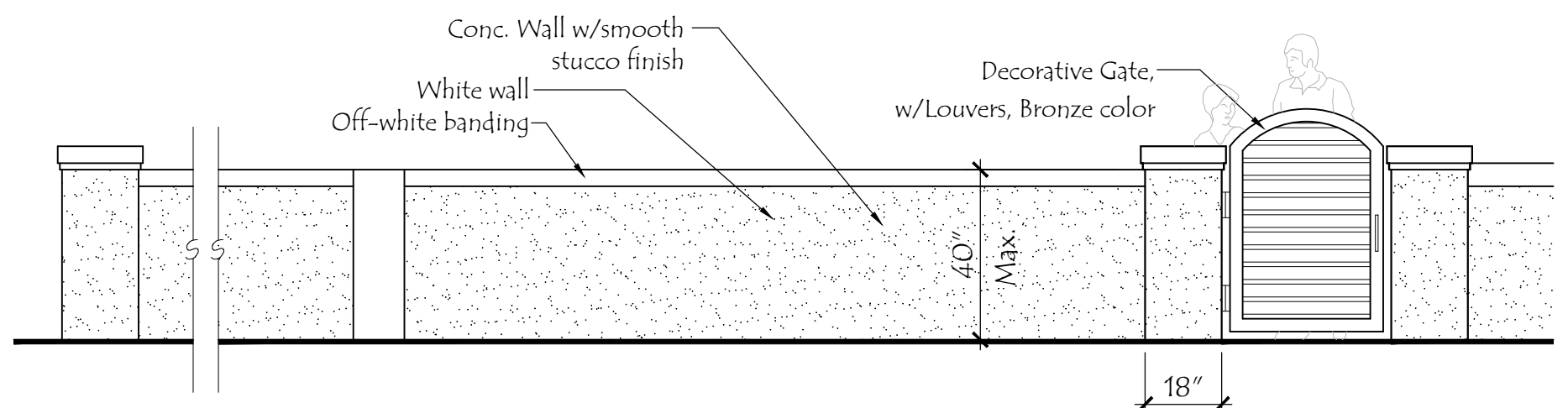


Jupiter River

Saturn Street

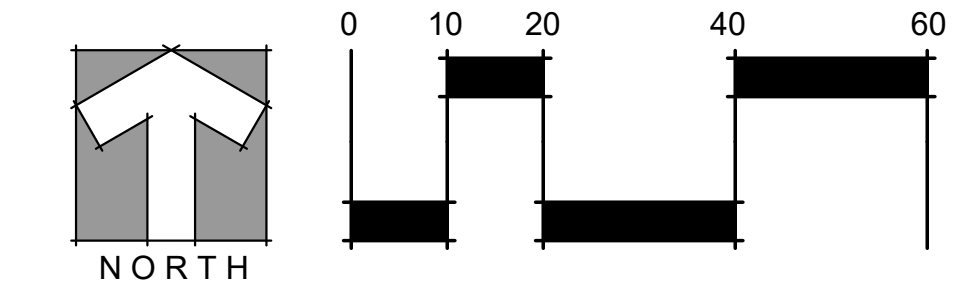
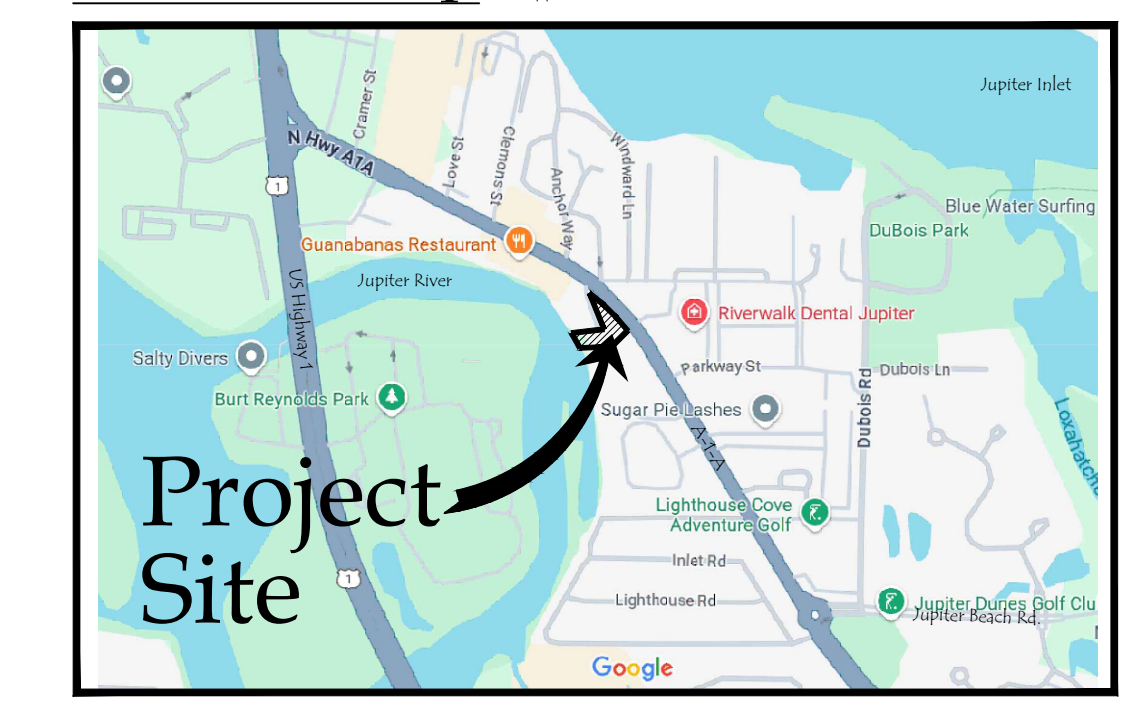
State Road A-1-A

A-1-A Wall Detail
 N.T.S.



Automatic Entry Gates
 N.T.S.

Location Map



Designed: MTH
 Drawn: MTH
 Approved: MTH
 Date: 6/9/25
 Job no.
 Revisions:

Seal

LC C000530
 Sheet Title:
Site Development Plan

Scale: 1" = 20'

Sheet No.

SP-1
 00-0000



Advanced Archaeology, Inc.
1126 S. Federal Hwy. #263
Ft. Lauderdale, FL 33316
Phone: 954-270-6624
Email: contact@advancedarchaeology.com

August 16, 2024

Stephanie A. Thoburn
Assistant Director of Planning and Zoning
Town of Jupiter
210 Military Trail
Jupiter, Florida 33458

Re: Report Review – *A Report of a Phase I & Phase II Archaeological Assessment at The Jupiter Creek, Danny and Tammy Beyel Residence, 18019 U.S. Highway A-1-A, Jupiter, Florida*

Dear Mrs. Thoburn,

This letter is provided as a review of the above referenced archaeological report (dated November 2021) that Dr. Robert H. Baer submitted in accordance with the Town of Jupiter's Historical and Archaeological Protection Division of the Town Code (27-2443.11[e][1]) for the 18019 Highway A1A parcel (Beyel Property).

