



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, OCTOBER 14, 2025
7:00 PM**

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA).

NOTE: Those who wish to speak before the Commission must submit a green comment card to the secretary. Each comment is limited to three minutes. Speakers are asked to approach the podium when called. Please state name and address for the record prior to addressing the Commission.

Call To Order

ROLL CALL

Chair Kevin Kirn	
Vice-Chair Beth Kelso	Town Attorney, Thomas Baird, Esq.
Comm. Michael Cassatly	Director of Planning and Zoning, John Sickler
Comm. Robert Grabowski	Asst. Director of Planning and Zoning, Stephanie Thoburn
Comm. Marty Rogol	Secretary, Vernisa Ayers
Comm. David Thompson	
Comm. Karen Vinson	
Comm. Paul Keenan (1st Alt)	
Comm. Cynthia Blum (2nd Alt)	

CITIZEN COMMENTS

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

MINUTES

1. Motion to approve the minutes from August 12, 2025 Regular Planning and Zoning Commission Meeting.

ORDER OF BUSINESS

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

- Declaration of ex-parte communications
- Swearing-in of witnesses
- Applicant presentation

- Staff presentation
- Intervenor (if any) presentation
- Commission questions of Applicant, Intervenor and Staff
- Public to be heard – Three-minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

REGULAR AGENDA

OLD BUSINESS

NEW BUSINESS

2. **Jupiter Medical Park Expansion** – Site Plan Amendment for an expansion to the existing Jupiter Medical Center Breast Center at 2111 Military Trail (**PZ 25-6503**)

Town Council Consideration: November 18, 2025

3. **22 Eganfuskee Street** –
A. FLUM amendment from General Commercial to Medium Density Residential.
B. Rezoning from C-2 to R-1, and removal from the Center Street/N. Alternate A1A Redevelopment Overlay Area (**PZ 25-6494, 6495**)

Town Council Consideration: November 18, 2025 (1st Reading)
December 16, 2025 (2nd Reading)

4. **Recreation Zoning District** – Zoning Text Amendment to create a new Recreation Zoning District within the Town (**PZ 25-6487**)

Town Council Consideration: November 18, 2025 (1st Reading)
December 16, 2025 (Adoption)

STAFF UPDATE

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

ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for November 13, 2025.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim

record of the proceedings made, including the testimony and evidence presented at this hearing.

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
DRAFT MINUTES
August 12, 2025 7:00 P.M.**

CALL TO ORDER:

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

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Robert Grabowski, Comm. Marty Rogol, Comm. Karen Vinson and, Comm. Paul Keenan 1st Alternate (voting member); John Sickler, Director of Planning & Zoning; Garret Watson, Principal Planner; Thatcher Hart, Senior Planner; Jenna Johnston, Planner; Brett Lashley, Esq., Acting Town Attorney; Vernisa Ayers, Secretary and Rodrekia Brown, Secretary.

Chair Kirn welcomed the newly appointed Commissioners Robert Grabowski and Marty Rogol to the Planning and Zoning Commission.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from June 10, 2025 Planning and Zoning Meeting by Vice Chair Kelso; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 7-0 vote.

SWEARING IN:

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

REGULAR AGENDA:

A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

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

Disclosures: Commissioners Keenan and Rogol did not have disclosures. Chair Kirn also drove by the site and spoke with staff. Comm. Cassatly drove by the site and walked the property. Vice Chair Kelso and Comm. Vinson both drove by the site. Comm. Grabowski drove-by the site and eats at one of the restaurants at that location on a regular basis.

Applicant presentation: Emily O'Mahoney, of 2GHO and representative of Promenade Shoppes, presented a PowerPoint presentation of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan inquired about the outdoor seating on site and if there were any intentions of expanding beyond the current levels. Ms. O'Mahoney confirmed the seating has remained the same and there are no plans for additional seating. Comm. Keenan then asked if the medical use on site is existing or proposed, and whether the original professional use has changed. Ms. O'Mahoney responded that the medical use currently exists and the request is to bring it into compliance. She acknowledged limited familiarity with the full history but noted the space had generally been used for office purposes. Comm. Keenan also questioned the gap between the original 2022 application and the current 2025 review. Mr. Watson explained that the Town has taken a cooperative approach to compliance and over the past three years, the applicant has met with staff to explore other redevelopment options. The current request is to bring existing conditions into compliance, as the applicant ultimately decided to move forward with what is already in place. Comm. Keenan asked if the shared parking agreement is currently in place. Mr. Watson replied that it is not; this is a new request for a shared parking agreement. Comm. Keenan noted that staff's recommendation is to withhold approval until the agreement is finalized. Mr. Watson confirmed that obtaining a signed and executed shared parking agreement is a standard condition for projects involving shared parking.

Comm. Vinson raised concerns about plastic chairs and other items stored visibly in front of the building facing Indiantown Road. Ms. O'Mahoney acknowledged the concern and said there is no intent for outdoor storage in that area and she will follow up.

Chair Kirn asked if mixed uses are regulated by parking requirements rather than specific use percentages. Mr. Watson confirmed shared parking accounts for different peak times and a new shared parking agreement will be required if approved. Future use changes must be reevaluated for compliance. Mr. Sickler explained that once a shared parking agreement is in place, staff can make administrative adjustments as needed.

Comm. Cassatly raised concerns about site lighting at night, uneven pavers affecting chair stability and the volume of background music. He noted music was playing during a daytime visit, even when the restaurant appeared closed and questioned whether a volume limit exists. Mr. Watson explained that the site is subject to the Town's sound ordinance, and enforcement would occur only if a complaint is filed.

Comm. Kelso raised concern with Condition #6, noting the phrase "in a timely manner" regarding lighting maintenance is vague. She recommended specifying that dead bulbs be replaced within 10 days of the monthly inspection, allowing up to 40 days total for detection and replacement. She also noted that the applicant submitted their application in 2022, but installed chairs and tables without approval, raising concerns about setting a precedent. She asked if there's a follow-up process for applications that have been submitted but remain non-compliant. Mr. Sickler said there's no formal follow-up system, though staff may act if aware. He added that applications are considered withdrawn after 60 days

if no response, but this doesn't prevent unapproved work. Comm. Kelso emphasized the need for a formal compliance process to prevent situations where applicants proceed without approval and simply seek forgiveness afterward. Comm. Kelso also pointed out a discrepancy in the staff report stating landscaping is compliant, while the applicant's statement says they're bringing it into compliance. She asked if a current landscape plan is included. Mr. Watson confirmed that a plan was submitted and some work has been done, but staff will verify that everything is still compliant. Comm. Kelso suggested adding a condition to ensure landscaping matches the plan.

Comm. Grabowski asked how a monthly monitoring and maintenance plan would ensure lighting is properly maintained, noting he observed three bulbs out earlier that day. Mr. Watson explained that the condition provides an enforcement mechanism not currently available in the code and this condition would establish a measurable standard for enforcement.

Public Comment: None.

Deliberation by Commission:

Comm. Vinson raised additional concerns about lighting, questioning how string light maintenance would be enforced and whether their removal could create safety issues for outdoor dining. Mr. Watson clarified the condition applies only to decorative string lights, not the required lighting under the Town's photometric code, and noted a compliance check could be requested. Comm. Vinson also expressed concern about the visibility of stacked chairs facing Indiantown Road and suggested adding a condition for their removal or proper screening. Mr. Sickler confirmed outdoor storage is not permitted, unless appropriately screened and would require a submitted plan. Comm. Vinson questioned whether the adjacent pizza restaurant has an outdoor dining permit, noting its seating area blocks the paver walkway. Mr. Watson explained that the area was approved administratively for only 10% of the square footage. Comm. Vinson expressed concern that it appears fully enclosed with no clear pedestrian access. Mr. Sickler stated that if there are compliance concerns, the Commission can delay action pending review, and applications with known violations are typically not processed. Mr. Sickler stated that the Town Council review will be postponed to allow staff sufficient time to address the outstanding issues prior to the public hearing.

Chair Kirn proposed adding several conditions of approval and assigning one item as a staff follow-up. The suggested conditions included; light bulb replacement within 10 days of monthly inspection; landscaping brought into compliance; a photometric study to verify lighting compliance; and, requiring the removal or proper screening of outdoor chair storage. He also requested staff follow up on overall building compliance, including unrelated outdoor dining areas.

Comm. Keenan expressed concern about the lack of consequences for non-compliance, noting that without enforcement, delays—whether now or in December—may not prompt action. He emphasized the issue have persisted for three years and questioned the effectiveness of continued extensions. Mr. Sickler responded that if the applicant fails to comply, the matter would be referred to Code Compliance under the Police Department for enforcement and potential hearing.

Mr. Lashley clarified that if there are existing code violations, enforcement is the responsibility of Code Compliance—not Town Council. He emphasized that the Commission’s concerns should be noted and forwarded as part of the recommendation to Town Council. Mr. Lashley added that many of the new conditions discussed relate to code enforcement, which can proceed independently of this application. He advised that the Commission’s role is to make a recommendation, and Town Council retains the authority to approve, deny, or require compliance before moving forward. He also noted staff can withhold future applications, if code violations remain unresolved. Chair Kirn called for a motion.

Motion:

Vice Chair Kelso moved to recommend approval of the requested Site Plan amendment application, subject to the conditions outlined by staff and light bulb replacement within 10 days of monthly inspection; landscaping brought into compliance; a photometric study to verify lighting compliance; removal or proper screening of outdoor chair storage; and, for staff to follow up on overall building compliance, including unrelated outdoor dining areas; seconded by Comm. Grabowski. Final: Motion passed, with a 5-2 vote with commissioners Vinson and Cassatly dissenting.

3. PAM Health Rehabilitation Hospital–

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

Disclosures: Comm. Grabowski had no disclosures. Vice Chair Kelso viewed the site via GPS. Comm. Cassatly spoke with staff, drove by and walked the site; he also disclosed a minor affiliation with Jupiter Medical Center, serving on its Corporate Board. Chair Kirn drove by the site and spoke with staff. Comm. Rogol drove by the site. Comm. Keenan viewed the site on Google Earth.

Disclosure of Voting Conflict: Comm. Vinson recused herself due to her employment with Jupiter Medical Center, which is affiliated with the applicant. She submitted Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (attached). She took a seat in the audience during this item.

Applicant presentation: Zach Ciciera representative of Cotleur & Hearing presented a PowerPoint presentation of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Grabowski asked whether the applicant would be updating the parking analysis based on the Town Engineer’s recommendations. Mr. Ciciera responded that the condition of approval includes ongoing monitoring of parking demand, and the applicant is committed to making adjustments if required by staff. Comm. Grabowski also inquired

about stormwater management conditions. Ms. Johnston confirmed that the Director of Utilities is satisfied with including those conditions as part of the approval. Comm. Grabowski further asked why the location of the public square was being moved. Mr. Watson explained that the square's location had shifted due to changes in the block structure and roadway network related to the hospital expansion. The final location will be determined with future planning, but the block must include a public square to meet code requirements. Lastly, Comm. Grabowski asked about the potential for further expansion, noting that the current proposal adds 50 new jobs and hospital beds. Mr. Ciciera confirmed that they have no current plans for additional expansion but would return through the formal process if needed in the future.

Comm. Kelso asked if the new building would support future vertical expansion. Mr. Ciciera said it is designed as a one-story building with no current plans for more floors. Comm. Kelso questioned why the parking study didn't cover shift change times, which justify the excessive parking. Mr. Ciciera said shift changes were considered, though the study focused on peak hours. Comm. Kelso asked about the new road between Corporate Way and Innovation Way. Mr. Ciciera said it will be a public-access street; Mr. Sickler added maintenance will be decided during platting. Comm. Kelso inquired about generator capacity. Mr. Ciciera said rooftop equipment is planned and will confirm details.

Comm. Cassatly clarified Comm. Kelso's question, asking if the one-story building is designed to support future upper floors. Mr. Ciciera said there have been no discussions of expansion and could not confirm structural details without the architect. Comm. Cassatly also noted limited parking and raised concerns about poor visibility when exiting onto Pioneer Way due to landscaping. He suggested improving the landscaping and Mr. Ciciera agreed to work with staff on the issue.

Comm. Keenan asked for clarification on staffing, noting the application referenced only two shifts, which is uncommon. Mr. Ciciera confirmed that there are two 12-hour shifts.

Chair Kirn inquired about the 20% ADA parking requirement, questioning if it was state-mandated given the apparent low usage of ADA spaces. Mr. Ciciera confirmed that the 20% ADA parking is a state requirement, regardless of usage. Chair Kirn asked about ambulance discharges on-site and whether sirens are activated upon arrival or departure. Mr. Ciciera stated that ambulance access is at the south end of the building and no sirens are used during entry or exit. Chair Kirn also inquired about the average length of stay on the property. Mr. Ciciera replied that the average length of stay is ten days.

Comm. Kelso asked if there was a designated outdoor area where patients, such as those in wheelchairs, could go to get some sun, noting she saw one patient just sitting in the grass. Mr. Ciciera replied that there is a planned mobility track on the west side of the building along Innovation Way to provide a suitable outdoor space for patients.

Public Comment: None

Deliberation by Commission: None

Motion:

Comm. Cassatly moved to recommend approval of the requested Subdistrict Master Site

Plan amendment application, subject to the conditions outlined by staff; seconded by Comm. Keenan. Final: Motion passed, with a 6-0 vote with Comm. Vinson abstaining due to a conflict of interest.

Comm. Grabowski moved to recommend approval of the requested Individual Site Plan and Special Exception application, subject to the conditions outlined by staff; seconded by Comm. Keenan. Final: Motion passed, with a 6-0 vote with Comm. Vinson abstaining due to a conflict of interest.

Mr. Lashley asked Comm. Vinson to join the dais for the next item.

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

Disclosure: Commissioner Keenan stated that he walked the site and is familiar with it. Commissioner Kelso viewed the site on Google Earth and is also familiar with it. Commissioners Rogol, Vinson, Cassatly, Grabowski, and Chair Kirn did not have disclosures.

Staff presentation: Laurey Hood representative of Coteleur & Hearing presented a PowerPoint presentation of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Vinson asked whether the proposed structure had to meet hurricane standards and if the screen is removable in the event of a hurricane. Ms. Hood explained that a permit application for the structure had already been submitted and that it meets all applicable requirements, including hurricane standards. Ms. Hood stated that this request is part of the standard permitting procedure.

Comm. Cassatly raised concerns about the hurricanes and asked about the structure's materials. Mr. Ciciara explained that it has a white satin mesh top with aluminum framing. Comm. Cassatly also asked if there would be lighting or fans. Mr. Ciciara confirmed only shielded lighting is planned to minimize light spill.

Comm. Kelso praised covering the courts and asked about fans and lighting inside the structure. Mr. Ciciara confirmed there will be lighting but no fans. Comm. Kelso also confirmed that the white mesh is only on the top, not the sides.

Comm. Grabowski asked where the gutters would discharge. Mr. Ciciara confirmed they drain into the existing stormwater system between the tennis court and pickleball courts.

Commissioners Keenan, Rogol and Chair Kirn did not have questions.

Public Comment: None

Deliberation by Commission: None

Motion:

Comm. Vinson moved to recommend approval of the requested Site Plan amendment application, subject to the conditions outlined by staff; seconded by Comm. Cassatly.
Final: Motion passed unanimously, with a 7-0 vote.

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

ADJOURN: Chair Kevin Kirn adjourned the meeting at 8:15 p.m.

Kevin Kirn, Chair

Vernisa Ayers, Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Vinson Karen marie</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Planning & Zoning Committee</i>
MAILING ADDRESS [REDACTED] <i>Palm Beach</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Jupiter FL 33458</i>	NAME OF POLITICAL SUBDIVISION: <i>Town of Jupiter</i>
DATE ON WHICH VOTE OCCURRED <i>8-12-25</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Karen Vinson, hereby disclose that on 8-12-25, 20 25:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

- 1.) I work at Jupiter medical center as a charge nurse in the ER
- 2.) Sme is somewhat affiliated with Pam Rehab
- 3.) She was an issue brought to Planning + zoning committee that I am an appointed commissioner of + I chose to remove myself from discussion + vote - I do not have any monetary gain either way but removed myself from the vote + discussion

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8-24-25
Date Filed

Karen Vinson
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**Town of Jupiter Staff Report for Margaret W. Niedland Breast Center
TOWN MANAGER'S OFFICE**



DATE: October 7, 2025
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning
SUBJECT: **Margaret W. Niedland Breast Center** – Site Plan amendment to construct a one-story addition to a medical office building, on a 15.8± acre property, located at 2111 Military Trail within Jupiter Medical Park.

JS

Res. #110-25	P&Z Commission:	10/14/25
PZ 25-6503	Town Council (quasi-judicial):	11/18/25
P. Meyer		

Project Information

Project Name: Margaret W. Niedland Breast Center
Owner/Applicant: Jupiter Medical Center, INC
Agent: Cotleur & Hearing
Location: 2055 and 2111 Military Trail
Acreage: 15.8 ± acres
Future Land use designation: Commercial within the Bioscience Research Protection Overlay
Zoning: Commercial Office (C3)
Existing use: 52,858 sf medical office building (Phase I)
26,500 sf medical office building (Phase II)
Proposed uses: 13,077 Medical office (Phase III)
Request: Site plan amendment to construct a 13,077 sf medial office addition to an existing medical office building (see Attachment A).

Staff Compliance Review Summary

Staff reviewed the applicant's request (see Attachment A – Statement of Use) and determined the application is in consistent with the Comprehensive Plan and Town Code, subject to the conditions recommended in ***Exhibit 1 and contingent on receipt of an approved traffic concurrency letter from Palm Beach County.***

Project Data

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

Table 1: Adjacent Properties

Direction	Existing Land Uses	Future Land Use Zoning Districts
North	Lake (Botanica)	High Density Residential / Residential, Limited Multi-family (R-3)
South	Commercial (Sea Plum Plaza) and multi-family residential (Sandpiper Cove)	Commercial / Commercial, General (C-2) and High Density Residential / Residential, Limited Multi-family (R-3)
East	Single family residential (Botanica)	High Density Residential / Residential, Limited Multi-family (R-3)
West	Military Trail ROW, multi-family residential (Maplecrest), and open space (Floresta)	ROW; High Density Residential / Residential, Residential Single Family (R-1); and High Density Residential / Residential, Limited Multi-family (R-3)

Table 2: Site Plan

	Commercial Office (C3)	Owner's proposal for total site and addition
Lot area (minimum)	30,000.0 square feet	688,438 sf (15.8 ac)
Lot width (minimum)	100.0 feet	1,135.6 feet
Lot depth (minimum)	200.0 feet	605.88 feet
Front setback (West) minimum	50.0 feet	311 feet
Rear setback (East) minimum	30.0 feet	153 feet
Side setback (South) minimum	25 feet	407 feet
Lot coverage (maximum)	35.0 percent	7.59 percent (total building sf)
Building Height (maximum)	50.0 feet	24.0 feet
Green space (minimum)	35%	43% (total greenspace)

Table 3: Landscaping (Phase III)

	Minimum requirements	Owner's proposal
Perimeter trees (quantity)	19	30
Foundation Perimeter Planting (Linear Feet)	187 LF	276 LF
Foundation Perimeter Planting (Square footage)	1,755 SF	3,211 SF
Native trees, shrubs, and groundcovers	50%	Not provided *

Table 4: Traffic (Attachment B)

Traffic Performance Standards (TPS)	Owner's proposal
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Not received – required prior to scheduling for Town Council
Average daily trips	506
AM peak hour trips	37
PM peak hour trips	46

Table 5: Parking

Parking requirements	Required	Provided
Standard Spaces		
Phase I (existing medical office)	261	261

Parking requirements	Required	Provided
Phase II (existing medical office)	129	179
Phase III (proposed medical exp)	65	68
Handicapped parking spaces	7	14
Total	456	508

Table 6: Stormwater Management

Minimum Requirements	Owner Proposal
Satisfies Town of Jupiter Requirements	Yes

Table 7: Pedestrian Amenities

	Required	Provided
Bicycle Rack	3	4
Bench	3	4
Trash receptacle	3	5

Background

The subject property is located at 2055 and 2111 Military Trail north of the Sea Plum Plaza. The proposed Phase III addition will connect with the existing 26,500 sf medical office building built in Phase II.

To address public outreach with the abutting residents, the applicant mailed invitations for two virtual meetings to those residents of Botanica that directly abut Jupiter Medical Park. According to the applicant, there were no attendees to the virtual meetings.

Table 3: History of Jupiter Medical Park

Date	
May 2000	Jupiter Outpatient Center - Special exception and site plan approval for a 52,858 square foot medical office building.
July 2004	Jupiter Medical Park - Town Council approval of a special exception and site plan to add 3,020 square feet to existing medical office building and to construct three (3) 34,500 square foot medical office buildings. This development approval expired.
March 2014	Niedland Breast Center – Town Council approved a site plan amendment to construct a 26,500 sf medical office building in Phase II.

Analysis

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

Comprehensive Land Use Plan (CLUP) Consistency. The proposed development is consistent with the Comprehensive Plan. The subject site is consistent with the Town’s objectives and policies for Commercial future land use designation.

Zoning District consistency. The proposed medical office use is a permitted use within this zoning district.

Site Plan. The proposal is generally in conformance with the requirements of Chapter 27, entitled “Zoning”.

Vegetation and Environmental Preservation. The proposed development's **will be** in conformance with the requirements of Chapter 26, entitled "Vegetation and Environmental Preservation" with the following condition of approval.

- As part of the Phase III addition, the applicant proposes to relocate three Live Oak trees that will be impacted due to the new building addition. The three Live Oaks will be relocated to the east landscape buffer as shown on the landscape plan.
- The applicant indicates that the southern portion of Jupiter Medical Park (referenced as future development) is comprised of 95% exotic vegetation. The applicant proposes to remove the exotic vegetation on the subject property and provide a tree disposition plan for this future area after exotic vegetation removal.
- Pursuant to Section 26-125(a), entitled "Prohibited vegetation", prohibited plant species must be removed in conjunction with proposed land clearing as part of an approved site plan. Based on a staff site visit, there is significant inundation of Category 1 exotic species that are listed on the Florida Invasive Species Council. Therefore, staff recommends a condition that **prior to the issuance of a Vegetation Removal Permit for exotic removal, the applicant shall provide a plan of the proposed exotic removal. Natural Resource Division staff shall evaluate any native species for preservation, relocation, and or mitigation in the future. All suitable native tree species shall be appropriately barricaded prior to the commencement of any clearing of the site. Prior to issuance of the Certificate of Occupancy for the Phase III addition, the Florida Invasive Species Council-listed Category I exotic vegetation shall be removed from the subject property.**

Landscape Plan. The proposed development's landscape plan is in conformance with the requirements of Chapter 23, entitled "Landscaping".

- The applicant proposes to install oak trees along the eastern property line of the future phase adjacent to the Botanica development. These shade trees will provide screening of the vacant commercial property. Pursuant to Section 27-68, entitled "Property perimeter requirements" a minimum of one tree is required every 25' linear feet, plus a continuous four-foot hedge, and six-foot visually opaque wall. In order to supplement the existing screening that is lost once exotic vegetation has been removed, staff recommends a condition **that the opaque wall and four-foot hedge be extended along the eastern property to the southern property line of Jupiter Medical Park.** In order to replace the existing screening provided by exotic plant material, staff recommends a condition **that the perimeter buffer and wall be installed prior to the issuance of any engineering and building permits for the proposed addition.**
- The applicant indicates the plants that are native but does not indicate the percentage of native plant material provided. Pursuant to Section 23-71(c)(2)(b) 50% of the proposed landscaping material must be native. Therefore, staff recommends a condition to **revise the landscape plan to provide the required and provided percentage of native plant material and ensure a minimum of 50% of the landscape material provided is native.**
- The applicant includes the number of perimeter trees required and provided for Phase III and indicates that perimeter trees in other existing buffers is not applicable. Since the tabular data is for the entire property, the required and provided number of perimeter trees needs to be updated. Therefore, staff recommends a condition to **revise the landscape plan to provide the required and provided number of perimeter trees for the entire property.**

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

- Jupiter Medical Park is comprised of three phases and each phase has separate parking calculations provided in the tabular data on the site plan.
- Jupiter Medical Park (all phases) requires 456 parking spaces and a total of 508 parking spaces are provided.

Architecture. The proposed development is in conformance with Section 27-1491 entitled “Architectural design standards”. The proposed one-story addition is 24’ in height and the architectural style is consistent with the modern contemporary style of the existing building.

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

- Staff has received approval from the Town’s traffic engineer. The proposed addition is anticipated to produce 506 new Average Daily Trips, 37 AM Peak Hour, and 46 PM Peak Hour trips (see Attachment B). The existing development generates 2,972 Average Daily Trips, 221 AM Peak Hour, 281 PM Peak Hour trips.
- The applicant has not received a PBC Traffic Performance Standards (TPS) letter for the proposed expansion. Therefore, **scheduling the application on a Town Council agenda is contingent on receipt of an approved traffic concurrency letter from Palm Beach County prior to scheduling the item for a Town Council meeting.**

Signage. The existing signage is in conformance with Section 27-1493, entitled “District sign regulations”. The applicant does not propose additional signage. Existing monument and wall signs conform to Town code. Staff notes that the subject property is permitted a total of two monument signs since the street frontage exceeds 1,000 feet. However, Cond 5(a) of Resolution No. 17-00 limits the subject property to one monument sign.

Workforce Housing Program Linkage Fee. Pursuant to Section 27-3191, entitled “Commercial and industrial development linkage fee”, the Owner is required to pay two dollars (\$2) per square foot for the new gross square footage minus the first 10,000 square feet of development into the Town’s housing trust fund. The applicant is **required to pay a non-residential development linkage fee of \$6,154** [13,077 sf (proposed building) - 10,000 sf = 3,077 sq. ft. x \$2]. Staff has recommended a condition **to ensure the fee is paid prior to staff issuance of a development permit for the project.**

Miscellaneous.

- The property survey that was submitted to the Town does not include a recorded pedestrian public access easement along the southern property line that overlays the existing pedestrian path. To ensure that the survey is accurate, staff has **recommended a condition requiring the survey to be revised to show the recorded public access easement.**
- The applicant is proposing to install an 8” water main extension from the existing water main in Phase II to the south side of Phase III, adjacent to the area shown as future development. In addition, the applicant proposes to construct a 2” blowoff at the end of the water main. The Utility Department requires that an 8” gate valve with a 2” blowoff be constructed at the south side of Phase III to enable appropriate water distribution system maintenance and future extension of the watermain. Therefore, staff has recommended a condition requiring that an 8” gate valve be constructed in addition to the 2” blowoff.

Site Plan Criteria.

Section 27-175, contains minimum criteria for review of all site plan applications processed.

Upon review of the 12 criteria in Section 27-175, staff finds that the Applicant has met 11 out of 12 criteria. The criterion that is not satisfied is:

3. *Is the application consistent with all applicable land development regulations and all other portions of the Jupiter Town Code.*

Staff has provided conditions of approval for the following code sections that will ensure that the proposed development is in compliance.

- 1) Section 26-125(a), entitled “Prohibited vegetation”
- 2) Section 27-3191, entitled “Commercial and industrial development linkage fee”

Attachments:

Exhibit 1 – Conditions for Compliance with the Town Code

Attachment A – Statement of Use

Attachment B – Traffic Generation Statement

Attachment C – Plans

Conditions of Approval

The recommendation for approval is subject to the following conditions:

- 1) The Owner shall install and maintain all improvements in compliance with the following:
 - a) Master Plan and Phase III Site Plan, prepared by Cotleur & Hearing, referenced as "Sheets 1 of 3 and 2 of 3", dated 09/08/25, received and dated by the Department of Planning and Zoning on 09/12/25.
 - b) Site details, prepared by Cotleur & Hearing, referenced as "Sheet 3 of 3", dated 03/24/15, received and dated by the Department of Planning and Zoning on 09/12/25.
 - c) Landscape Plan and details, prepared by Cotleur & Hearing, referenced as "Sheets 1 of 3 thru 3 of 3", dated 09/08/25, received and dated by the Department of Planning and Zoning on 09/23/25.
 - d) Elevations, Roof Plan, and Floor Plan, prepared by DSC Architects, dated 09/08/25, received and dated by the Department of Planning and Zoning on 09/12/25.
 - e) Statement of Use, prepared by Cotleur & Hearing, dated 09/11/25, received and dated by the Department of Planning and Zoning on 09/12/25.
 - f) Traffic Statement, prepared by Kimley Horn, dated 07/30/25, received and dated by the Department of Planning and Zoning on 08/04/25.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 09/11/25, received and received by the Department of Planning and Zoning on 09/12/25.
- 3) Any revisions to the Site Plan, Statement of Use, or other details submitted as part of the Application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning (the Department) and shall be subject to its review and approval.
- 4) **Landscape Plan.** Upon the submission of the final plans and prior to the issuance of any development permits, the Owner shall revise the landscape plan to:
 - a) Extend the eastern perimeter buffer, including the concrete wall and four-foot hedge, south from Phase III to the southern property line.
 - b) Provide the required and provided percentage of native plant material and ensure a minimum of 50% of the landscape material provided is native.
 - c) Provide the required and provided number of perimeter trees for the entire property.
- 5) Prior to the issuance of any engineering and building permits for the proposed addition, the Owner shall install the perimeter buffer including the concrete wall along the east property line.
- 6) Prior to the issuance of a Vegetation Removal Permit for exotic removal, the applicant shall provide a plan of the proposed exotic removal. Natural Resource Division staff shall evaluate any native species for preservation, relocation, and or mitigation in the future. All suitable native tree species shall be appropriately barricaded prior to the commencement of any clearing of the site. Prior to issuance of the Certificate of Occupancy for the Phase III addition, the Florida Invasive Species Council-listed Category I exotic vegetation shall be removed from the entire subject property.
- 7) **Workforce Housing Linkage Fee.** Prior to the issuance of any development permits for the proposed building, the owner shall pay a linkage fee of \$6,154 to the Town to be placed in the Town's Housing Trust Fund.
- 8) **Miscellaneous.** Upon the submission of the final plans, and prior to the issuance of any development permits, the Owner shall revise the survey to show the existing 8' public

- access easement located on the south side of the subject property recorded on ORB book 27524 and Page 1704.
- 9) Upon the submission of the final plans, and prior to the issuance of any development permits, the Owner shall include construction of an 8" gate valve and 2" blowoff at the south end of the proposed 8" watermain extension on their final development plans, and subsequent development permits.
 - 10) The placement of any type of vending machines or units which dispense food, beverages, candy, merchandise, products, goods, handbills, or advertising magazines on the exterior portions of the subject property within public view, is prohibited.
 - 11) The conditions of approval herein shall apply to the Owner and its successors and assigns.

Jupiter Medical Park Master Plan
Major Site Plan Amendment
Statement of Use
September 11th, 2025

INTRODUCTION

We are requesting approval of a Major Site Amendment on behalf of Jupiter Medical Center, INC for the construction of a 13,077 square foot expansion of the Margaret W. Niedland Breast Center located at 2111 Military Trail, Jupiter, FL 33458 (PCN: 30424112100010020). Jupiter Medical Park is unparalleled in its innovative design, thoughtfully planned to combine state-of-the-art medical care with the surrounding light, airy natural Florida environment. It is the pinnacle of female healthcare in Jupiter offering a broad range of services from imaging to clinical trials along with distinguished amenities such as the Healing Garden. The increase in patients has created a high demand for medical services, notably imaging, which has a wait time of approximately one to three months. The proposed expansion is Phase III of the Jupiter Medical Park Master Plan designed with the vision to provide state-of-the-art healthcare that embraces the natural environment. The expansion of The Margaret W. Niedland Breast Center fulfills a critical need by providing additional medical services and staff in correspondence with the long-term vision of Jupiter Medical Park.

PROJECT CONTACT

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

Landscape Architect/Planner

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

Applicant / Owner

Jupiter Medical Center, INC
Attn: Steven Seeley
1210 S Old Dixie Highway
Jupiter, FL 33458

Traffic Engineer

Pinder Troutman
Attn: Linda Ricardi
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561)296-9698

Civil Engineer

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

Architect

David Stokes Collaborative
 Attn: Leigh Ann Pruitt/Alessandria Palmer
 7121 Crossroads Boulevard
 Brentwood, TN 37027
 (615)726-0010

Surveyor

Lidberg Land Surveying, INC
 Attn: David Lidberg
 675 West Indiantown Road, Suite 200
 Jupiter, FL 33458
 (561)746-8454

Geotechnical Consultant

GFA Internation, INC
 Attn: David Alker
 521 Northwest Enterprise Drive
 Port St. Lucie, FL 34986
 (772)924-3575

Environmental Consultant

E W Consultants
 Attn: Mary Lingren
 601 Heritage Drive, Suite 124
 Jupiter, FL 33458
 (561)623-5475

SITE PLAN DETAILS

The applicant's proposal to expand the Margaret W. Niedland medical center is consistent with the long-term vision of Jupiter Medical Park and Sec. 27-605(1-10) of the Town of Jupiter Code of Ordinances. The site area is 688,438.076 square feet, exceeding the site area minimum of 30 square feet. The front set back is 311 feet, exceeding the minimum of 50 feet. The rear set back is 173 feet exceeding the minimum of 30 feet. The side interior set back to the north is 471 feet and 407 feet to the south, exceeding the minimum of 25 feet. Building B has a height of 42 feet and the the proposed Building C has a height of 24 feet, not exceeding the 50 feet maximum. Greenspace is 43%, exceeding the 35% required.

The proposed 13,077 square foot expansion will house the following:

SPACE	SQAURE FOOTAGE
Imagining	4,292
Waiting Room	2,160
Administrative/Staff Report	1,553
Mindfulness Center	1,414
Lab	1,299
Check-In/Registration	866
Storage	771
Exterior Wall Thickness	559
Building Support	163
TOTAL	13,077 Gross Square Feet

(Does not include 919 square feet of exterior covered space)

The site is located on Military Trail directly adjacent to the Botanica subdivision and directly across from the Maplecrest subdivision. There is a buffer dividing Jupiter Medical Park (C3-Commercial, Office) and Botanica (R3-Limited Multi-Family). The site is approximately 95% exotic species. The applicant has scheduled two community outreach meetings with Botanica to discuss the expansion and review the proposed buffers between the properties.

Pursuant to the 1 space per 200 square feet requirement, the applicant has provided 68 spaces which is an excess of 3 spaces above the required 65. In addition, the applicant has also included 7 ADA spaces per the requirements for 151-200 spaces.

	Required	Provided
Building B	129	179
Building C	65	68
ADA Spaces*	7	7
Total	194	247

*Included in total parking

The proposed expansion southward into the future development area will eventually greatly enhance circulation and accessibility from surrounding blocks and roadways. The applicant eventually intends to provide a future connection pathway on the south end of the site to connect Jupiter Medical Park and Sea Plum Town Center. The southern connective pathway will allow for efficient circulation throughout the Medical Park and with the adjacent commercial property; however, it is not proposed as part of this expansion and should not be considered at this time. With the approval of Phase III, the applicant seeks to continue the long-term vision of the Jupiter Medical Park Master Plan.

ARCHITECTURE

The proposed architecture for the expansion area is a continuation of the existing architectural elements on the current specialty hospital for compatibility and compliance with Section 27-1140(i)(2). The 1-story expansion seeks to create a seamless transition between existing and proposed, utilizing the same ornamentation, color palette, and massing to accentuate the existing Healing Garden.

PHASING

Phase II of this plan was the construction of the Margaret W. Niedland Breast Center. This application is for the completion of Phase III, an expansion to the Breast Center to address the current necessary community healthcare needs. The future development area indicated on the site plan is intended to eventually include an interconnectivity plan between Sea Plum Town Center and Jupiter Medical Center for greater mobility,

Jupiter Medical Park Master Plan
Major Site Plan Amendment
September 11, 2025

accessibility, and a positively integrated community feel. The general location of the future cross-access entrance/exit is included on the attached site plan; however, it should not be considered in conjunction with the Phase III proposal, as the future development area will be planned to accommodate future community needs that cannot be forecasted at this time.

CONCLUSION

The applicant, Jupiter Medical Center, is thrilled to begin Phase III of the Jupiter Medical Park Master Plan with the expansion of the Margaret W. Niedland Breast Center. The Jupiter Medical Park Master Plan remains an exceptionally innovative, environmentally conscious, and community-oriented project by creatively addressing critical healthcare needs. We are committed to collaborating with Town staff throughout the application process. Please contact Zach Ciciera or Donaldson Hearing with Cotleur & Hearing for any questions regarding this request.

Laurey Hood



Land Planner
Cotleur & Hearing
lhood@cotleur-hearing.com
(561)406-1009



July 30, 2025

Engineering Division
 Town of Jupiter
 210 Military Trail
 Jupiter, FL 33458

**RE: JMC Breast Center Expansion - Traffic Evaluation
 Jupiter, Florida**

Kimley-Horn and Associates, Inc. has prepared the following traffic evaluation for the JMC Breast Center Expansion. The site is located just east of the intersection of Maplecrest Circle & Military Trail in Jupiter, Florida. The existing site contains 79,358 square feet of medical office use. The proposed development is an expansion of the existing site adding an additional 13,077 square feet of medical office use to the existing site. The parcel control numbers (PCN) for the site are the following:

- 30-42-41-12-10-001-0010
- 30-42-41-12-10-001-0020

This analysis was conducted in accordance with the requirements of the current countywide Traffic Performance Standards (TPS) ordinance of Palm Beach County as defined in Article 12 of the Unified Land Development Code (ULDC) and the Town of Jupiter.

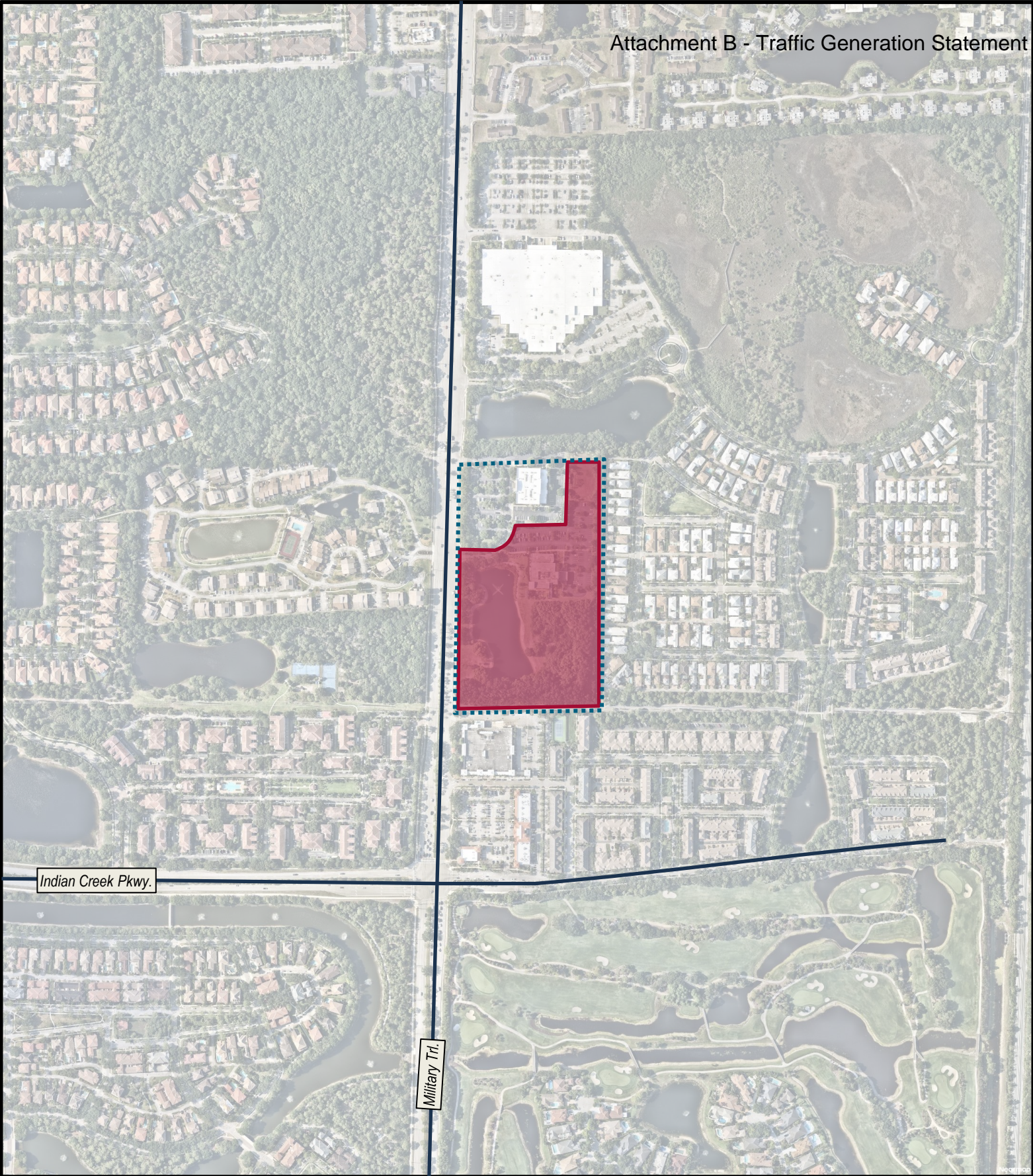
TRIP GENERATION

The trip generation rates and equations published by Palm Beach County Traffic Division and the Institute for Transportation Engineers (ITE) for medical office use were used to calculate the trip generation potential of the proposed development. Table 1 summarizes the trip generation potential of the site.