In July and August 2021, a Phase 1 and Phase 2 archaeological assessment was conducted by Dr. Baer of the 18019 Highway A1A parcel, which resulted in the excavation of a total of forty-four shovel tests and three short trenches that were placed across the property. Also, metal detection was conducted across the property. Archaeological testing determined that the property contains an extension of site 8PB9261 (Scheurich Site), which was primarily characterized by prehistoric shell refuse deposits; however, sparse quantities of historic material was found as well. Dr. Baer recommended that archaeological monitoring be conducted during the proposed work.

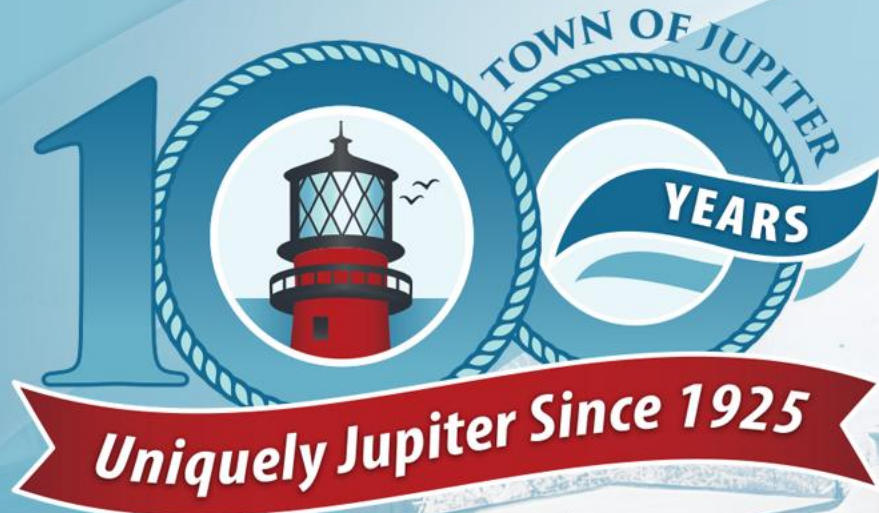
Based on the information provided, I concur with Dr. Baer's determinations. I recommend the approval for a Certificate to Dig with the condition that intensive archaeological monitoring be conducted during future ground-disturbing activities within the parcel in order to document additional archaeological deposits that may be uncovered. An archaeological monitoring management plan will need to be submitted for review before field monitoring occurs.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in cursive script, reading 'Joseph F. Mankowski'. The signature is written in dark ink on a light-colored background.

Joseph F. Mankowski, M.A., RPA – Advanced Archaeology, Inc.
Archaeological Consultant for the Town of Jupiter



TOWN OF JUPITER Center Street Projects Focus Group Discussion

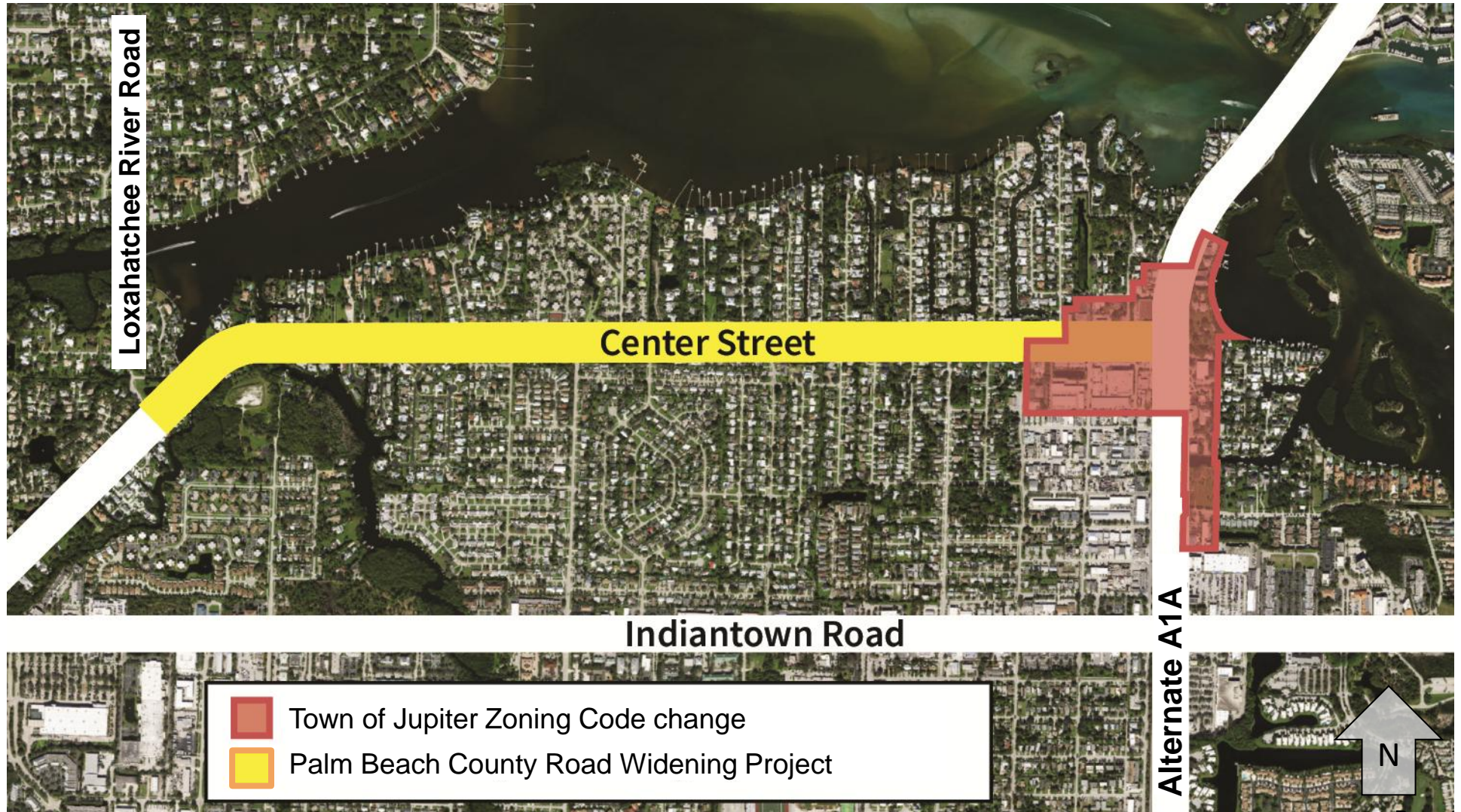
(1) Roadway Improvements &
(2) Zoning Code Changes
(Center Street & Alternate A1A)