As indicated in Table 1, the net new external trips from the proposed development are calculated to be 506 net new external daily trips, 37 net new external AM peak hour trips (+29 inbound, +8 outbound), and 46 net new external PM peak hour trips (+13 inbound, +33 outbound).

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
					Total	In	Out	Total	In	Out	
Existing Scenario >5 Years											
PBC	Medical Office (Stand-Alone)	ITE 720	79,358 ksf	3,302	246	194	52	312	94	218	
				Subtotal	3,302	246	194	52	312	94	218
Pass-By Capture				Daily							
	Medical Office (Stand-Alone)			10.0%	330	25	19	6	31	9	22
				Subtotal	330	25	19	6	31	9	22
Driveway Volumes					3,302	246	194	52	312	94	218
Net New External Trips					2,972	221	175	46	281	85	196
Proposed Scenario											
PBC	Medical Office (Stand-Alone)	ITE 720	92,435 ksf	3,864	287	227	60	363	109	254	
				Subtotal	3,864	287	227	60	363	109	254
Pass-By Capture				Daily							
	Medical Office (Stand-Alone)			10.0%	386	29	23	6	36	11	25
				Subtotal	386	29	23	6	36	11	25
Driveway Volumes					3,864	287	227	60	363	109	254
Net New External Trips					3,478	258	204	54	327	98	229
Proposed Net External Trips-Existing Net New External Trips					506	37	29	8	46	13	33
Radius of Development Influence:					0.5 mile(s)						
Land Use		Daily		AM Peak Hour			PM Peak Hour		Pass By		
Medical Office (Stand-Alone)		Trips = 42.97(X) - 108.01		3.1 trips/ksf (79% in, 21% out)			3.93 trips/ksf (30% in, 70% out)		10.0%		



Indian Creek Pkwy.

Military Trl.

LEGEND



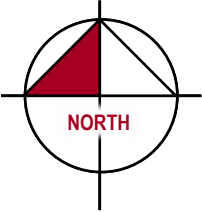
Overall Site Location



Parcel of Redevelopment

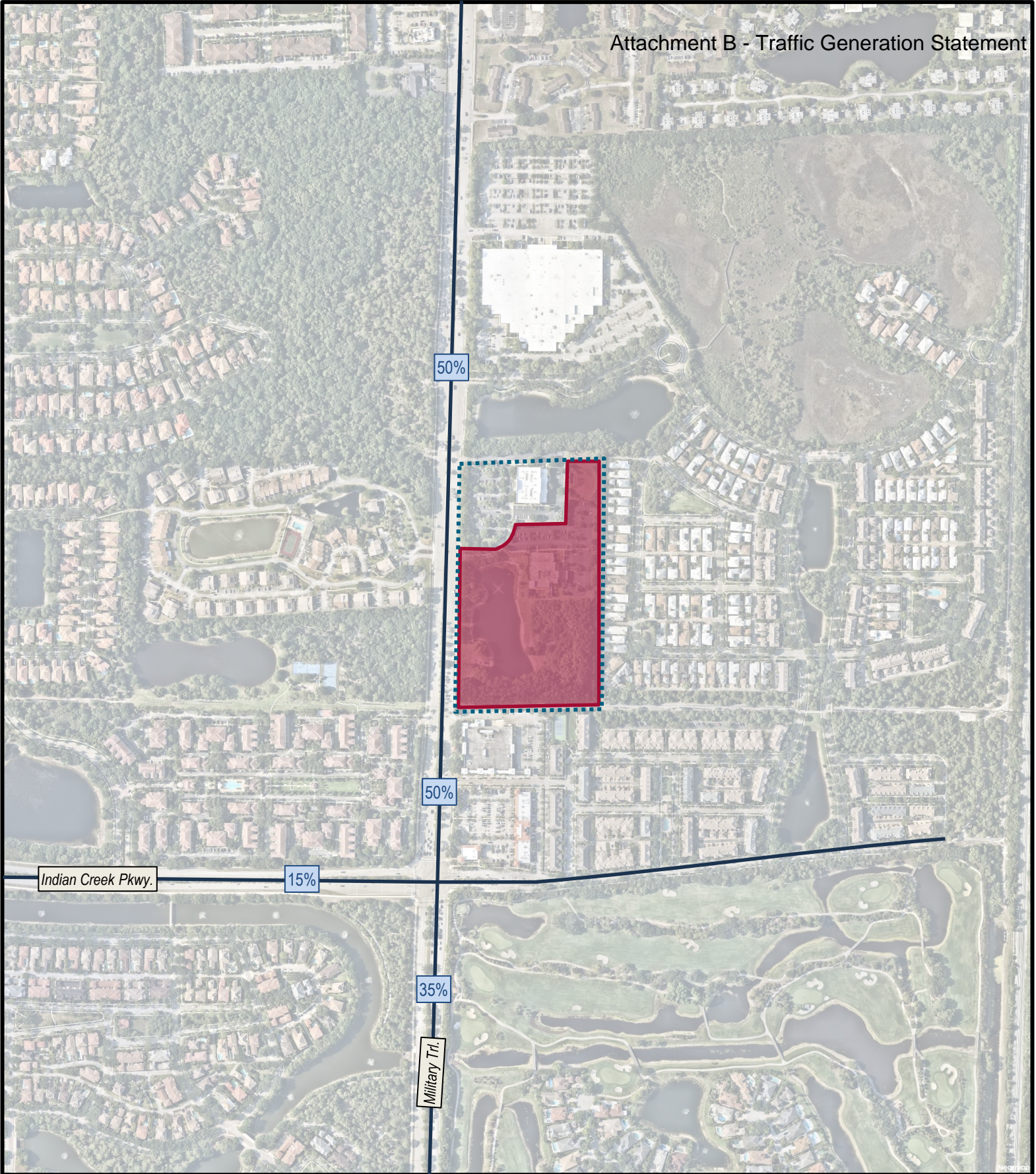
FIGURE 1

JMC Breast Center
Site Location



TRAFFIC ASSIGNMENT

Based upon the net change in peak hour trip generation potential, the Radius of Development Influence (RDI), as defined in Article 12 of the Palm Beach County ULDC, would be 0.5 mile. The AM and PM peak hour trips associated with the project were assigned to the roadways within this RDI based on a review of complementary land uses in the vicinity of the project. Table 2 and Table 3 summarize the Test 1 AM and PM peak hour significance analyses, respectively. As shown in the tables, no roadway link is anticipated to be significantly impacted by the proposed development. Therefore, no further capacity analysis is required. Figure 2 illustrates the project trip distribution.



LEGEND



-  Parcel of Redevelopment
-  Project Traffic %

FIGURE 2

JMC Breast Center
Project Distribution



Table 2: Significance Analysis AM Peak Hour

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Indian Creek Pkwy.	Central Blvd.	Military Trl.	4LD	1,770	15%	i	4	1	0.23%	No	0.06%	No
Military Trl.	Frederick Small Rd.	Indian Creek Pkwy.	6LD	2,680	35%	i	10	3	0.37%	No	0.11%	No
Military Trl.	Indian Creek Pkwy.	Driveway 1	6LD	2,680	50%	i	15	4	0.56%	No	0.15%	No
Military Trl.	Driveway 1	Toney Penna Dr.	6LD	2,680	50%	o	4	15	0.15%	No	0.56%	No

Table 3: Significance Analysis PM Peak Hour

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Indian Creek Pkwy.	Central Blvd.	Military Trl.	4LD	1,770	15%	i	2	5	0.11%	No	0.28%	No
Military Trl.	Frederick Small Rd.	Indian Creek Pkwy.	6LD	2,680	35%	i	5	12	0.19%	No	0.45%	No
Military Trl.	Indian Creek Pkwy.	Driveway 1	6LD	2,680	50%	i	7	17	0.26%	No	0.63%	No
Military Trl.	Driveway 1	Toney Penna Dr.	6LD	2,680	50%	o	17	7	0.63%	No	0.26%	No

SITE CIRCULATION AND TURN LANE REQUIREMENTS

Future total driveway volumes were determined by applying the project distribution to the proposed future theoretical trip generation of the site. The anticipated driveway volumes are illustrated in Figure 3.

Driveway Classification

Access to the site is proposed to be maintained via two driveways along Military Trail. The driveway functionalities are as follows:

1. Driveway 1: full access
2. Driveway 2: right-in/right-out

According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

Using these criteria, the driveways are classified as follows:

1. Driveway 1: Major
2. Driveway 2: Minor

Turn Lane Requirements

The Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards” provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns

Driveway 1 currently includes a dedicated southbound left turn lane and a dedicated northbound right turn lane; therefore, no geometric changes are required at Driveway 1. Based on these requirements, no geometric changes are required at Driveway 2.

CONCLUSION

The foregoing analysis demonstrates that the trip generation potential of the proposed project does not significantly impact the surrounding roadway network. Therefore, the project meets the standards in accordance with the requirements of the current countywide Traffic Performance Standards (TPS) ordinance of Palm Beach County as defined in Article 12 of the Unified Land Development Code (ULDC) and the Town of Jupiter.

If there are any questions regarding the information provided herein, please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



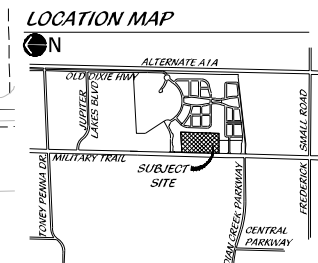
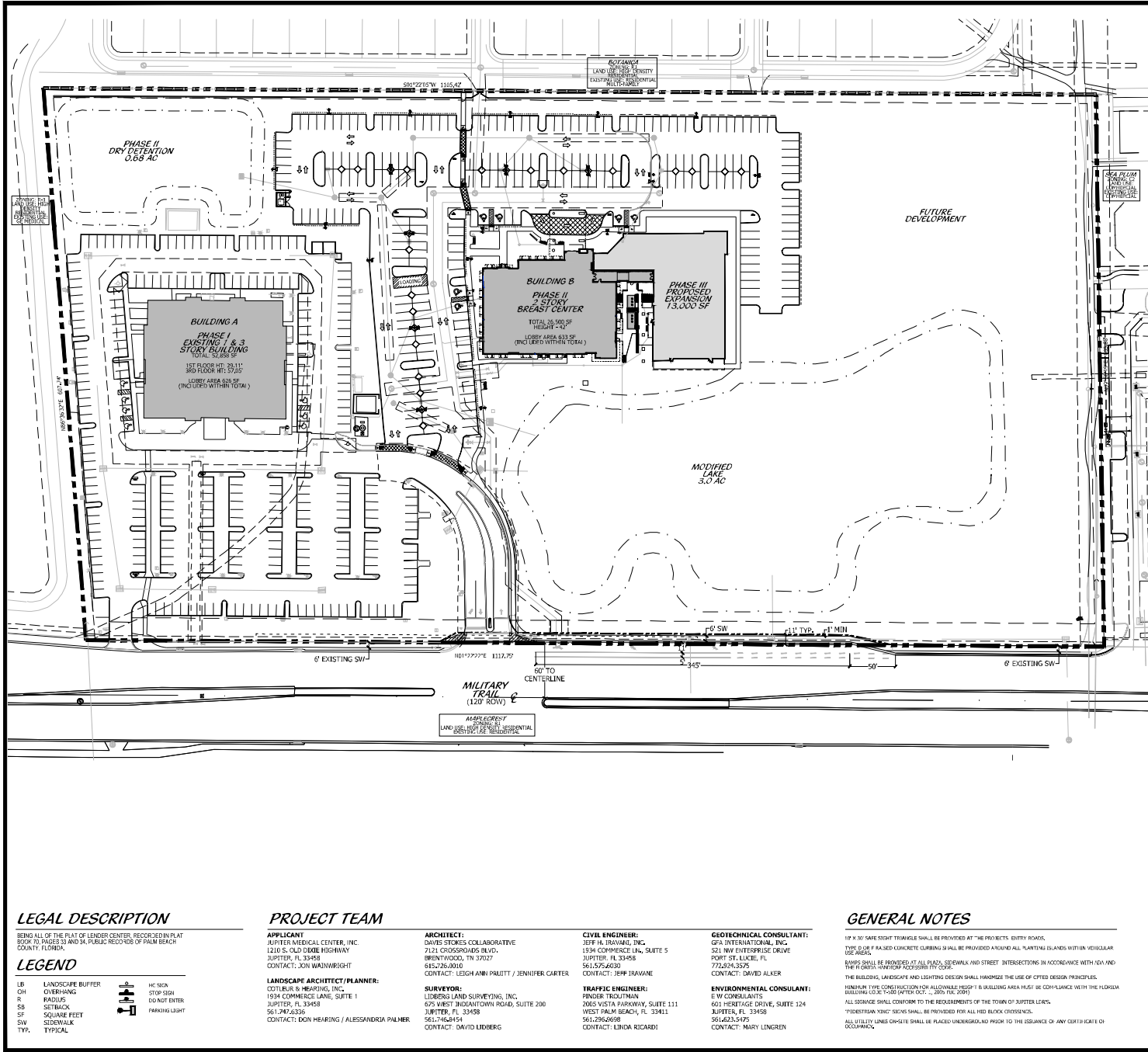
Digitally signed by
Adam B Kerr
Date: 2025.08.04
08:18:54 -04'00'

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

Attachments

"K:\WPB_TPTO\Briones\Projects\JMC Breast Center\Traffic Statement\2025-7-29 JMC Breast Center.docx"

APPENDIX



MASTER PLAN SITE DATA

NAME OF PROJECT: JUPITER MEDICAL PARK
 PROPERTY CONTROL NUMBER: 30-42-41-12-10-001-0020
 TOWN OF JUPITER PD# 4: TBD
 FEMA FLOOD ZONE: AS
 TRAFFIC ANALYSIS ZONE: 40
 FUTURE LAND USE DESIGNATION: COMMERCIAL
 ZONING DISTRICT: C3, COMMERCIAL OFFICE
 OVERLAY: BIOSCIENCE RESEARCH PROTECTION OVERLAY

TOTAL SITE AREA: 15,804 AC
 688,438.076 SF

BUILDING DATA
 - BUILDING A TOTAL SF (EXISTING): 52,888 SF
 LOBBY AREA (INCLUDED WITHIN TOTAL SF): 626 SF
 STORIES: 1 & 3 STORIES
 HEIGHT: 29.11 & 57.05 FT
 - BUILDING B TOTAL SF: 36,500 SF
 LOBBY AREA (INCLUDED WITHIN TOTAL SF): 633 SF
 STORIES: 2 STORIES
 HEIGHT: 42 FT

GROSS SQUARE FOOTAGE: 79,358 SF
 FAR: 0.12

LAND USE	SF	AC	%
BUILDING LOT COVERAGE	39,181	0.90	5.69%
VEHICULAR USE AREA	169,736	3.99	24.66%
OPEN SPACE	475,522	11.01	69.65%
TOTAL	688,438	15.80	100.00%

LOT COVERAGE	SF	AC	%
IMPERVIOUS AREA	29,383	0.68	3.69%
BUILDING LOT COVERAGE	169,736	3.90	24.66%
PLAZA & SIDEWALKS	17,014	0.39	2.47%
TOTAL IMPERVIOUS AREA	226,133	5.19	32.82%

PERVIOUS AREA	SF	AC	%
GREEN SPACE & BUFFERS	331,808	7.62	48.20%
EXISTING RETENTION LAKE	130,680	3.00	18.98%
TOTAL PERVIOUS AREA	462,488	10.62	67.18%

TOTAL SITE AREA: 688,438 15.80 100.00%

GREENSPACE: REQ 35%, PROV 48%

PARKING DATA	REQ	PROV
BUILDING A (826 SF OF LOBBY NOT PARKED)	261	261
BUILDING B (633 SF OF LOBBY NOT PARKED)	129	389
HANDICAP SPACES (INCLUDED IN TOTAL)	7	12
TOTAL	397	662

SETBACKS	REQUIRED	PROVIDED BUILDING A	PROVIDED BUILDING B
Front (West)	50'	244.5'	313'
Rear (East)	30'	229'	133'
Side, Interior (North)	25'	82'	421'
Side, Interior (South)	25'	N/A	N/A

LEGAL DESCRIPTION

BEND ALL OF THE PLAT OF LENDER CENTER, RECORDED IN PLAT BOOK 78, PAGE 833 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND

LB	LANDSCAPE BUFFER	HC SIGN	STOP SIGN
OH	OVERHANG	DO NOT ENTER	PARKING LIGHT
R	RADIUS		
SB	SETBACK		
SF	SQUARE FEET		
SW	SIDEWALK		
TY	TYPICAL		

PROJECT TEAM

APPLICANT:
 JUPITER MEDICAL CENTER, INC.
 1210 S. OLD DIXIE HIGHWAY
 JUPITER, FL 33458
 CONTACT: JON WAINWRIGHT

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
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 CONTACT: DON HEARING / ALESSANDRIA PALMER

ARCHITECT:
 DAVIS STOKES COLLABORATIVE
 7124 CROSSROADS BLVD.
 BRENTWOOD, TN 37027
 615.276.0010
 CONTACT: LEGH ANNE PRUITT / JENNIFER CARTER

SURVEYOR:
 LINDBERG LAND SURVEYING, INC.
 675 WEST INDIA TOWN ROAD, SUITE 200
 JUPITER, FL 33458
 561.766.8454
 CONTACT: DAVID LIDBERG

CIVIL ENGINEER:
 JEFF H. IRAVANE, INC.
 1934 COMMERCIAL LANE, SUITE 5
 JUPITER, FL 33458
 561.575.6030
 CONTACT: JEFF IRAVANE

TRAFFIC ENGINEER:
 FINGER TRUCKMAN
 2005 VISTA PARKWAY, SUITE 111
 WEST PALM BEACH, FL 33411
 561.296.6668
 CONTACT: LINDA RICARDI

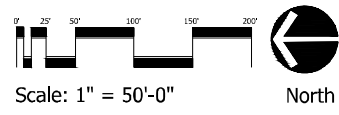
GEOTECHNICAL CONSULTANT:
 GFA INTERNATIONAL, INC.
 321 NW ENTERPRISE DRIVE
 NORTH ST. LUCIE, FL
 772.624.3575
 CONTACT: DAVID ALKER

ENVIRONMENTAL CONSULTANT:
 EWC CONSULTANTS
 601 HERITAGE DRIVE, SUITE 124
 JUPITER, FL 33458
 561.623.5475
 CONTACT: MARY LINGREN

GENERAL NOTES

1/8" X 3/16" SLOPE SIGN TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROAD.
 TYPE 'R' CURB & PARALLEL CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PARKING ISLANDS WITHIN VEHICULAR USE AREAS.
 DRIVEWAYS SHALL BE BROADCAST AT ALL DRIVE, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ICA AND THE IPI CROSS WALKWAY ACCESSIBILITY CODE.
 THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL HARMONIZE THE USE OF CPTED DESIGN PRINCIPLES.
 FOUNDATION TYPE CONSTRUCTION OF ALLOWABLE HEIGHT BUILDING AREA MUST BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) (AFTER OCT. 1, 2009 FBC 2009).
 ALL STORAGE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LOCALS.
 FLOODPLAIN ZONING DESIGN SHALL BE PROVIDED FOR ALL NEW BUILDING CONSTRUCTION.
 ALL UTILITY LINES OR SETS SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

Master Plan



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commercial Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6335 • Fax: 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

**Jupiter Medical Park
 Master Plan**
 Jupiter, Florida

DESIGNED: GSH
 DRAWN: NBP, RCD
 APPROVED: GSH
 JOB NUMBER: 15-0809
 DATE: 07-23-14
 REVISIONS: 10-27-14
 03-18-15
 FINAL PLANS 03-23-15
 06-18-25

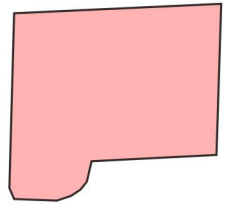
June 18, 2025 2:43 p.m.
 Desig: 15-0809 SITE PLAN.DWG

SHEET 1 of 3
 COTLEUR & HEARING, INC.
 THIS DRAWING IS THE PROPERTY OF COTLEUR & HEARING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Property Detail

Parcel Control Number: 30-42-41-12-10-001-0010 Location Address: 2055 MILITARY TRL 100
 Owners: JUPITER MEDICAL CENTER INC LESSOR& TTB PARTNERS Municipality: JUPITER
 LTD LESSEE
 Mailing Address: GREENFIELD PROPERTIES INC C/O 2300 NW CORPORATE BLVD STE 122, , BOCA RATON FL 33431 7345
 Last Sale: 09/29/1998 Book/Page#: 10724 / 00591 Price: \$3,000,000
 Property Use Code: 1900 - MEDICAL OFFICE-BUILDING UP TO 4 STORIES Zoning: C3 - COMMERCIAL, OFFICE
 LENDER CENTER PAR A & IRREG SHAPED PT OF PAR C
 Legal Description: (LESS TRGLR PAR MILITARY TRL R/W) K/A JUPITER OUTPATIENT SURGERY PAR Total SF: 50620 Acres 3.80

Owner : JUPITER MEDICAL CENTER INC LESSOR PCN : 30424112100010010 1 of 1



2024 Values

Improvement Value \$11,608,621
 Land Value \$2,608,594
 Total Market Value \$14,217,215
 Assessed Value \$13,790,778
 Exemption Amount \$0
 Taxable Value \$13,790,778

2024 Taxes

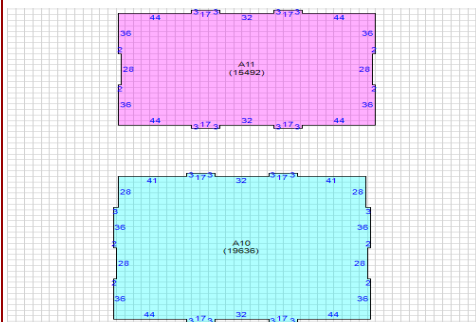
Ad Valorem \$237,330
 Non Ad Valorem \$11,578
 Total Tax \$248,908

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
MEDICAL OFFICE	19636
MEDICAL OFFICE	30984
Total Square Footage : 50620	

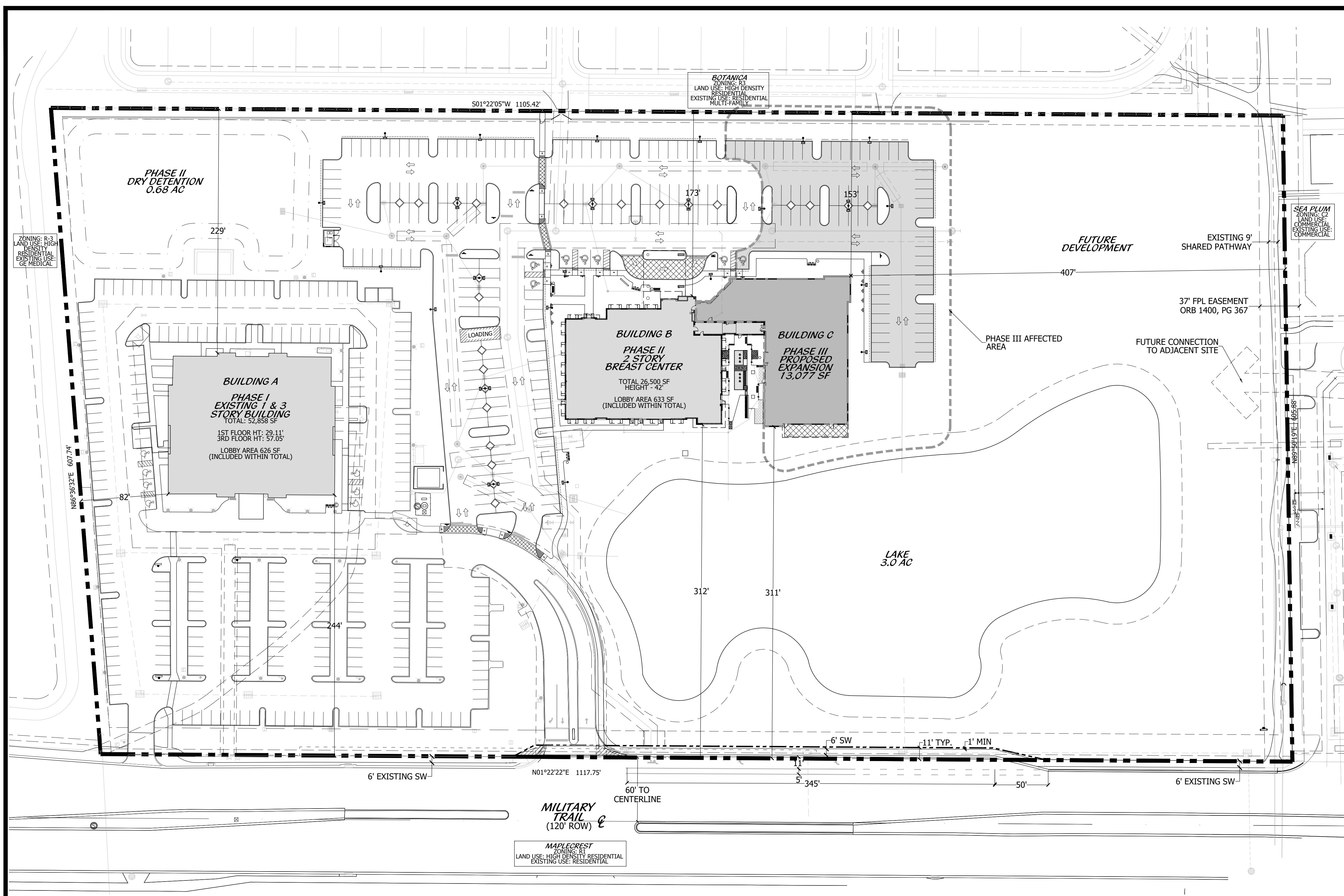
Extra Features

Description	Year Built	Unit
Paving- Asphalt	2001	86598
Paving- Asphalt	2001	2844
Walkway-Concrete	2001	5286
Wall	2001	516

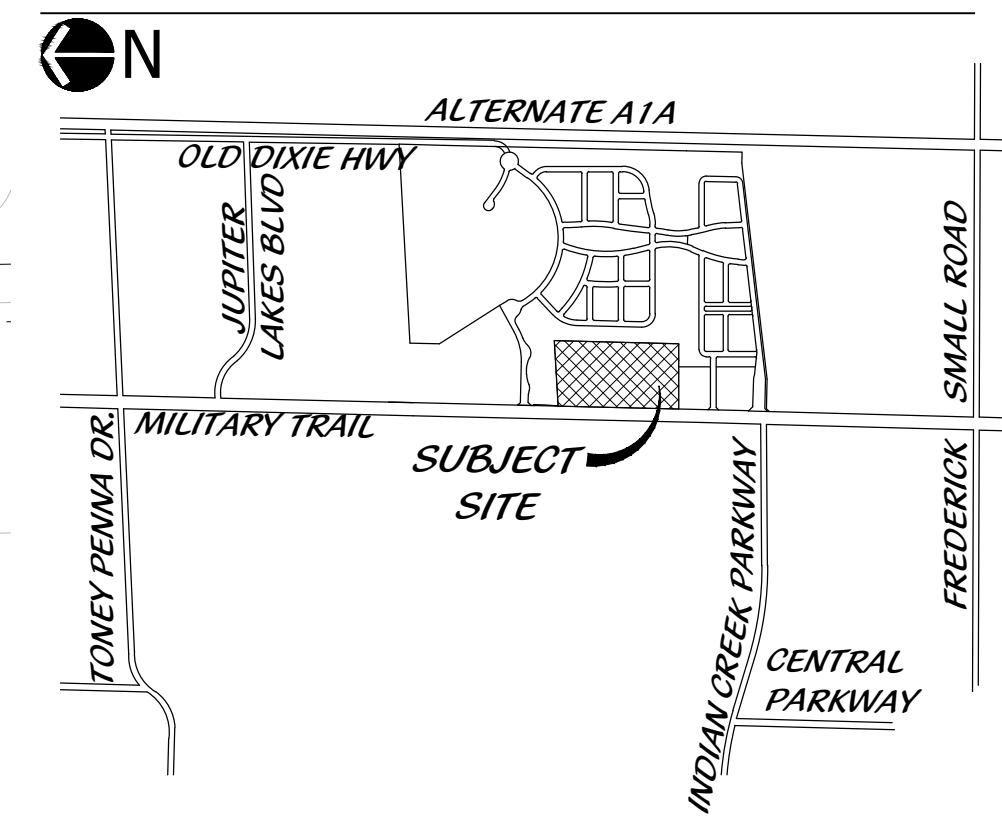
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1 Year Built	2001
2 MEDICAL OFFICE BLDG	50620



LOCATION MAP Attachment C - Plans



MASTER PLAN SITE DATA

NAME OF PROJECT	JUPITER MEDICAL PARK		
PROPERTY CONTROL NUMBER	30-42-41-12-10-001-0020		
TOWN OF JUPITER P&Z #	TBD		
FEMA FLOOD ZONE	A5		
TRAFFIC ANALYSIS ZONE	40		
FUTURE LAND USE DESIGNATION	COMMERCIAL		
ZONING DISTRICT OVERLAY	C3, COMMERCIAL OFFICE BIOSCIENCE RESEARCH PROTECTION OVERLAY		
TOTAL SITE AREA	15.804 AC	688,438.076 SF	
BUILDING DATA			
BUILDING A TOTAL SF (EXISTING)	52,858 SF		
LOBBY AREA (INCLUDED WITHIN TOTAL SF)	626 SF		
STORIES	1 & 3 STORIES		
HEIGHT	29.11 & 57.05 FT		
BUILDING B TOTAL SF	26,500 SF		
LOBBY AREA (INCLUDED WITHIN TOTAL SF)	633 SF		
STORIES	2 STORIES		
HEIGHT	42 FT		
BUILDING C TOTAL SF	13,077 SF		
STORIES	1 STORIES		
HEIGHT	24 FT		
GROSS SQUARE FOOTAGE	92,435 SF		
FAR	0.13		
LAND USE			
BUILDING LOT COVERAGE	SF 52,220	AC 1.20	% 7.59%
VEHICULAR USE AREA	192,470	4.42	27.96%
OPEN SPACE	443,749	10.19	64.46%
TOTAL	688,438	15.80	100.00%
LOT COVERAGE			
IMPERVIOUS AREA	SF 52,220	AC 1.20	% 7.59%
BUILDING LOT COVERAGE	192,470	4.42	27.96%
PLAZA & SIDEWALKS	18,273	0.42	2.65%
TOTAL IMPERVIOUS AREA	262,963	6.04	38.20%
PERVIOUS AREA			
GREEN SPACE & BUFFERS	294,795	6.77	42.82%
EXISTING RETENTION LAKE	130,680	3.00	18.98%
TOTAL PERVIOUS AREA	425,475	9.77	61.80%
TOTAL SITE AREA	688,438	15.80	100.00%
GREENSPACE			
REQ	35%	PROV	43%
PARKING DATA			
BUILDING A (626 SF OF LOBBY NOT PARKED)	261	261	
BUILDING B (633 SF OF LOBBY NOT PARKED)	129	179	
BUILDING C (1,200 SF)	65	68	
HANDICAP SPACES (INCLUDED IN TOTAL)	7	14	
LOW EMISSION FUEL EFFICIENT PKG (INCL IN TOTAL)	9	9	
TOTAL	456	508	
SETBACKS			
	REQUIRED	PROVIDED BUILDING A	PROVIDED BUILDING B
Front (West)	50'	244.5'	312'
Rear (East)	30'	229'	173'
Side, Interior (North)	25'	82'	471'
Side, Interior (South)	25'	N/A	407'
LOADING SPACES	1	1	
PEDESTRIAN AMENITY DATA			
REQ	7	PROV	11
BENCH (1/12,500 SF)	7		7
TRASH CAN (1/12,500 SF)	7		7
BIKE RACK (1/12,500 SF)	7	26 SPACES	

LEGAL DESCRIPTION

BEING ALL OF THE PLAT OF LENDER CENTER, RECORDED IN PLAT BOOK 70, PAGES 33 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND

- LB LANDSCAPE BUFFER
- OH OVERHANG
- R RADIUS
- SB SETBACK
- SF SQUARE FEET
- SW SIDEWALK
- TYP. TYPICAL
- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PARKING LIGHT

PROJECT TEAM

APPLICANT
JUPITER MEDICAL CENTER, INC.
1210 S. OLD DIXIE HIGHWAY
JUPITER, FL 33458
CONTACT: JON WAINWRIGHT

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

ARCHITECT:
DAVIS STOKES COLLABORATIVE
7121 CROSSROADS BLVD.
BRENTWOOD, TN 37027
615.726.0010
CONTACT: LEIGH ANN PRUITT / JENNIFER CARTER

SURVEYOR:
KIMLEY + HORN
477 SOUTH ROSEMARY AVENUE, SUITE 215
WEST PALM BEACH, FL 33401
561.840.0874
CONTACT: ADAM KERR

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

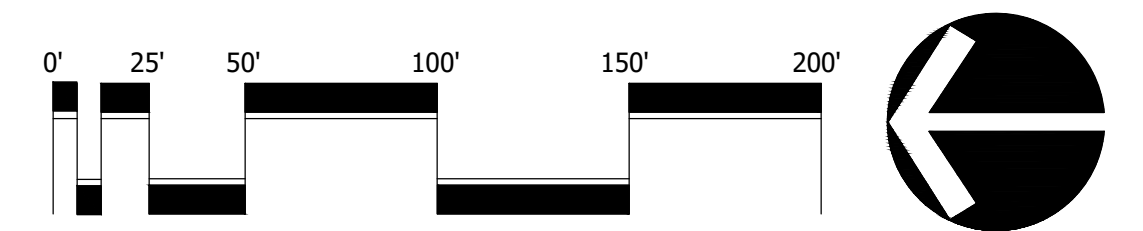
TRAFFIC ENGINEER:
PINDER TROUTMAN
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FL 33411
561.296.9698
CONTACT: LINDA RICARDI

GEOTECHNICAL CONSULTANT:
GFA INTERNATIONAL, INC.
521 NW ENTERPRISE DRIVE
PORT ST. LUCIE, FL
772.924.3575
CONTACT: DAVID ALKER

GENERAL NOTES

- 10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
- RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.
- MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004).
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LDR'S.
- *PEDESTRIAN XING* SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.
- ALL UTILITY LINES ON-SITE SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

Master Plan



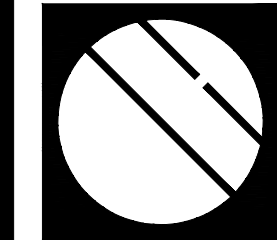
Scale: 1" = 50'-0"

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

**Jupiter Medical Park
Master Plan**
Jupiter, Florida

DESIGNED	DEH
DRAWN	NBP, RO
APPROVED	DEH
JOB NUMBER	13-0809
DATE	07-16-25
REVISIONS	09-08-25

September 08, 2025 3:06:44 p.m.
Drawing: 13-0809 SITE PLAN.DWG

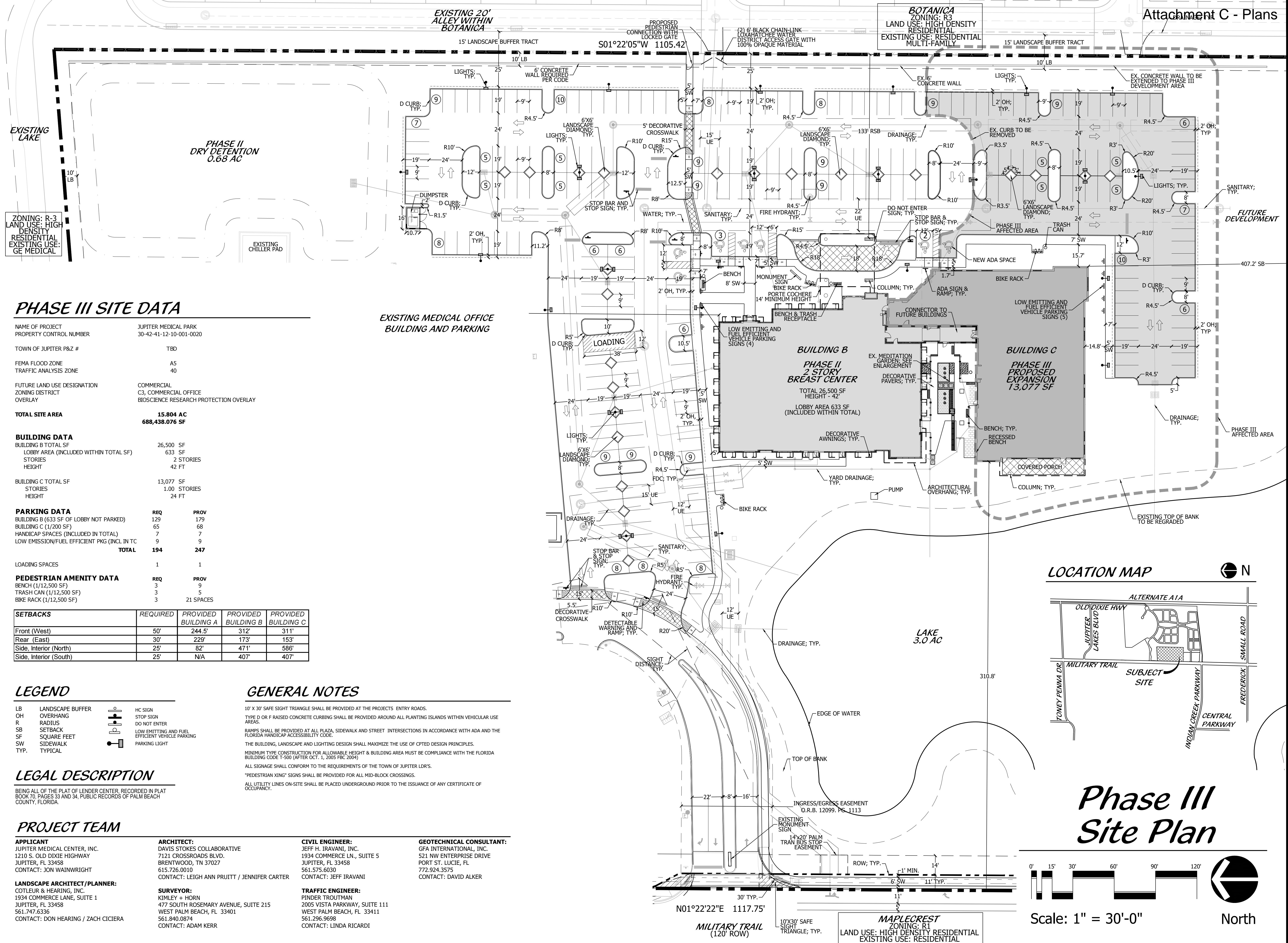


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1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Jupiter Medical Park Phase III Jupiter, Florida