July 31, 2025

**CENTENNIAL
CELEBRATION**
1925 - 2025

Purpose of Discussion

To obtain public input on two ongoing Center Street efforts:

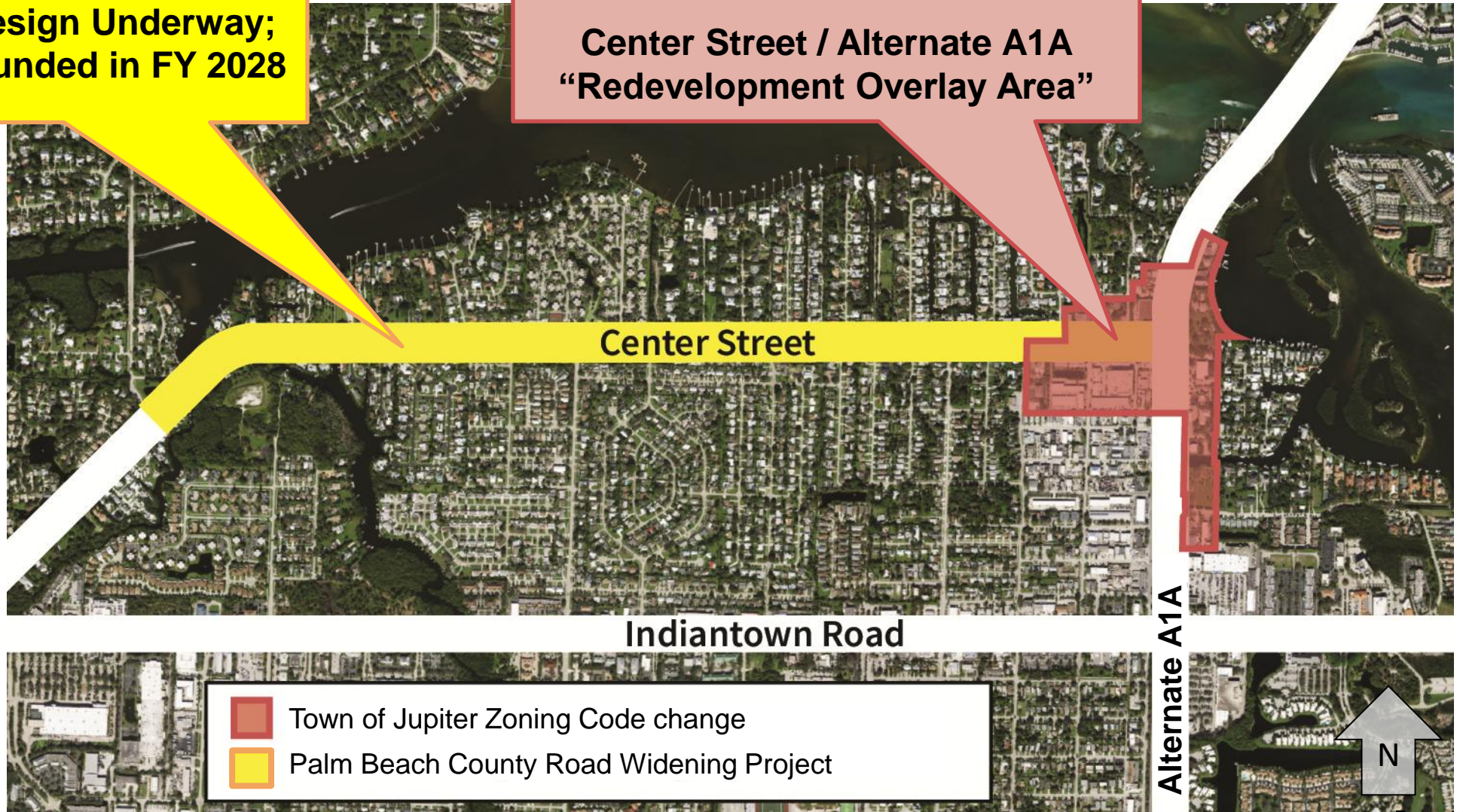


**(1) Planned Palm Beach County
Roadway Improvement Project**

**Preliminary Design Underway;
Construction funded in FY 2028**

**(2) Area for Town-Initiated
Zoning Code Change
(anticipated Fall 2025)**

**Center Street / Alternate A1A
“Redevelopment Overlay Area”**



ROAD WIDENING

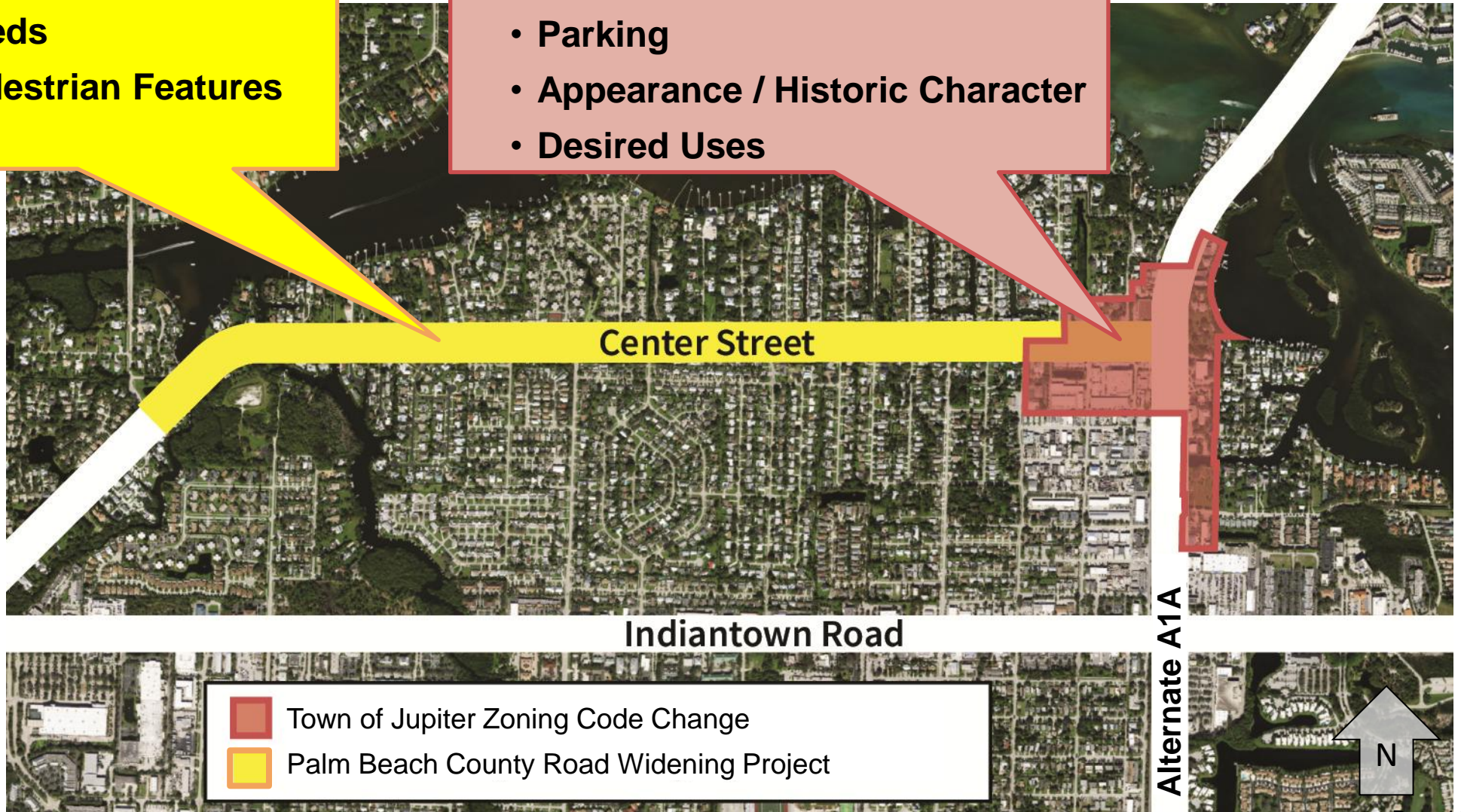
Seeking your input regarding:

- Roadway Design
- Traffic Speeds
- Bicycle/Pedestrian Features
- Amenities

ZONING CODE CHANGES

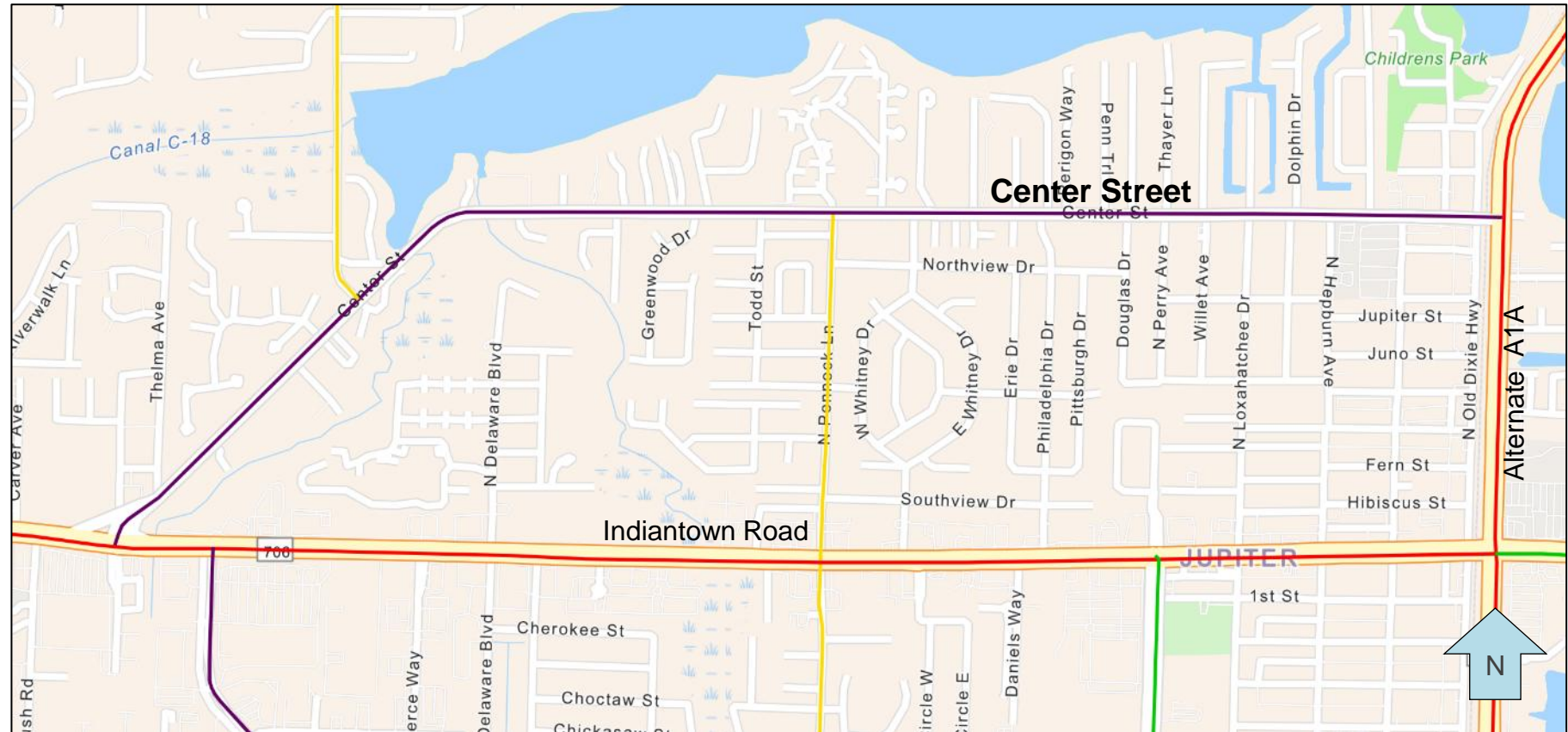
Seeking your input regarding:

- Building Height
- Parking
- Appearance / Historic Character
- Desired Uses



Center Street is owned by Palm Beach County









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

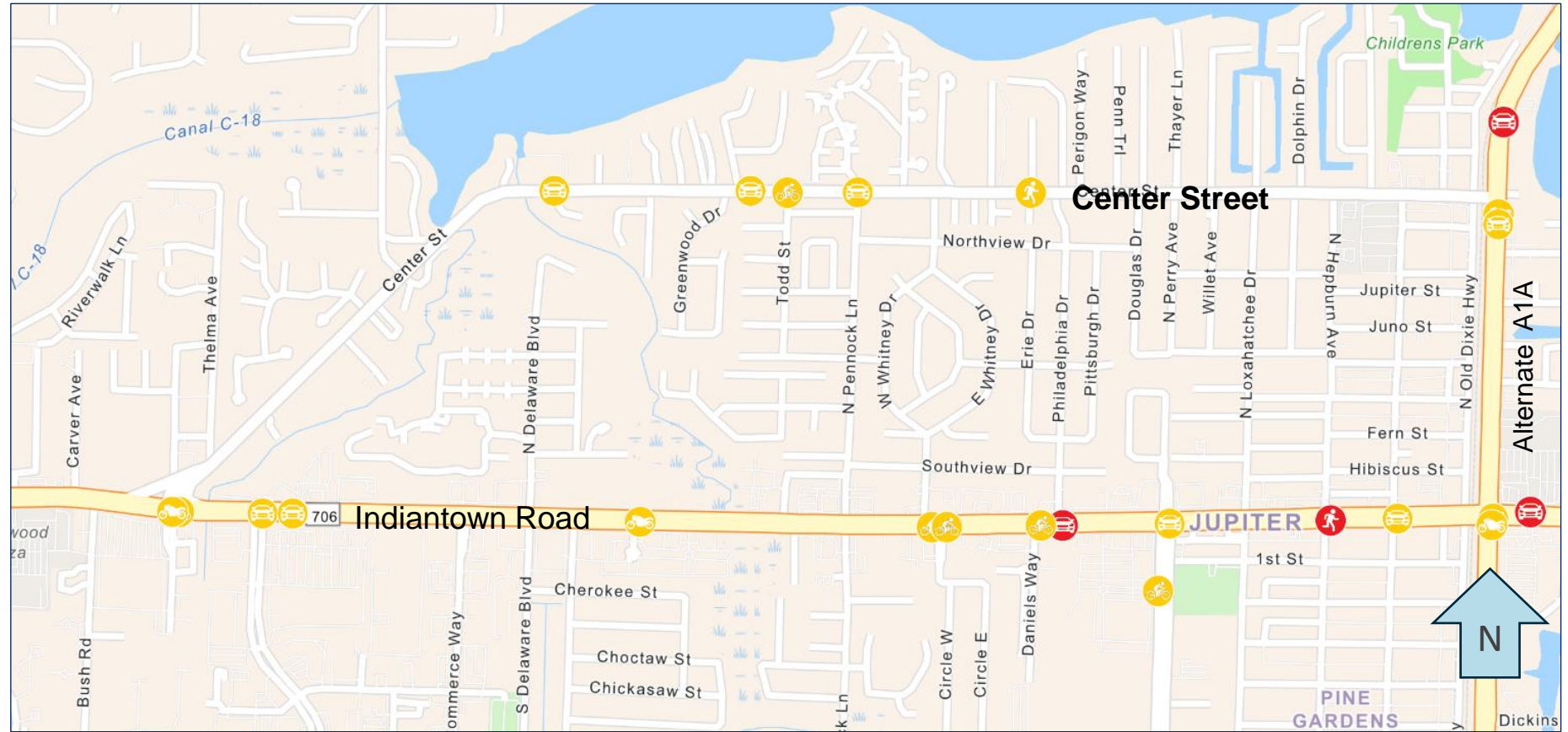


“Functional Roadway Classification”
Center Street Classification: Major Collector (Urban)



Center Street has a history of safety challenges

- Fatal and Severe Injury Crashes
-  Pedestrian - Fatality
-  Bicycle - Fatality
-  Motorcycle - Fatality
-  Vehicle - Fatality
-  Pedestrian - Severe Injury
-  Bicycle - Severe Injury
-  Motorcycle - Severe Injury
-  Vehicle - Severe Injury

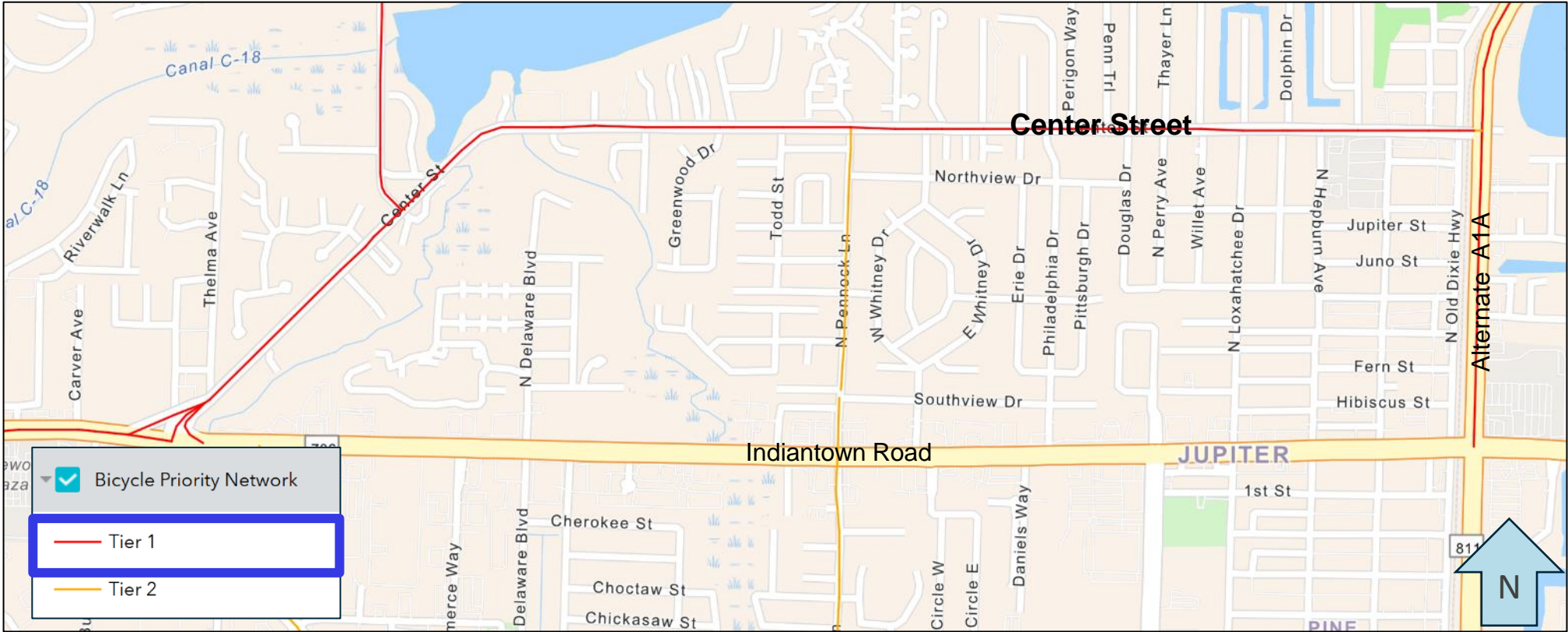


Map of Fatal and Severe Crashes (2020-2025)

SOURCE: Palm Beach Transportation Planning Agency (TPA)



Center Street has been designated as a high-priority bicycle facility



Bicycle Priority Network Map

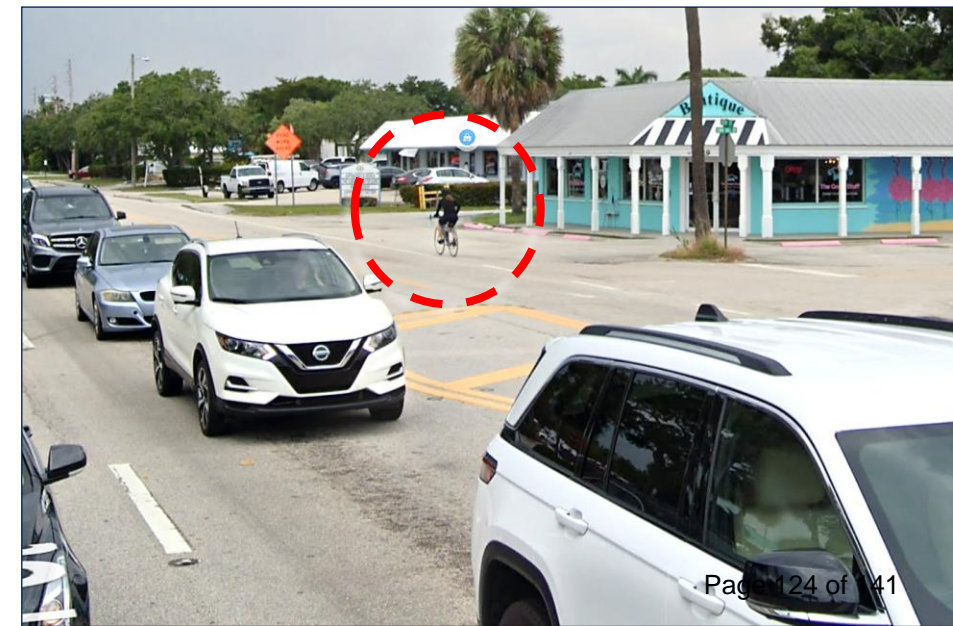
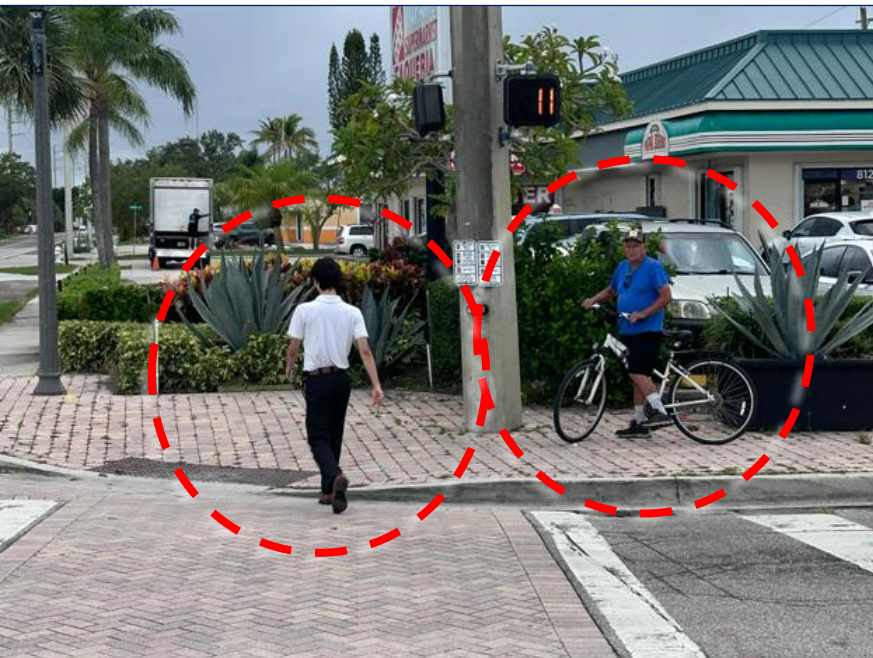
Center Street Designation = Tier 1 (Highest Priority)