Attachment C - Plans



PHASE III SITE DATA

NAME OF PROJECT	JUPITER MEDICAL PARK	
PROPERTY CONTROL NUMBER	30-42-41-12-10-001-0020	
TOWN OF JUPITER P&Z #	TBD	
FEMA FLOOD ZONE	A5	
TRAFFIC ANALYSIS ZONE	40	
FUTURE LAND USE DESIGNATION	COMMERCIAL	
ZONING DISTRICT OVERLAY	C3, COMMERCIAL OFFICE BIOSCIENCE RESEARCH PROTECTION OVERLAY	
TOTAL SITE AREA	15.804 AC 688,438.076 SF	
BUILDING DATA		
BUILDING B TOTAL SF	26,500 SF	
LOBBY AREA (INCLUDED WITHIN TOTAL SF)	633 SF	
STORIES	2 STORIES	
HEIGHT	42 FT	
BUILDING C TOTAL SF	13,077 SF	
STORIES	1.00 STORIES	
HEIGHT	24 FT	
PARKING DATA		
BUILDING B (633 SF OF LOBBY NOT PARKED)	REQ 129	PROV 179
BUILDING C (1,200 SF)	7	68
HANDICAP SPACES (INCLUDED IN TOTAL)	7	7
LOW EMISSION/FUEL EFFICIENT PKG (INCL IN TC)	9	9
TOTAL	194	247
LOADING SPACES	1	1
PEDESTRIAN AMENITY DATA		
BENCH (1/12,500 SF)	3	9
TRASH CAN (1/12,500 SF)	3	5
BIKE RACK (1/12,500 SF)	3	21 SPACES

SETBACKS	REQUIRED	PROVIDED BUILDING A	PROVIDED BUILDING B	PROVIDED BUILDING C
Front (West)	50'	244.5'	312'	311'
Rear (East)	30'	229'	173'	153'
Side, Interior (North)	25'	82'	471'	586'
Side, Interior (South)	25'	N/A	407'	407'

LEGEND

LB	LANDSCAPE BUFFER	HC SIGN
OH	OVERHANG	STOP SIGN
R	RADIUS	DO NOT ENTER
SB	SETBACK	LOW EMITTING AND FUEL EFFICIENT VEHICLE PARKING
SF	SQUARE FEET	PARKING LIGHT
SW	SIDEWALK	
TYP.	TYPICAL	

GENERAL NOTES

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS' ENTRY ROADS.
 TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
 RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
 THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF OPTED DESIGN PRINCIPLES.
 MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE 1-500 (AFTER OCT. 1, 2005 PER 2004)
 ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LDR'S.
 *PEDESTRIAN XING' SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.
 ALL UTILITY LINES ON-SITE SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

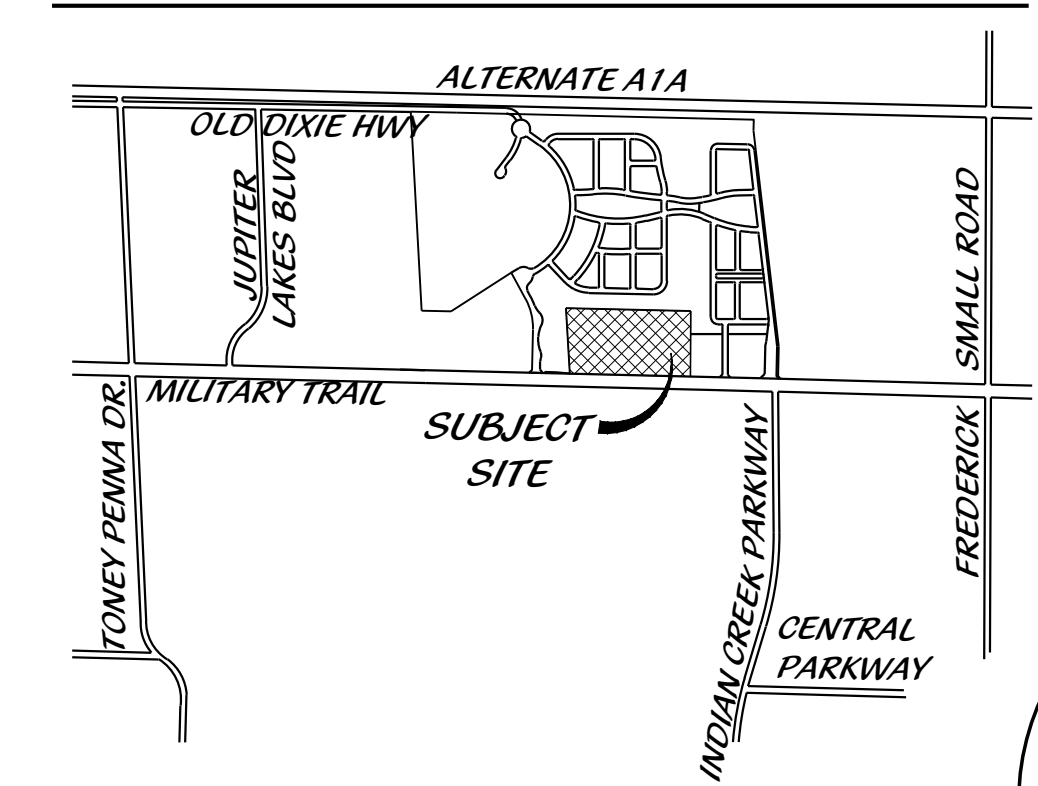
LEGAL DESCRIPTION

BEING ALL OF THE PLAT OF LENDER CENTER, RECORDED IN PLAT BOOK 70, PAGES 33 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

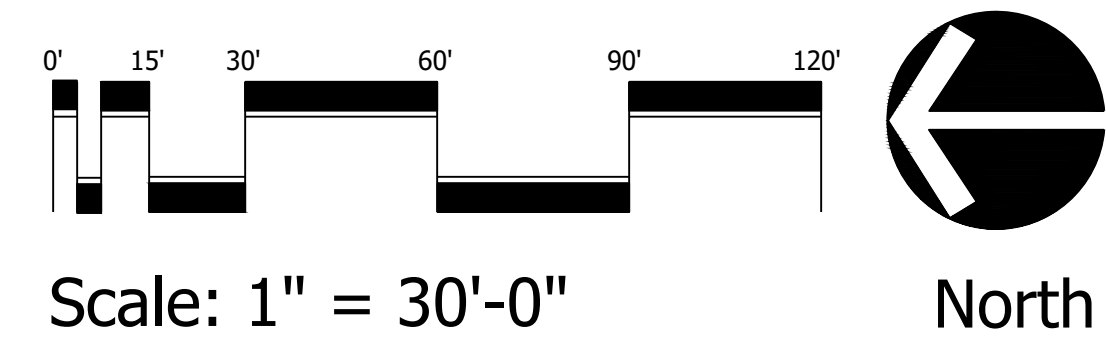
PROJECT TEAM

APPLICANT JUPITER MEDICAL CENTER, INC. 1210 S. OLD DIXIE HIGHWAY JUPITER, FL 33458 CONTACT: JON WAINWRIGHT	ARCHITECT: DAVIS STOKES COLLABORATIVE 7121 CROSSROADS BLVD. BRENTWOOD, TN 37027 615.726.0010 CONTACT: LEIGH ANN PRUITT / JENNIFER CARTER	CIVIL ENGINEER: JEFF H. IRAVANI, INC. 1934 COMMERCE LN., SUITE 5 JUPITER, FL 33458 561.575.6030 CONTACT: JEFF IRAVANI	GEOTECHNICAL CONSULTANT: GFA INTERNATIONAL, INC. 521 NW ENTERPRISE DRIVE PORT ST. LUCIE, FL 772.924.3575 CONTACT: DAVID ALKER
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DON HEARING / ZACH CICIERA	SURVEYOR: KIMLEY + HORN 477 SOUTH ROSEMARY AVENUE, SUITE 215 WEST PALM BEACH, FL 33401 561.840.0874 CONTACT: ADAM KERR	TRAFFIC ENGINEER: PINDER TROUTMAN 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411 561.296.9698 CONTACT: LINDA RICARDI	

LOCATION MAP



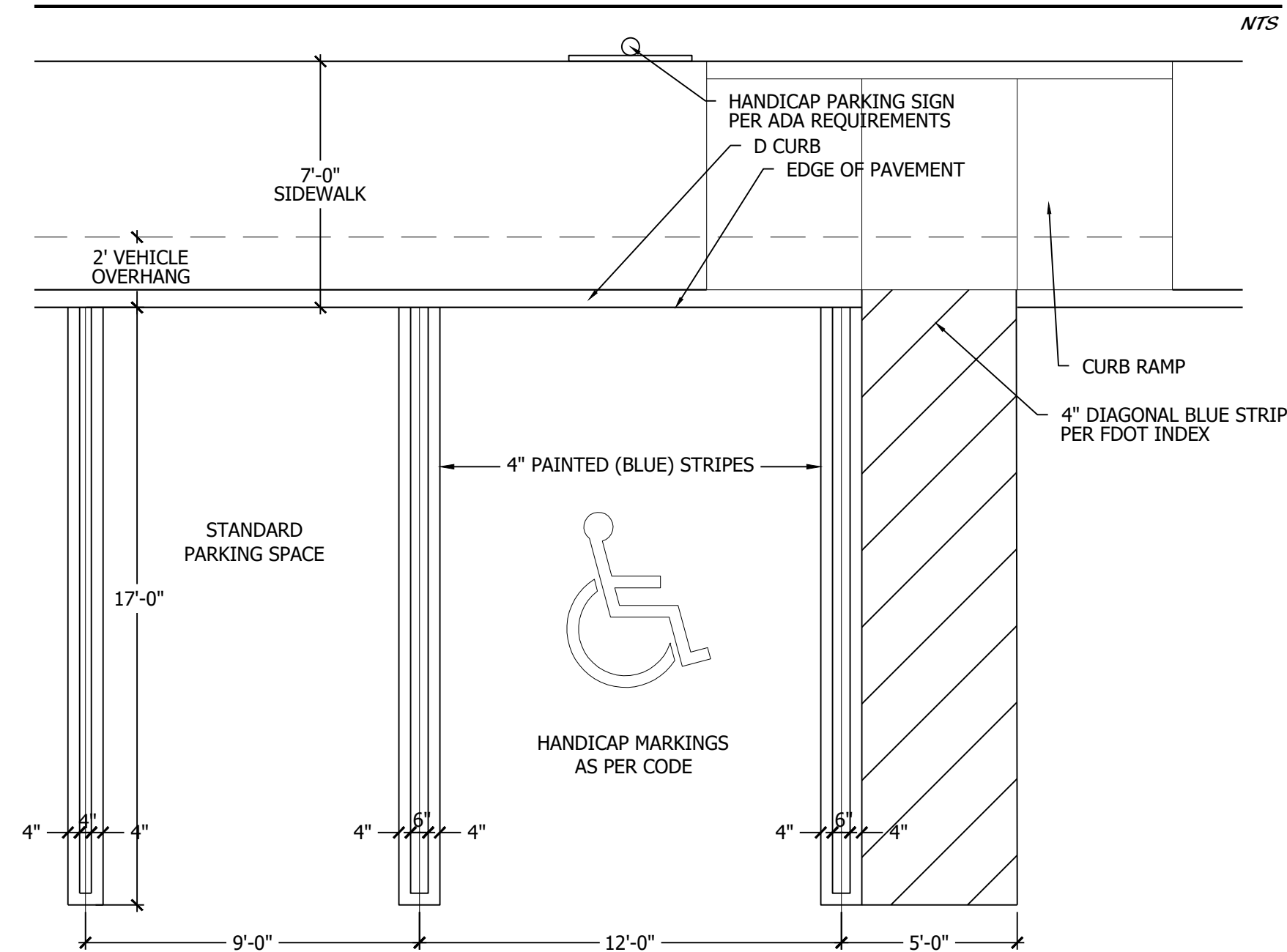
Phase III Site Plan



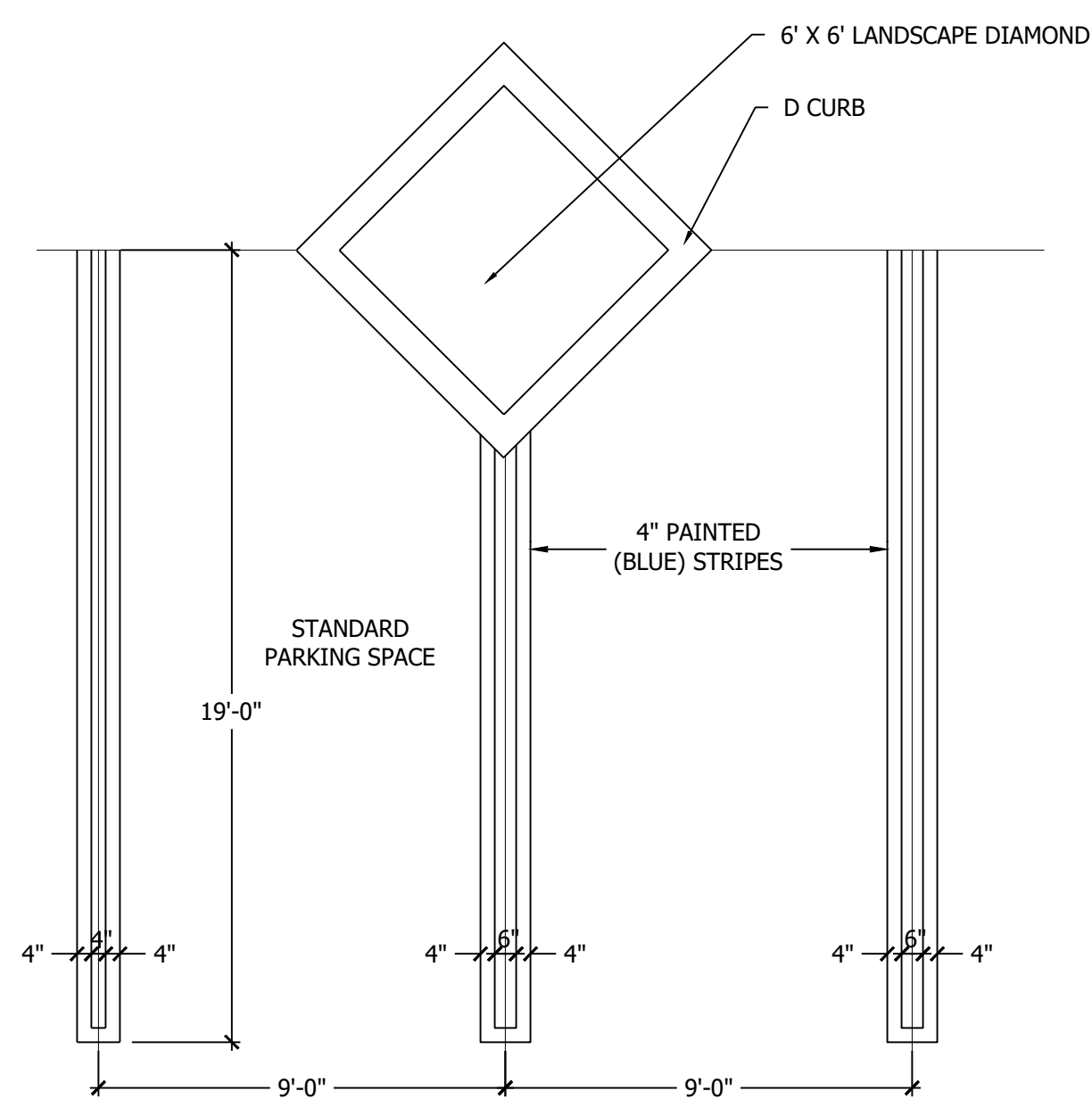
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DRAWN	NBP, RO
APPROVED	DEH
JOB NUMBER	13-0809
DATE	07-16-25
REVISIONS	09-08-25

September 08, 2025 3:06:44 p.m.
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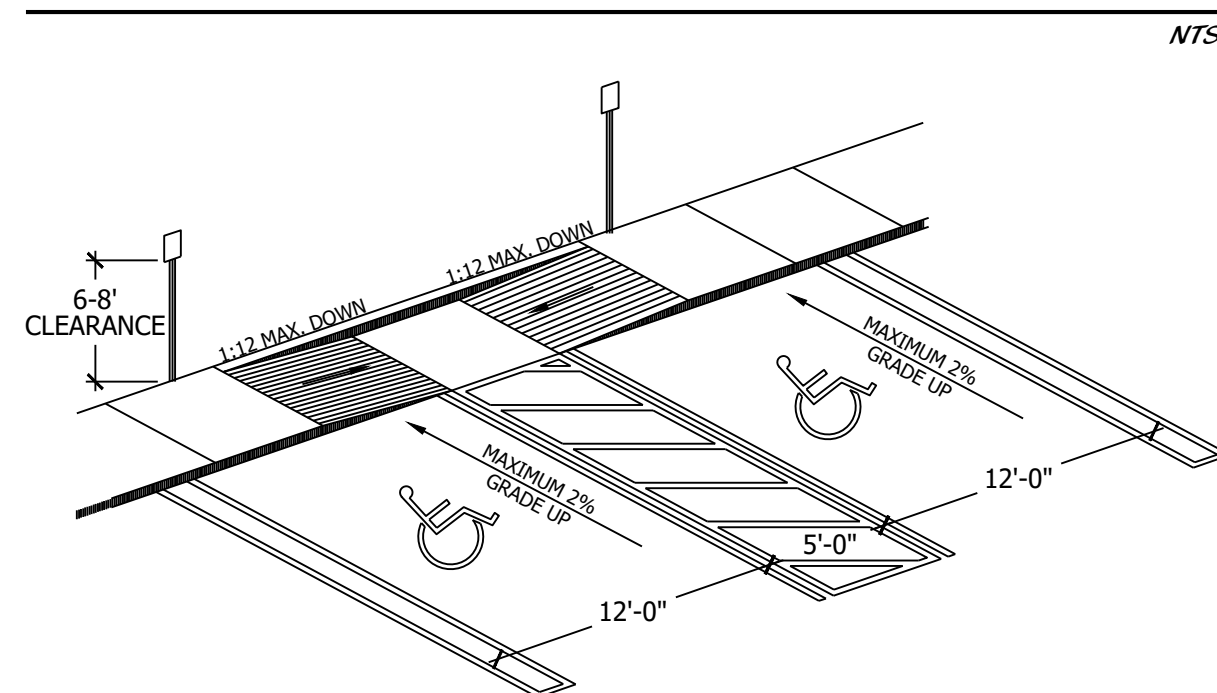
STANDARD AND HANDICAP PARKING DETAIL



STANDARD DIAMOND PARKING DETAIL

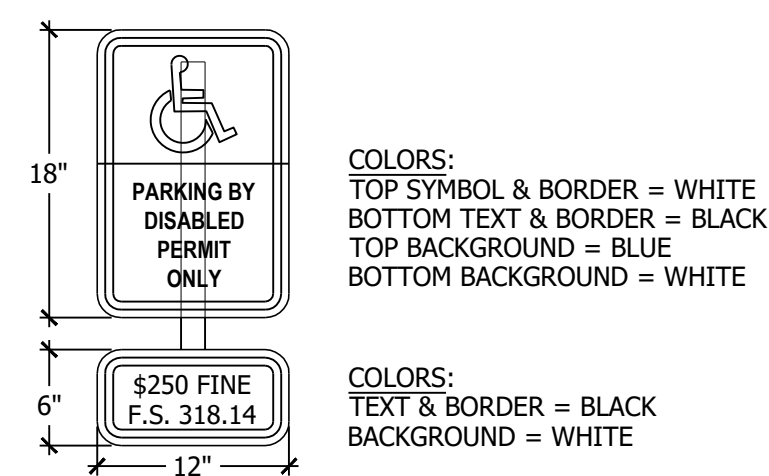


HANDICAP RAMP DETAIL

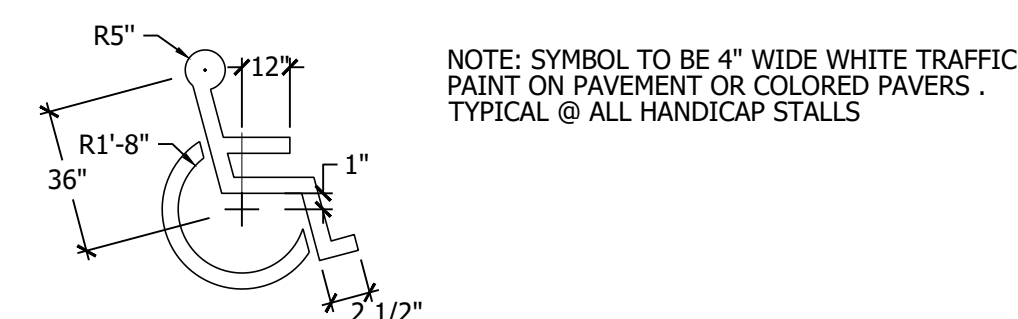


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

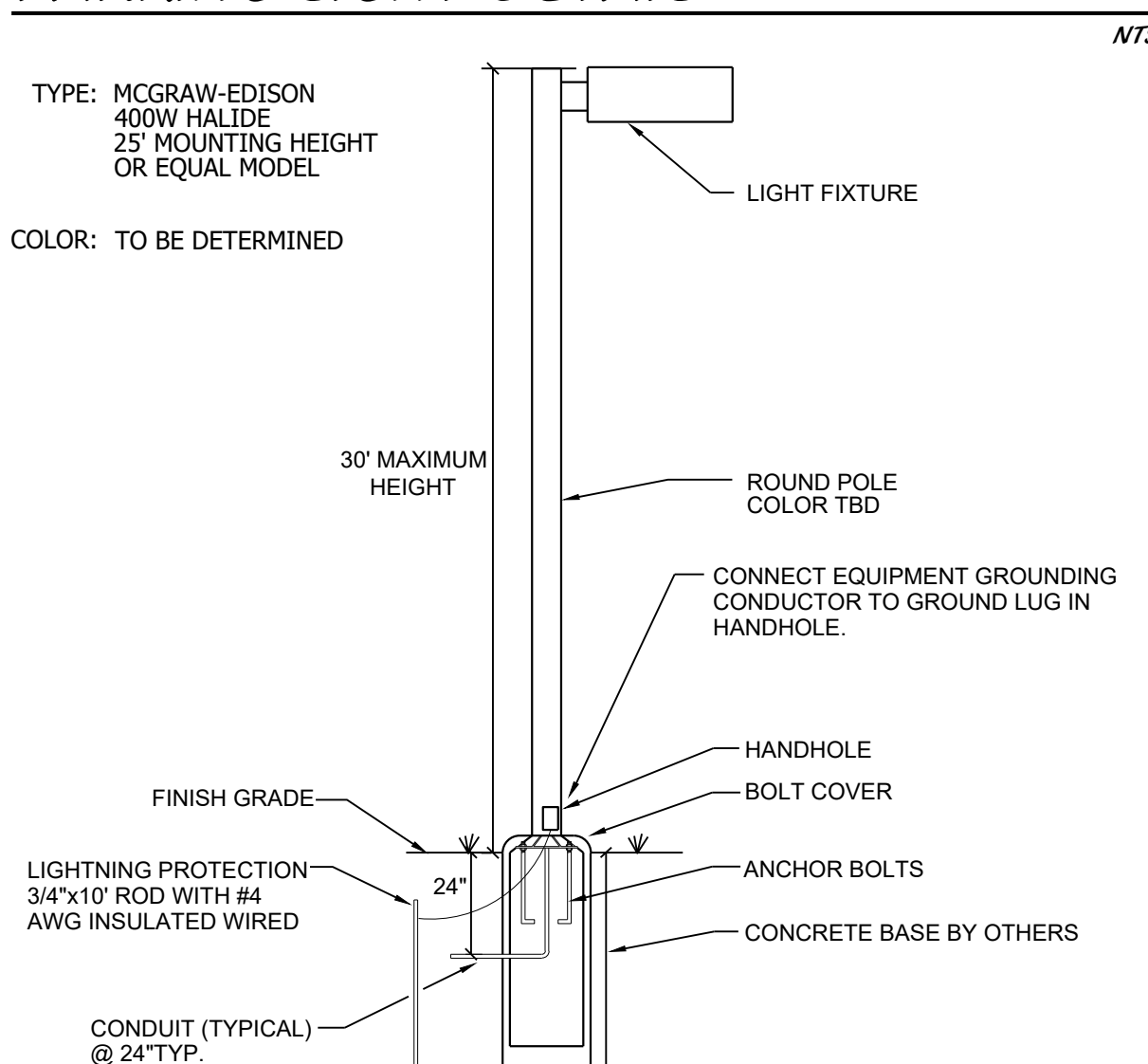
HANDICAP SIGN DETAIL



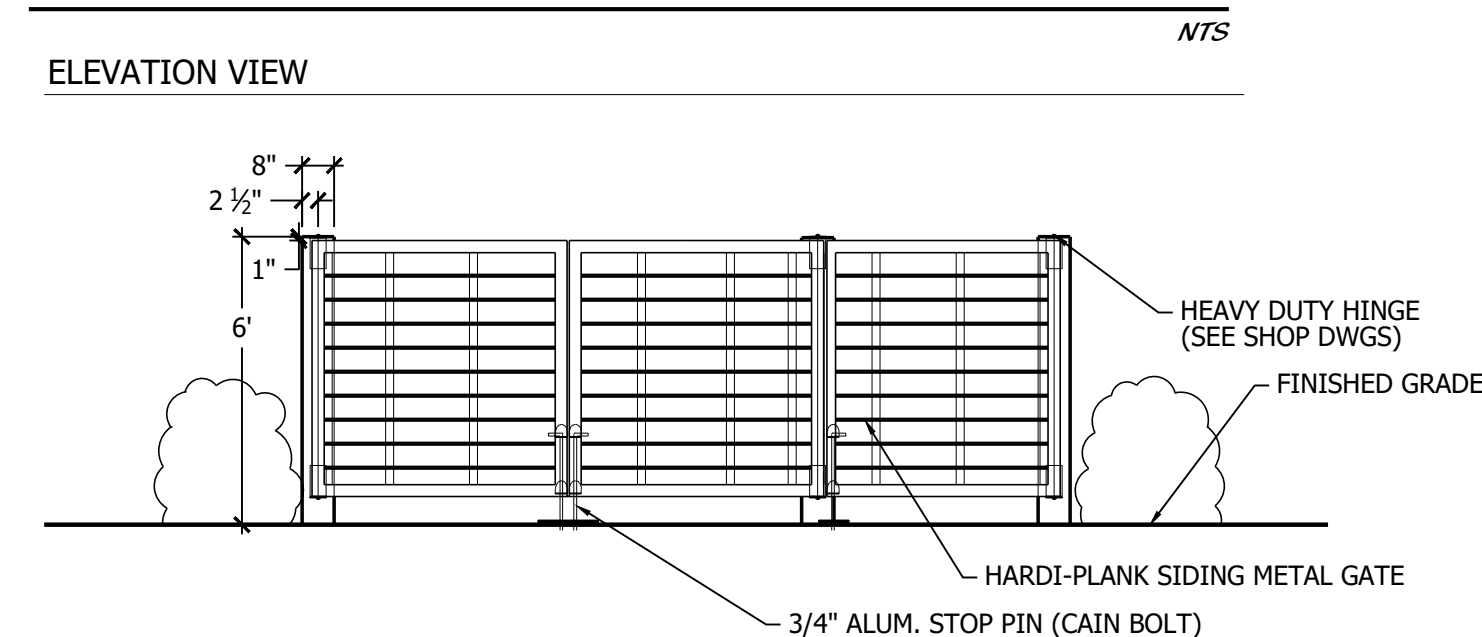
HANDICAP SYMBOL DETAIL



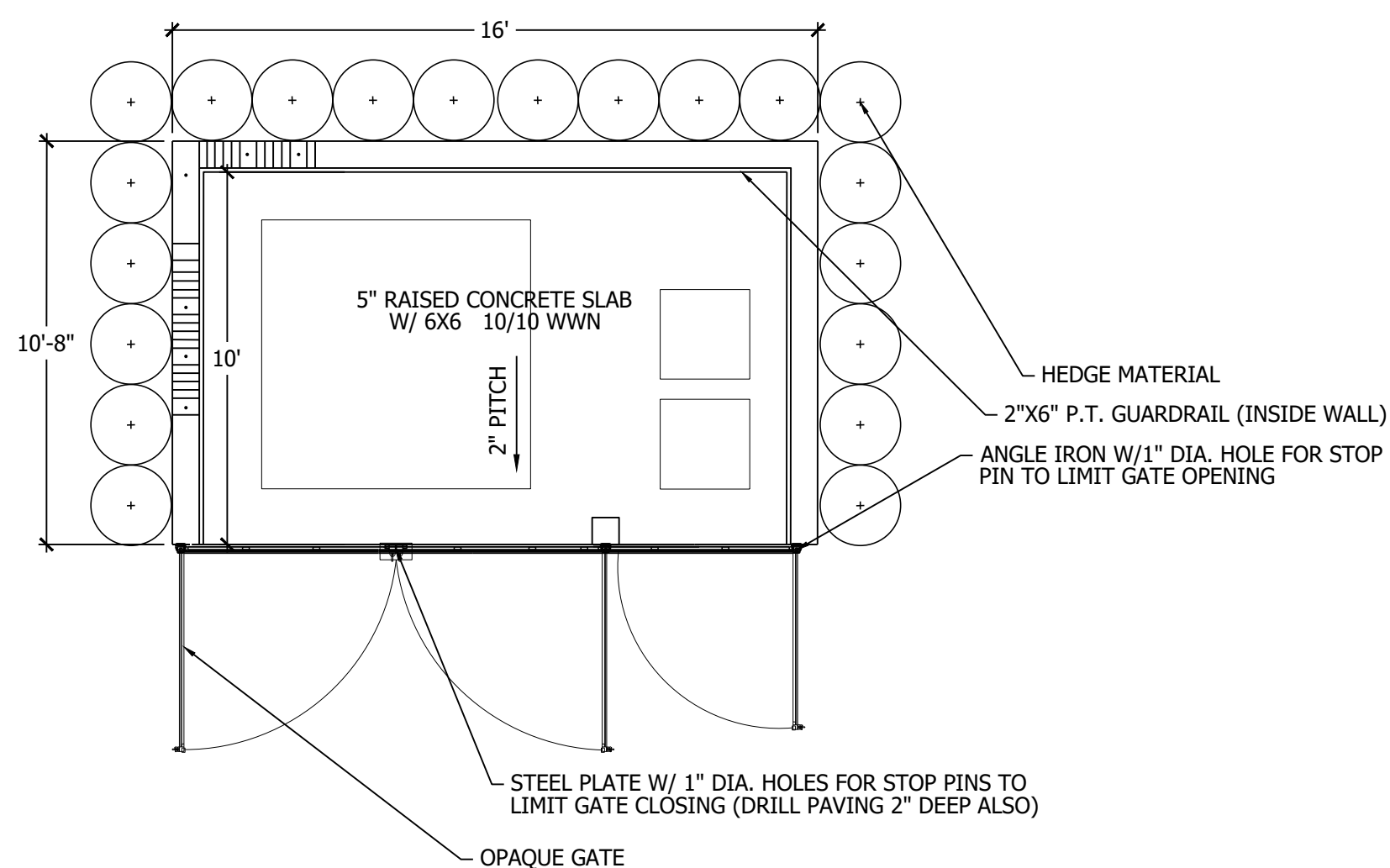
PARKING LIGHT DETAIL



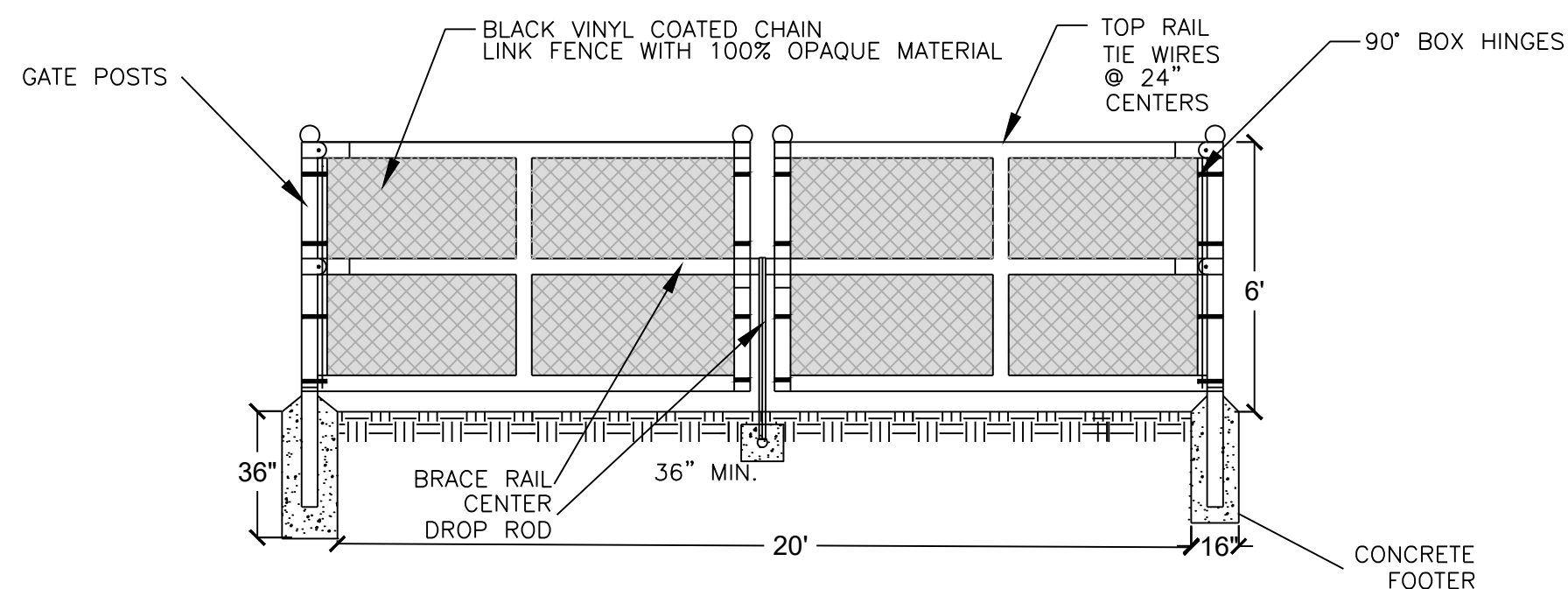
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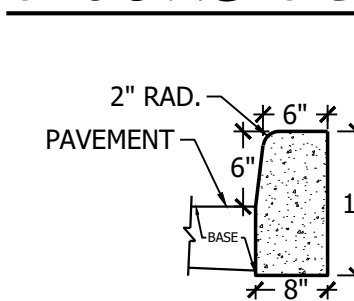
PLAN VIEW



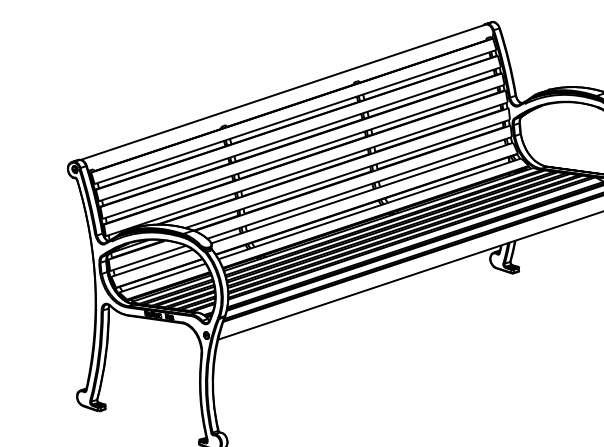
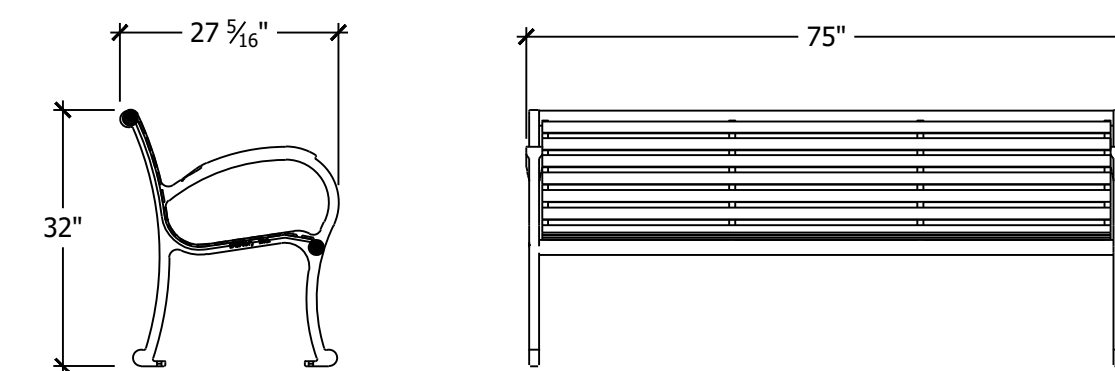
OPAQUE GATE DETAIL



D CURB DETAIL

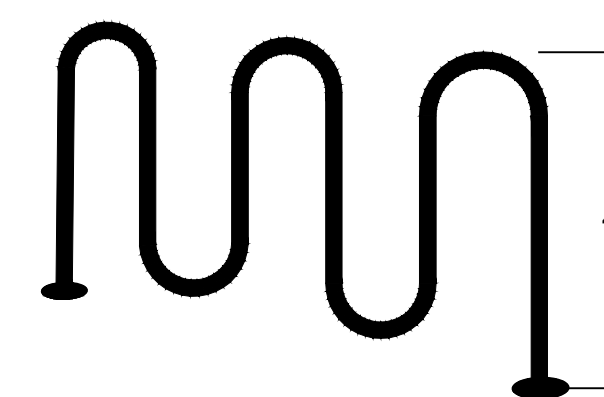


BENCH DETAIL



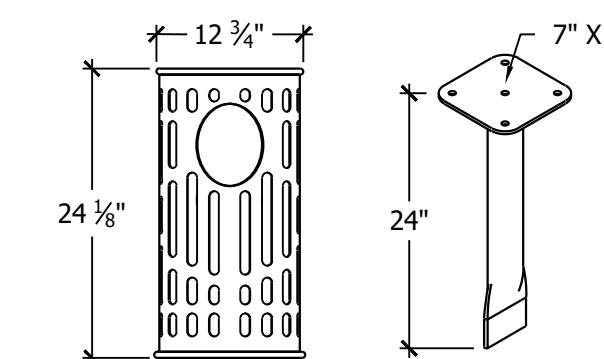
TYPE: DUMOR 160 SERIES BENCH
COLOR: TBD
FINISH: ZINC RICH AND POLYESTER POWDER COAT

BIKE RACK DETAIL



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

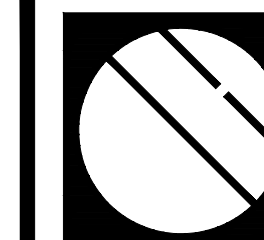
TRASH CAN DETAIL



TYPE: WABASH VALLEY ASH URN
COLOR: TBD
FINISH: POWDER COAT

FINAL PLANS
PZ#14-230 03-13-15

Site Details



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
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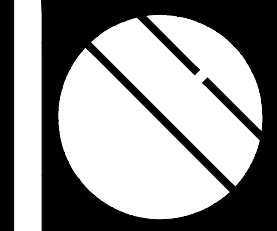
**Jupiter Medical Park
Phase II**
Jupiter, Florida