Center Street - Bicycle/Pedestrian Activity



Center Street - Bicycle/Pedestrian Activity



Roadway Design Elements to Consider



Textured Crosswalk



Lighted Crosswalk



Protected Crosswalk



Elevated Crosswalk



Bulb-out



Splitter Island

Roadway Design Elements to Consider



Buffered Bike Lane



Bikeway Intersection



Shared-Use Path



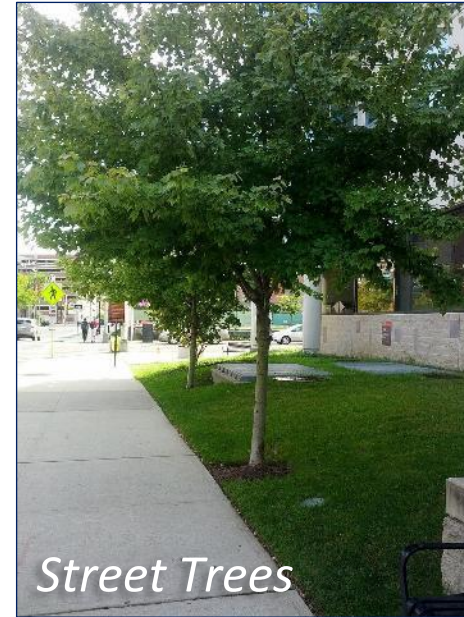
Protected Bicycle Lane

NOTE: Center Street has a 35 MPH posted design speed

Roadway Design Elements to Consider



Enhanced Median Crosswalk



Street Trees



Roundabout



Speed Table



Planters

Roadway Design Elements to Consider



Decorative Lighting



Bioswales



Light Bollards



Sidewalk Dining



Water Fountains

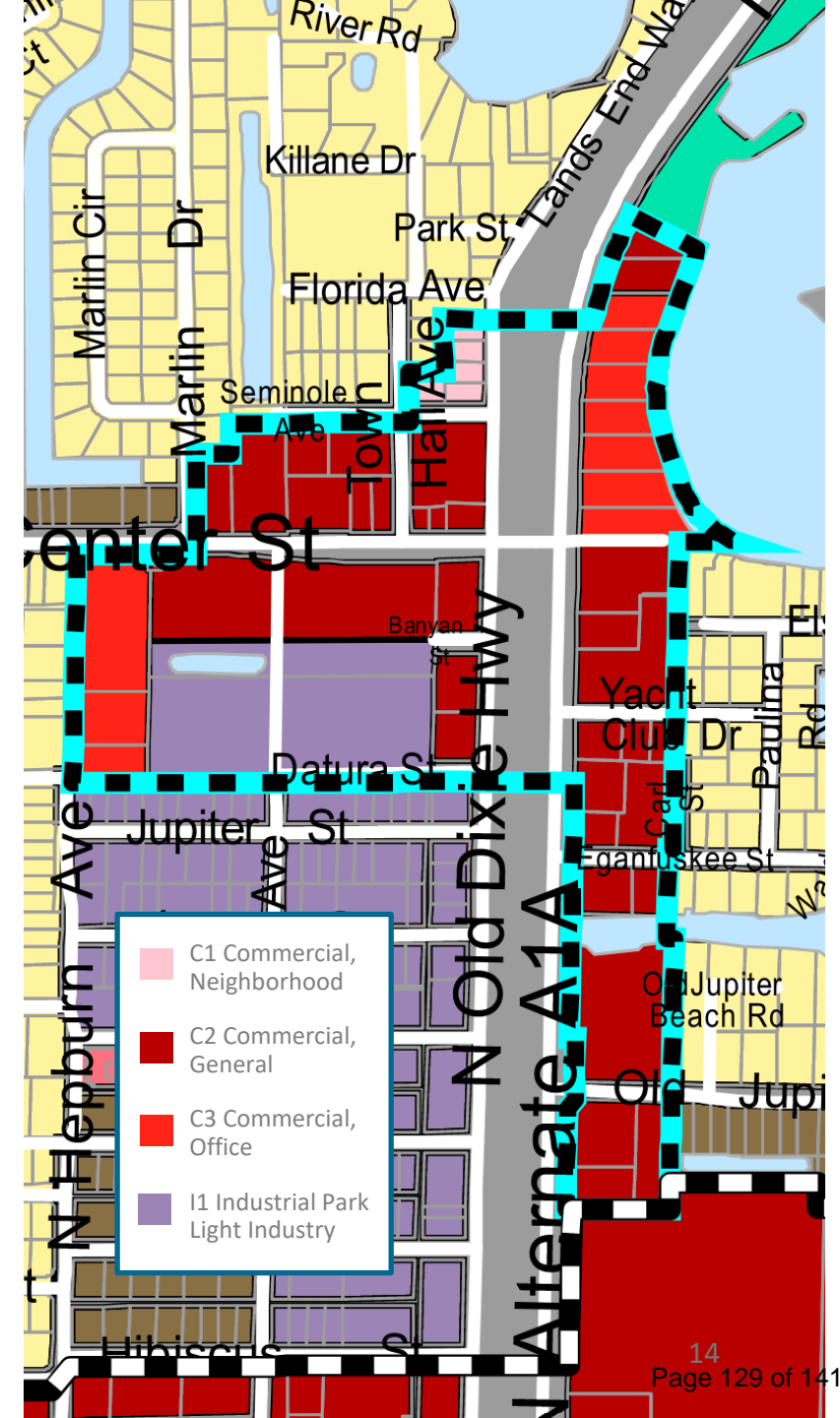
EXISTING...Zoning Code for Center Street/ Alternate A1A Redevelopment Overlay Area

VOLUNTARY & INCENTIVE BASED- Allows reductions:

- Front setbacks
- Landscape buffers
- Greenspace

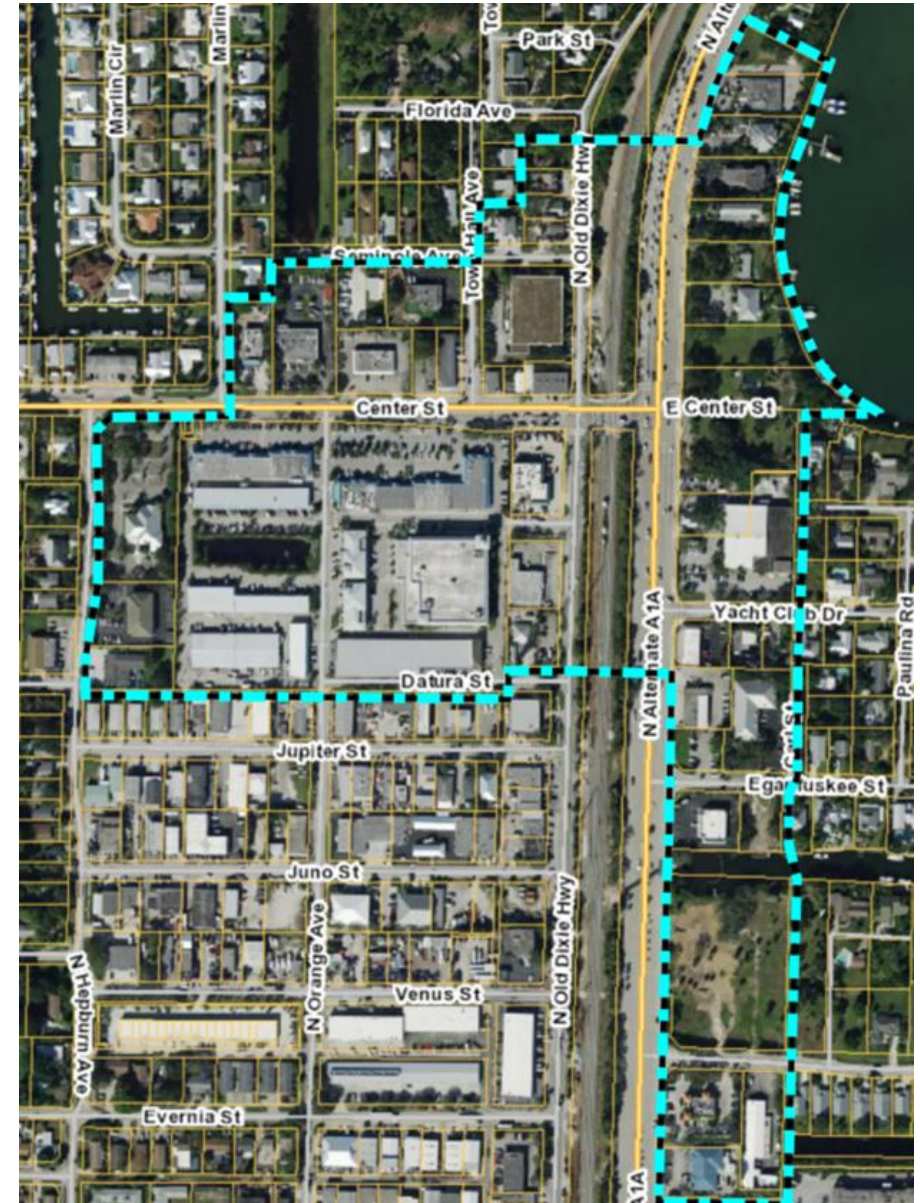
If using, must meet General Planning Principals:

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



Proposed Zoning Code Changes

- Required vs. incentive-based
- Different regulations for Center Street & Alternate A1A
- Emphasize historic character (e.g., building height, design, compatibility, permitted uses)



We want your input!