DESIGNED	DEH
DRAWN	NBP
APPROVED	DEH
JOB NUMBER	13-0809
DATE	07-30-14
REVISIONS	10-27-14
	02-19-15
	FINAL PLANS 03-24-15

March 24, 2015 3:34:20 p.m.
Drawing: 13-0809 SITE DETAILS.DWG

SHEET 3 OF 3

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

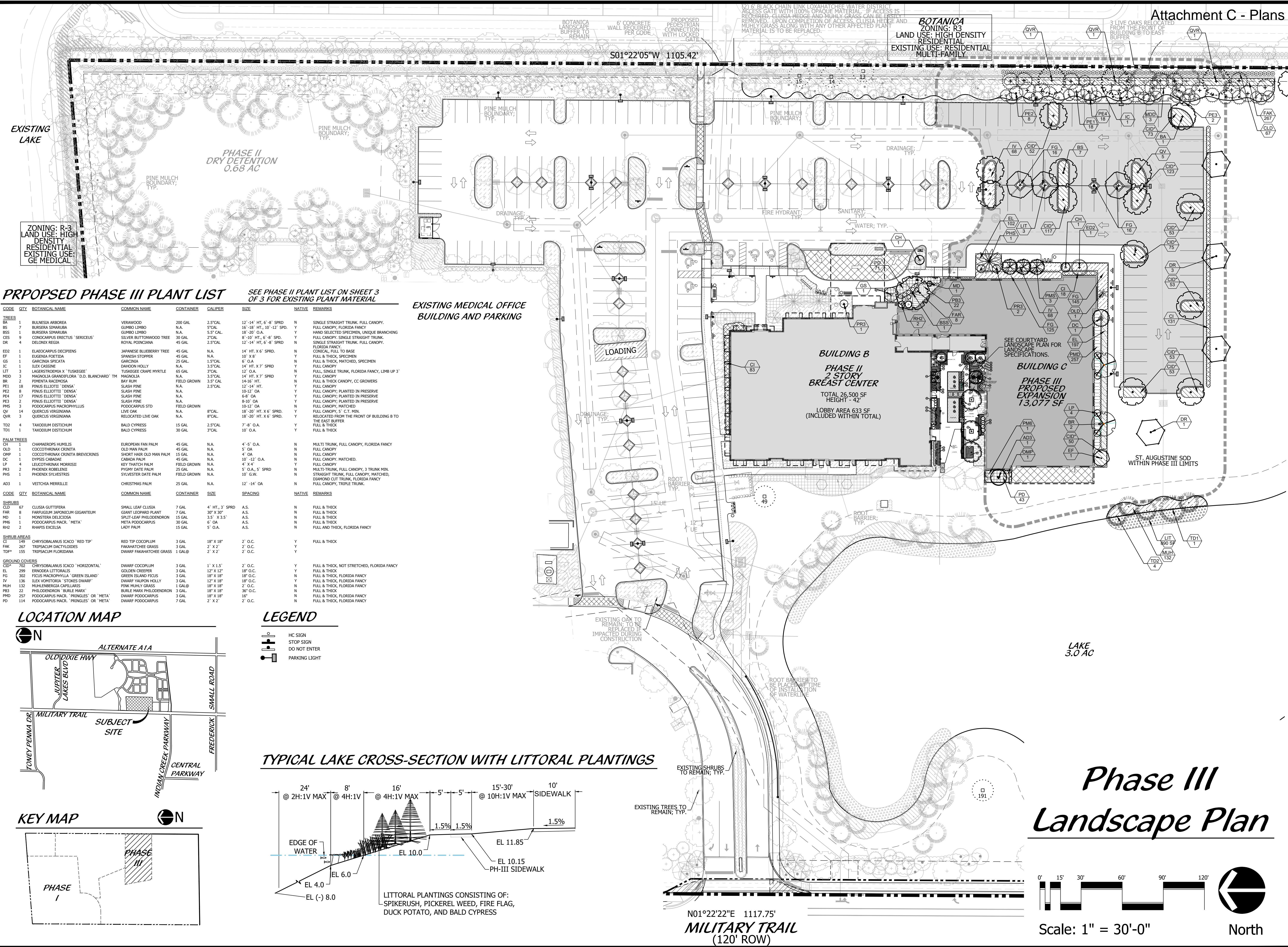


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**Jupiter Medical Park
Phase III**
Jupiter, Florida

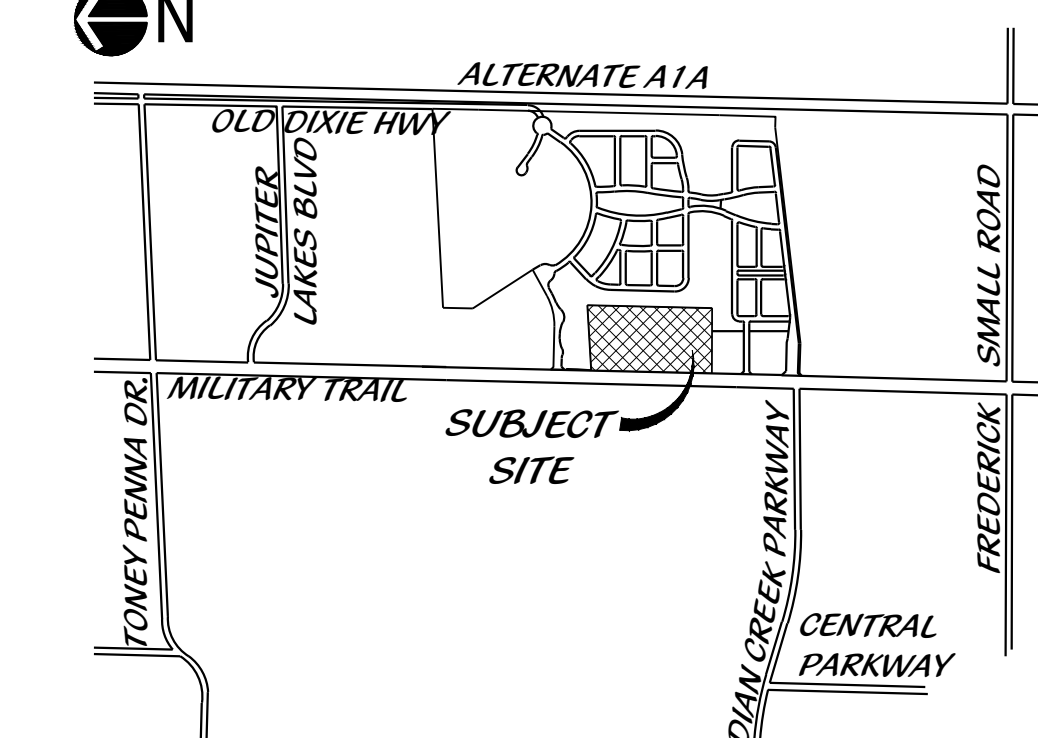
Attachment C - Plans



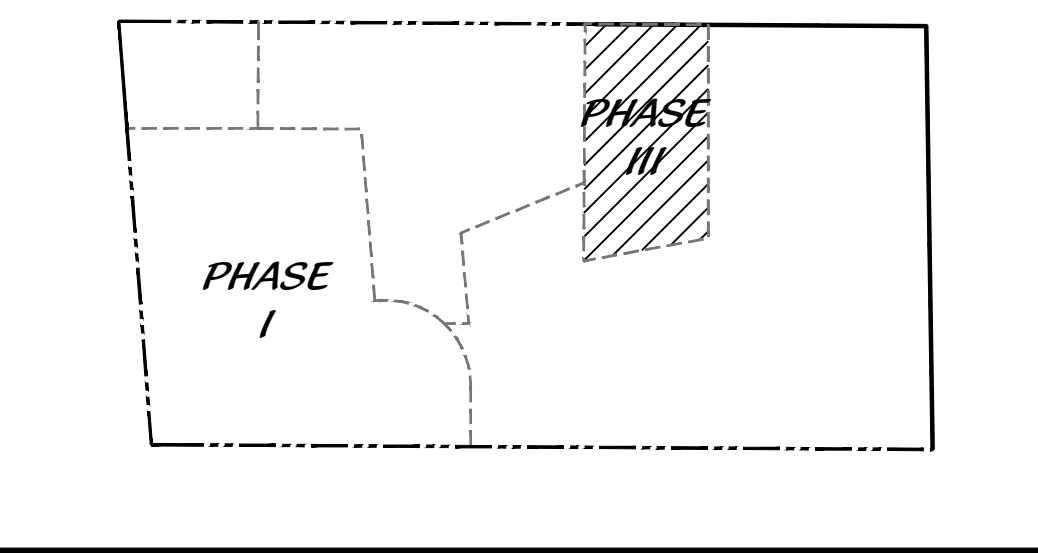
PROPOSED PHASE III PLANT LIST SEE PHASE II PLANT LIST ON SHEET 3 OF 3 FOR EXISTING PLANT MATERIAL

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS	
TREES									
BA	1	BULNESIA ARBOREA	VERAWOOD	200 GAL	2.5" CAL	12'-14' HT, 6'-8" SPRD	N	SINGLE STRAIGHT TRUNK, FULL CANOPY.	
BS	7	BURSERIA SIMARUBA	GUMBO LIMBO	N.A.	5" CAL	16'-18' HT., 10'-12' SPRD.	Y	FULL CANOPY, FLORIDA FANCY	
BSS	1	BURSERIA SIMARUBA	GUMBO LIMBO	N.A.	5.5" CAL	18'-20' O.A.	Y	HAND SELECTED SPECIMEN, UNIQUE BRANCHING	
CES	9	CONCARPUS ERECTUS 'SERIKUS'	SILVER BUTTWOOD TREE	30 GAL	2" CAL	8'-10' HT., 6'-8" SPRD.	Y	FULL CANOPY, SINGLE STRAIGHT TRUNK.	
DR	4	DELOXIS REGIA	ROYAL POINCIANA	45 GAL	2.5" CAL	12'-14' HT., 6'-8" SPRD	N	SINGLE STRAIGHT TRUNK, FULL CANOPY.	
ED2	1	ELAEAGARUS DECIPENS	JAPANESE BLUEBERRY TREE	45 GAL	N.A.	14' HT., X.6' SPRD.	N	CONICAL, FULL TO BASE	
EF	1	EUGENIA FORSTIA	SPANISH STOPPER	45 GAL	N.A.	10' X 8'	Y	FULL & THICK, SPECIMEN	
GA	1	GARCINIA SPICATA	GARCINIA	25 GAL	1.5" CAL	6' O.A.	Y	FULL & THICK, MATCHED, SPECIMEN	
IC	1	ILEX CASPINE	DAMON HOLLY	N.A.	3.5" CAL	14' HT., X.7' SPRD	Y	FULL CANOPY	
LAG	1	LAGERSTRÖMIA 'TUSSEKEE'	TUSSEKEE	3" CAL	N.A.	12' O.A.	Y	FULL, SINGLE TRUNK, FLORIDA FANCY, LMB UP 3'	
MDO	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	MAGNOLIA	45 GAL	3.5" CAL	14' HT., X.7' SPRD	Y	FULL CANOPY	
BR	2	PIMENTA RACEMOSA	BAY RUM	FIELD GROWN	3.5" CAL	14-16 HT.	N	FULL & THICK CANOPY, CC GROWERS	
PE1	18	PINUS ELLIOTTI 'DENSA'	SLASH PINE	N.A.	2.5" CAL	12'-14' HT.	Y	FULL CANOPY	
PE2	8	PINUS ELLIOTTI 'DENSA'	SLASH PINE	N.A.	N.A.	10-12' O.A.	Y	FULL CANOPY, PLANTED IN PRESERVE	
PE4	17	PINUS ELLIOTTI 'DENSA'	SLASH PINE	N.A.	N.A.	6-8' O.A.	Y	FULL CANOPY, PLANTED IN PRESERVE	
PE3	2	PINUS ELLIOTTI 'DENSA'	SLASH PINE	N.A.	N.A.	9-10' O.A.	Y	FULL CANOPY, PLANTED IN PRESERVE	
PMS	3	PODOCARPUS MACROPHYLLUS	PODOCARPUS STD	FIELD GROWN	N.A.	10-12' O.A.	Y	FULL CANOPY, MATCHED	
QV	14	QUERCUS VIRGINIANA	LIVE OAK	N.A.	8" CAL	18'-20' HT., X.6' SPRD.	Y	FULL CANOPY, 5' C.T. MIN. RELOCATED FROM THE FRONT OF BUILDING B TO THE EAST BUFFER	
QVS	3	QUERCUS VIRGINIANA	RELOCATED LIVE OAK	N.A.	8" CAL	18'-20' HT., X.6' SPRD.	Y	FULL & THICK	
TD2	4	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	2.5" CAL	7'-8' O.A.	Y	FULL & THICK	
TD1	1	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	3" CAL	10' O.A.	Y	FULL & THICK	
PALM TREES									
CH	1	CHAMEROPS HUMILIS	EUROPEAN FAN PALM	45 GAL	N.A.	4'-5' O.A.	N	MULTI TRUNK, FULL CANOPY, FLORIDA FANCY	
OLD	1	COCCOCHRYSA CHINITA	OLD MAN PALM	45 GAL	N.A.	5' O.A.	N	FULL CANOPY	
OMP	1	COCCOCHRYSA CENTA BREVICORNIS	SHORT HAIR OLD MAN PALM	15 GAL	N.A.	4' O.A.	N	FULL CANOPY	
DC	1	DYPSSIS CABANAE	CANADA PALM	45 GAL	N.A.	10'-12' O.A.	N	FULL CANOPY, MATCHED.	
LP	4	LEUCOTHORAX MORRISI	KEY THATCH PALM	FIELD GROWN	N.A.	4' X 4'	Y	FULL CANOPY	
PH3	2	PHOENIX SYLVESTRIS	PHOENIX DATE PALM	25 GAL	N.A.	5' O.A., 5' SPRD	Y	MULTI TRUNK, FULL CANOPY, 3 TRUNK MIN.	
PH5	1	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10' G.W.	Y	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAGONAL CUT TRUNK, FLORIDA FANCY	
AD3	1	VEITCHIA MERRILLII	CHRISTMAS PALM	25 GAL	N.A.	12'-14' O.A.	N	FULL CANOPY, TRIPLE TRUNK.	
SHRUBS									
CLD	67	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	4" HT., 3" SPRD	A.S.	N	FULL & THICK	
FAR	8	FARRUGIUM JAPONICUM GIGANTEUM	GIANT LEOPARD PLANT	7 GAL	N.A.	30" X 30"	A.S.	N	FULL & THICK
HD	1	MONSTERA DELICIOSA	SPLIT LEAF PHILODENDRON	15 GAL	N.A.	3.5' X 3.5'	A.S.	N	FULL & THICK
PH6	1	PODOCARPUS MACR. 'META'	META PODOCARPUS	30 GAL	6' O.A.	A.S.	N	FULL & THICK	
RH2	2	RHAPIS EXCELSA	LADY PALM	15 GAL	5' O.A.	A.S.	N	FULL AND THICK, FLORIDA FANCY	
SHRUB AREAS									
CT	149	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCCOCHRYSA	3 GAL	18" X 18"	2' O.C.	Y	FULL & THICK	
FAK	267	TRIPSAcium DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	2' X 2'	2' O.C.	Y	FULL & THICK	
TDF*	155	TRIPSAcium FLORIDANA	DWARF FAKAHATCHEE GRASS	1 GAL	2' X 2'	2' O.C.	Y	FULL & THICK	
GROUND COVERS									
CID*	702	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCCOCHRYSA	3 GAL	1' X 1.5'	2' O.C.	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY	
EL	299	ERINDESA LITTORALIS	GOLDEN ORISER	3 GAL	12" X 12"	18" O.C.	Y	FULL & THICK	
FG	302	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	18" X 18"	18" O.C.	Y	FULL & THICK, FLORIDA FANCY	
IV	136	ILEX VOMITORIA 'STONES DWARF'	DWARF YALPON HOLLY	3 GAL	12" X 18"	18" O.C.	Y	FULL & THICK, FLORIDA FANCY	
MUH	132	MULLENBERGIA CAPILLARIS	PINK MILKY GRASS	1 GAL	18" X 18"	2' O.C.	N	FULL & THICK, FLORIDA FANCY	
PH3	22	PHILODENDRON 'BURLE MARK'	BURLE MARK PHILODENDRON	3 GAL	18" X 18"	36" O.C.	N	FULL & THICK	
PMD	257	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	3 GAL	18" X 18"	10"	N	FULL & THICK, FLORIDA FANCY	
LT	114	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	7 GAL	2' X 2'	2' O.C.	N	FULL & THICK, FLORIDA FANCY	

LOCATION MAP



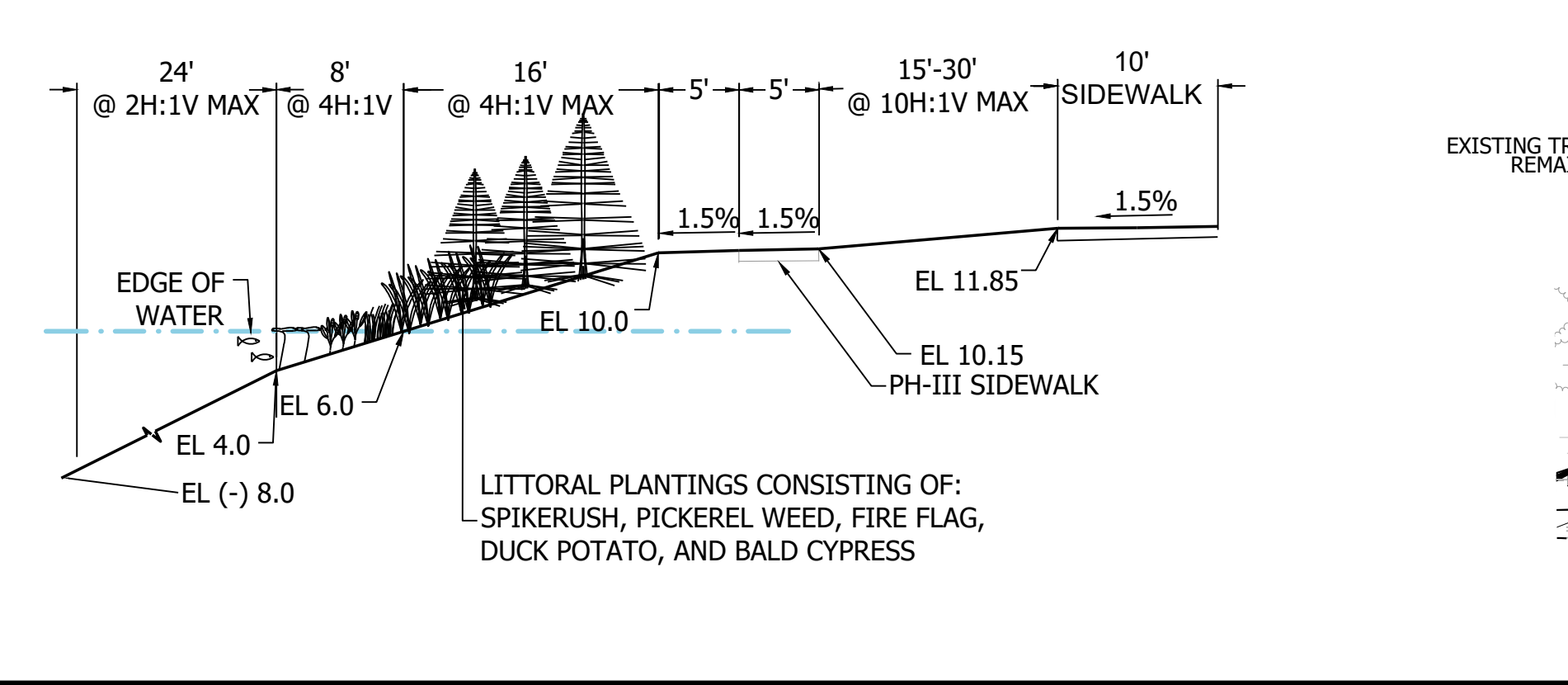
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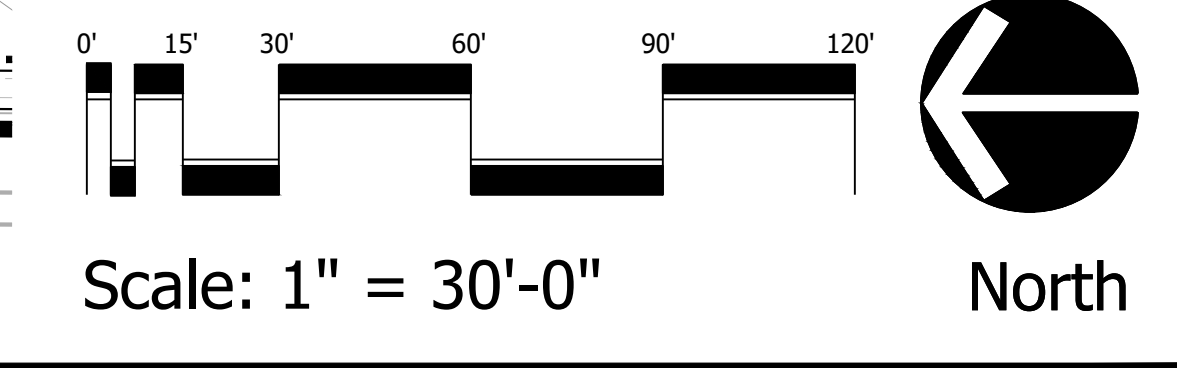
LEGEND