7/31/2025

Business Discussion Notes

(Page 1)

- Redevelopment should be better than what's there today
 - Area has very little order, and looks old, not cared for, unmaintained, and a hodge podge
 - Lacks care; no historic resemblance currently; it can be a gem
 - Walkability needed!
 - Avoid a “Harbourside” situation (not unique or local)
 - Local uses and businesses make for a GOOD “hodge podge”; avoid large commercial businesses and chains
 - Encourage revitalizing local shops
 - Do not tear down for homogeneous development
 - Restaurants wanted
 - New construction increases rent/cost for businesses
 - Transform into main street
 - INVESTMENT desperately needed



Business Discussion Notes

(Page 2)

- No drainage
- Lack of code enforcement
- Reduce parking/parking standards; if there is a change of use, there should be no change in parking
- Off-site parking requirements are challenging; need more flexibility
- Downtown area like Stuart
- Business/use displacement is a concern
- Focus on sidewalk attractiveness and landscaping
- Visibility and safety on sidewalks is an issue
- E-Bikes on sidewalks are problematic
- Corridor (both Center Street and Alt A1A) has lots of pedestrian usage



7/31/2025

Business Discussion Notes

(Page 3)

- Maintain unique character of Jupiter
- Do not want to be like other towns (urban sprawl)
- Bring back historic character; upgrades and refurbishing but not everything new
- Easier change of use w/ parking
- Intersection on Center Street and Old Dixie an issue – SPEEDING (10+ mph over) over railroad tracks
- Pedestrian usage a priority
- Expand ROA to the West
- Turn lanes are needed; NO fixed/continuous thru lane – congestion
- Move bikers onto shared use path – different surfaces for different users
- Commuters use the road because there are only 2 lights on Center St
- Add landscaping, traffic calming to slow cut thru traffic
- Greenspace between sidewalk and road = more comfort/safety
- Shade trees to cool area down; change the mood to more residential
- Trade bike lane for more sidewalk/greenspace
- The narrower the road, the better



Business Discussion Notes

(Page 4)

- Existing uses need connectivity – Old Town Hall & Sawfish Bay Park parks, Dune Dog, etc; people want to be able to cross the railroad safely
- Curb and gutter needed (w/ stormwater management and green) on Center Street – at intersections
- Expand ROA south along Old Dixie; maybe include Concourse Plaza
- Suggests the town conduct an analysis of total parking overall for ROA on-street and on private property
- Suggest a district approach for parking and stormwater
- People currently park on swale; need extra parking for landscape contractors and delivery trucks
- Need for on-street parking
- ROA/Mixed-use should be expanded into existing residential towards Pennock Ln or Alt A1A
- Downside: Don't want to be like A1A and Donald Ross (Juno Beach) higher and taller density
- Suggest a 2-story height limit; no 4-story
- Balance in regulations!
- Buildings with no setbacks and extreme height changes the character – Donald Ross and US-1; do not remove setbacks
- “Beautiful place to live, let's not give it away”
- Marlin Dr and Center St intersection – no drainage, stormwater issue



Business Discussion Notes

(Page 5)

- What is “historic” vs what is “old” – need to define, need for clarity
- Currently parking in swale – parking standards, parking demands exceeds code
- Explore on-street parking as a condition
- Will the ROA get moved? – policy decision
- Requirement vs incentive-based – need to identify the differences between these approaches
- 50-ft building height and 50-ft setback don’t make sense; greenspace requirements are challenging (trade-off between?)
- Request greenspace reductions/mitigation, and more predictable/more clearly defined regulations; maybe contribute to community greenspace (quality of life), shade tree, stormwater, parking, heat mitigation (district approach)
- Potential to mitigate for flexible greenspace
- Seminole Stormwater improvements w/ potential to mitigate for flexible greenspace

Resident Discussion Notes

(Page 1)

- Large, multi-use paths – feels safer
- Question as to what the CRALLS designation is and what it means
- Suggest limited turn lanes and to respect the two lanes
- Question as to whether or not the bridges will be replaced – it seems unlikely
- Philadelphia St and Center St should have a light
- Circle K area is a pinch point
- Support for an extra wide multi-use sidewalk (protected)
- Maintain and reevaluate decorative lights and planters; reconsider locations
- Concern raised about a continuous center turn lane (“suicide lanes”) on bridges
- Additional funds will be necessary to do something other than 3-lane road section
- Pulling out of residential driveways onto the street is difficult
- Going to lose gaps in traffic with turn lanes



Resident Discussion Notes

(Page 2)

- Center turn lane is more dangerous because you cannot get out of neighborhood
- Landscape trucks on swales challenge overall visibility for drivers; need to evaluate sight triangles
- Don't want parking on Center St
- Path on north side of Center Street enjoyed but needs to be maintained
- Traffic calming is needed; residents are currently making U-turns in parking lots
- Mail trucks, garbage trucks, and school buses are making constant stops due to being a residential area
- If "suicide lane" is constructed, it will be used as a passing lane
- Have to wait for breaks in traffic to leave driveway
- Narrow roads mean SWA has to back up; N side of Center Street – tighter streets and more conflict with trash pick-up
- Sidewalks are currently not maintained
- Center Street needs to be slowed down, pedestrian-oriented, and should be a pretty focal point for the Town
- Where is trash going?
- Electrical lines put underground?; Overhead ones are an eyesore
- "We are the forgotten street."

Resident Discussion Notes

(Page 3)

- Traffic enforcement needed on Center Street; police department needs to be part of the conversation
- Discourage using as a through corridor; roundabouts may help that
- “Don’t make it a ‘through’ road, make it a ‘to’ road.”
- Speed tables like on Pennock Ln could be on Center St – slow traffic
- Adding 3rd turn lane causes more traffic
- Weight restrictions?
- Redirect (primarily truck) traffic to Indiantown where possible
- Facilitate historic district and shopping district to discourage fast traffic @ intersection (outdoor dining, sidewalks, people walking, interesting streetscape)
- Do not tear down old buildings
- Walkability w/ shade trees will slow drivers/traffic
- There are differences between Center St and Alt A1A
- Slowing down the intersection by adding desirable activities/areas



Resident Discussion Notes

(Page 4)

- Question as to the intent of code changes from Town
- Maintain historic character; provide walkable uses
- Have a destination; make it feel like *the* town center
- Encourage community
- Keep buildings low
- Question as to how to define historic characteristics/designation – make clearer
- Question about current building facades
- Expand overlay district?
- No big parking garages, “no more monstrosities”
- Not just offices; make the buildings have more residential/local uses
- Question as to how likely the public input will be implemented



Project Contact Information

Town of Jupiter
Center Street Projects Team
Planning & Zoning

Phone Number:

561-741-2323

Email Address:

centerstreetinput@jupiter.fl.us

Website Address:

<https://www.jupiter.fl.us/2528/Help-Shape-the-Future-of-Center-Street>