- HC SIGN
- STOP SIGN
- DO NOT ENTER
- PARKING LIGHT

TYPICAL LAKE CROSS-SECTION WITH LITTORAL PLANTINGS



**Phase III
Landscape Plan**

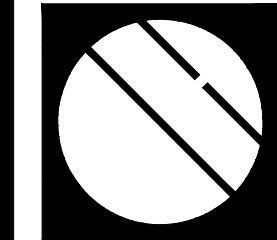


DESIGNED DEH
DRAWN NBP
APPROVED DEH
JOB NUMBER 13-0809
DATE 07-30-14
REVISIONS 10-27-14
02-19-15
FINAL PLANS 03-24-15
08-01-25
09-08-25

September 08, 2025 3:13:08 p.m.
Drawing: 13-0809 LANDSCAPE
PLAN AND DETAILS.DWG

SHEET 1 OF 3

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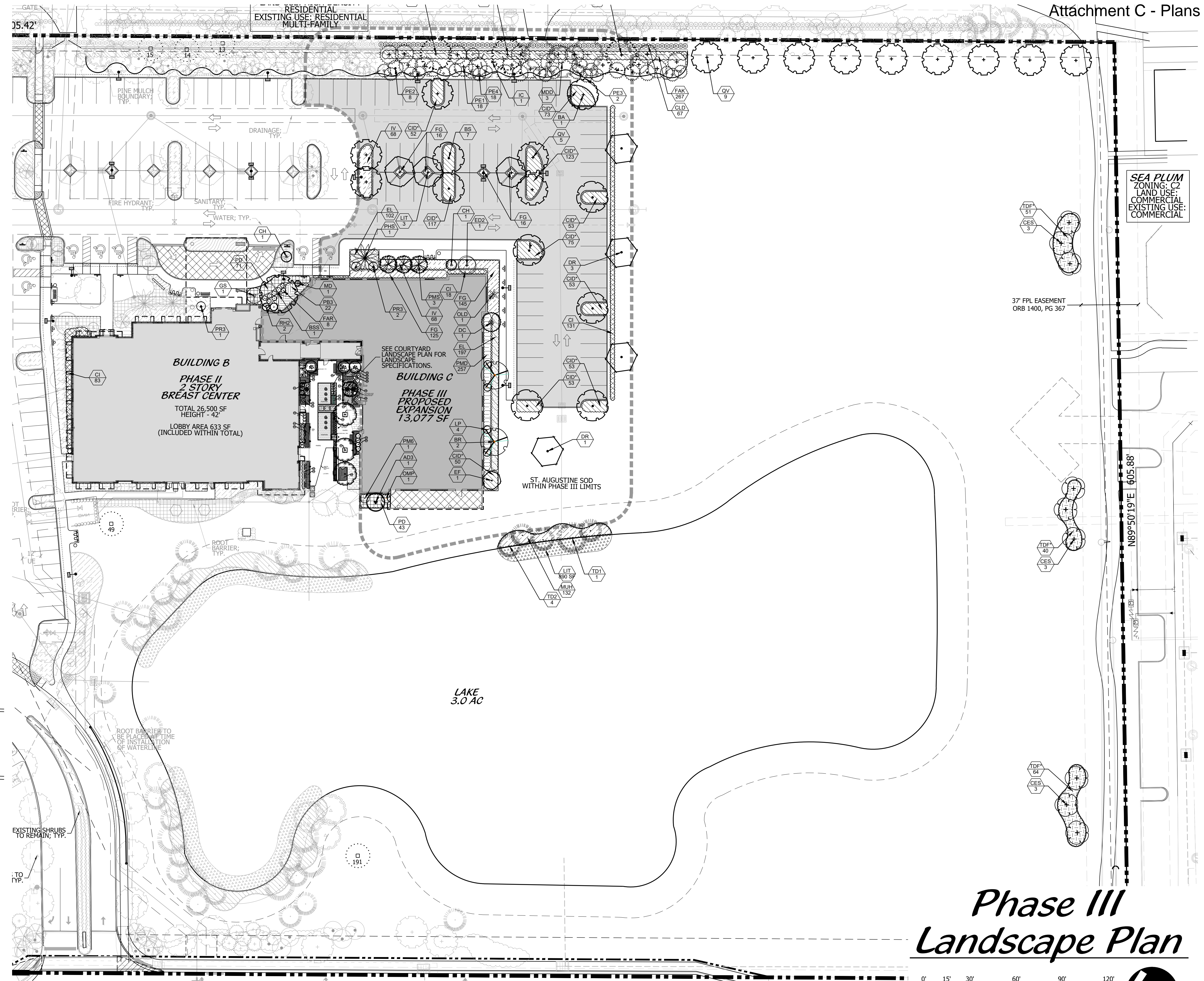
Jupiter Medical Park Phase III Jupiter, Florida

DESIGNED	DEH
DRAWN	NBP
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SHEET 2 OF 3
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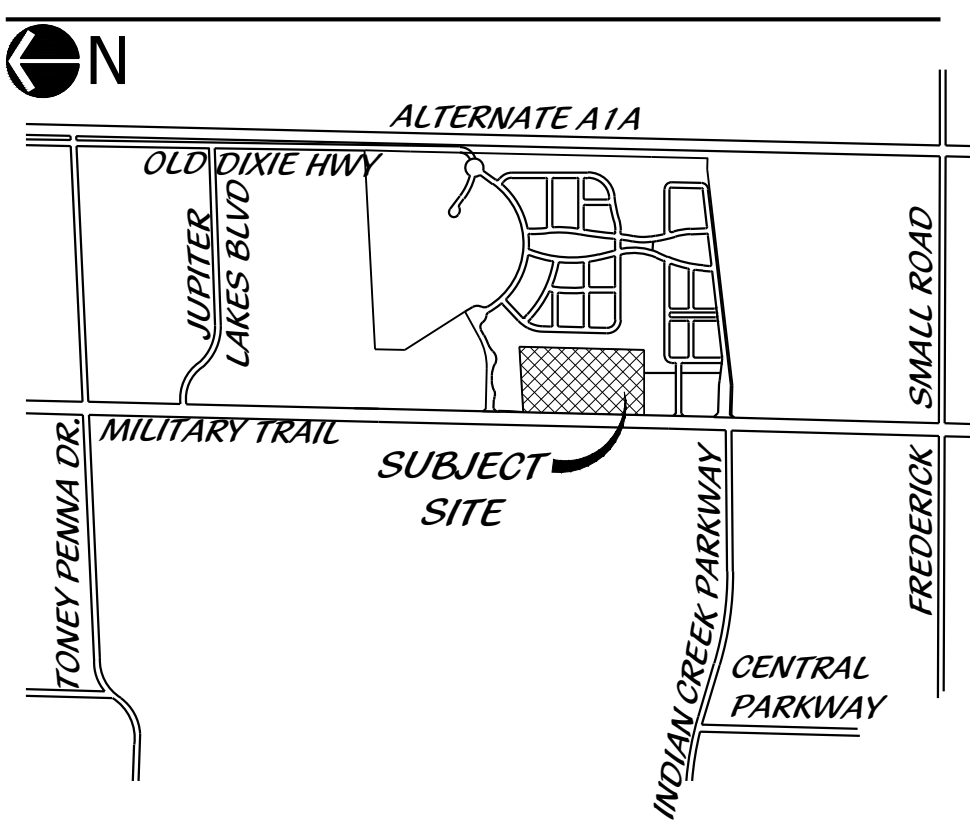
Attachment C - Plans



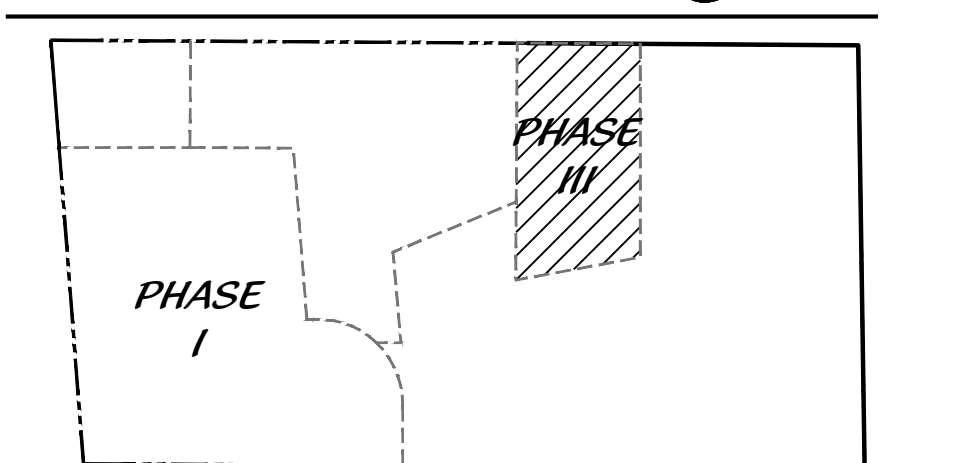
LEGEND

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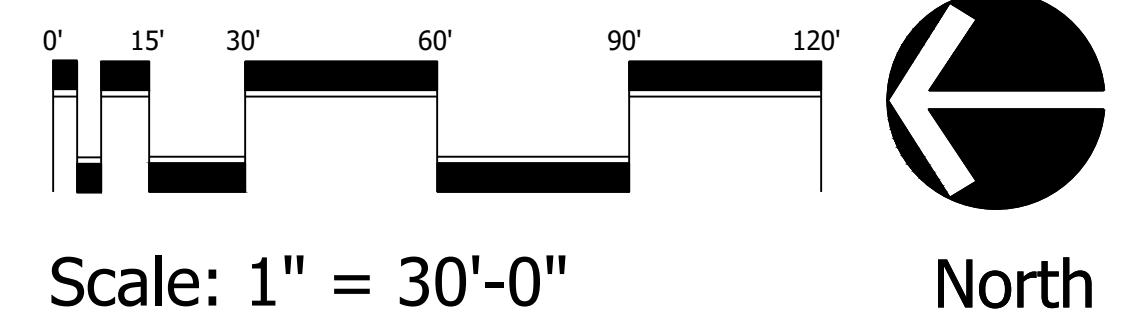
LOCATION MAP



KEY MAP



Phase III Landscape Plan



N01°22'22"E | 1117.75'
MILITARY TRAIL
(120' ROW)

LANDSCAPE NOTES

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

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS, THE TOWN OF JUPITER LANDSCAPE CODE (LDC) AND THE LANDSCAPE ARCHITECT.

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-162(a)(9)(c) OF THE TOWN OF JUPITER CODE.

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

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

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

ALL SOD SHALL BE STENOCHARUM SECONDAVUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

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

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

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

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

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

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

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

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

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

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

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN IRRIGATED PERIMETER BUFFERS OR PRESERVE AREAS.

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

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

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

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

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

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

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

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

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET SITES USING LOGGING LOGIC. TREE SPACES SHALL VARY FROM 90' TO 45'.

DEPENDENT ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION MONITORING SHALL BE INSURED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

EXISTING PHASE II PLANT LIST

TREES	Quantity	Botanical	Common	CONT	CAL	SIZE	Remarks
AG*	5	ANNONA GLABRA	POND APPLE	7 gal		5' OA	FULL CANOPY
BS*	2	BURSERIA SIMARUBA	GUMBO LIMBO	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY, FLORIDA FANCY
CLUS	1	CURATELLA PERUVIENSIS	ITALIAN CYPRESS	N.A.	N.A.	20' O.A.	FULL, MATCHED, FLORIDA FANCY
ED	7	ELEOCHARIS DEPENSANS	JAPANESE BLUEBERRY TREE	30 gal	N.A.	7	CONICAL, FULL TO BASE, MATCHED
IC*	7	ILEX CASSINE	DAHOON HOLLY	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY
IE*	1	ILEX 'EAST PALATKA'	EAST PALATKA HOLLY	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY, FULL TO BASE, MATCHED
JAT	6	JATROPHA STANDARD	JATROPHA	10 gal	1.25' cal	4 HT. X 5' SPRD.	FULL, SPECIMEN 2.5' C.T. TIGHT HEADS
JUN	12	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	45 gal		7'-8' O.A.	FLORIDA FANCY, FULL TO BASE WITH NATURAL FORM
LS	14	LAGERSTROMIA X 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	65 gal	3' cal	12' O.A.	FULL, SINGLE TRUNK, FLORIDA FANCY, LIMB UP 3'; MATCHED
LUS	9	LIGULASTRUM PRIVIVUM	JAPANESE PRIVET	65 gal	2.5' cal	14' HT., 8' SPRD.	FULL CANOPY, MULTI-STEM, LIMB UP
MCO*	7	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	MAGNOLIA	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY
MC*	1	MYRTIA CERIFERA	WAX MYRTLE	85 gal		7'-8' O.A.	FULL CANOPY; LIMB UP
PE1*	60	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.	2.5' cal	12'-14' HT.	FULL CANOPY
PE2*	33	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.		10-12' OA	FULL CANOPY
PE3*	36	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.		8-10' OA	FULL CANOPY
PE4*	52	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.		6-8' OA	FULL CANOPY
QU*	60	QUERCUS VIRGINIANA	LIVE OAK	N.A.	4' cal	14' HT., 8' SPRD	FULL CANOPY; 5' C.T. MIN.; MATCHED
QU*-R	4	QUERCUS VIRGINIANA - RELOCATED	LIVE OAK - RELOCATED	RELOCATED	RELOCATED	RELOCATED	RELOCATED FROM ON-SITE
TD2*	48	TAXODIUM DISTICHUM	BALD CYPRESS	7 gal	2' cal	7-8' O.A.	FULL & THICK
TD1*	51	TAXODIUM DISTICHUM	BALD CYPRESS	25 gal	2.5' cal	12' O.A.	FULL & THICK
TU	3	TIBOUCHINA URVILLEANA	GLORYBUSH	25 gal		5'-6' O.A. X 5' SPRD.	FULL CANOPY
PALMS							
BLM	2	BISMARCKIA NOBILIS 'SILVER'	BISMARCK PALM	N.A.	N.A.	4'-6' GW	FULL CANOPY; MATCHED
CH	7	CHAMAEOPUS HUMILIS	EUROPEAN FAN PALM	45 gal	N.A.	4'-5' O.A.	MULTI TRUNK, FULL CANOPY, FLORIDA FANCY
CH2	2	CHAMAEOPUS HUMILIS	EUROPEAN FAN PALM	65 gal	N.A.	6'-7' O.A.	MULTI TRUNK, FULL CANOPY, FLORIDA FANCY, 5 MAJOR STEMS
CP-R	2	COCOS NUCFERA - RELOCATED	COCONUT PALM - RELOCATED	RELOCATED	RELOCATED	RELOCATED	RELOCATED FROM ON-SITE
LD	8	LIVISTONIA DECIPENS	RIBBON PALM	N.A.	N.A.	10' C.T.	DIAMOND CUT TRUNK; MATCHED
PHS	5	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10' G.W.	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT TRUNK, FLORIDA FANCY
SP*	5	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10', 14', OR 18' C.T. STGG.	SLICK, STRAIGHT TRUNK. SIZES VARY ACCEPTED WHERE NOTED ON PLAN
SP2*	30	SABAL PALMETTO	CURVED CARBAGE PALM	N.A.	N.A.	14', 18', 20', 24' O.A.	STRONG, UNIQUE CURVES, SUCK TRUNKS
SP*-R	14	SABAL PALMETTO-RELOCATED	SABAL PALMETTO-RELOCATED	RELOCATED	RELOCATED	RELOCATED	RELOCATED FROM ON-SITE
SHRUBS							
BFH	540	BULBINE FRUTESCENS 'HALMARK'	BULBINE	1 gal		12" x 12"	FULL, YELLOW FLOWERS, FLORIDA FANCY
CLD*	401	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 gal		1' x 1.5'	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
CLD	240	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 gal		4 HT., 3' SPRD	FULL & THICK
CI	200	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 gal		18" X 18"	FULL & THICK
FAK*	520	TRIPASCALUM DACTYLOIDES	FAK-NATCHEE GRASS	3 gal		2' X 2'	FULL & THICK
FG	160	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 gal		12" x 12"	FULL & THICK, FLORIDA FANCY
IV*	1060	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPOIN HOLLY	3 gal		12" X 18"	FULL & THICK, FLORIDA FANCY
JM	350	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 gal		6" X 12"	FULL & THICK, FLORIDA FANCY
JP	260	JUNIPERUS CHINENSIS 'PARSONI'	PARSONI JUNIPER	3 gal		12" X 18"	FULL & THICK, FLORIDA FANCY
LM	55	LIRIOPE MUSCARI 'EVERGREEN GIANT'	LIRIOPE	3 gal		2' x 2'	FULL & THICK, FLORIDA FANCY
MJH	782	MIMULUS BLENZINGII CAPILLARIS	PINK MILKY GRASS	3 gal		18" X 18"	FULL & THICK, FLORIDA FANCY
PD	486	PODOCARPUS MAKII 'PRINGLES' OR 'META'	DWARF PODOCARPUS	3 gal		2' X 2'	FULL & THICK, FLORIDA FANCY
PMD10	46	PODOCARPUS MAKII	PODOCARPUS	10 gal		5' O.A.	FULL & THICK
PM	21	PODOCARPUS MAKII	PODOCARPUS	7 gal		3' O.A.	FULL & THICK
SAV	27	SCHEFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 gal		#3, 1.5' HT., 1.5' SPD.	FULL & THICK
SS1*	383	MYRTANTHES FAGRENS	SIMPSON'S STOPPER	3 gal		18" X 18"	FULL & THICK
SB*	1638	SPARTINA BAKERI	SPARTINA GRASS	1 gal		3 HT. X 2' SPRD.	FULL & THICK
TD6*	73	TRIPASCALUM FLORIDANA	DWARF FAK-NATCHEE GRASS	3 gal		2' X 2'	FULL & THICK
LITTORAL MASS PLANTING 3,550SF TOTAL							
LIT*	888	TOTAL LITTORAL PLANTS					
+	65%	ELEOCHARIS CELLULOSA	SPICKERUSH	BAREROOT		24' O.C.	FULL & THICK
+	15%	PONTERDERIA CORDATA	SPICEREL WEED	BAREROOT		24' O.C.	FULL & THICK
+	10%	THALIA GENICULATA	FIRE FLAG	BAREROOT		24' O.C.	FULL & THICK
+	15%	SAGITARIA FLATIFOLIA	DUCK POTATO	BAREROOT		24' O.C.	FULL & THICK

TREES	Quantity	Botanical	Common	CONT	CAL	SIZE	Remarks
AG*	5	ANNONA GLABRA	POND APPLE	7 gal		5' OA	FULL CANOPY
BS*	2	BURSERIA SIMARUBA	GUMBO LIMBO	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY, FLORIDA FANCY
CLUS	1	CURATELLA PERUVIENSIS	ITALIAN CYPRESS	N.A.	N.A.	20' O.A.	FULL, MATCHED, FLORIDA FANCY
ED	7	ELEOCHARIS DEPENSANS	JAPANESE BLUEBERRY TREE	30 gal	N.A.	7	CONICAL, FULL TO BASE, MATCHED
IC*	7	ILEX CASSINE	DAHOON HOLLY	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY
IE*	1	ILEX 'EAST PALATKA'	EAST PALATKA HOLLY	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY, FULL TO BASE, MATCHED
JAT	6	JATROPHA STANDARD	JATROPHA	10 gal	1.25' cal	4 HT. X 5' SPRD.	FULL, SPECIMEN 2.5' C.T. TIGHT HEADS
JUN	12	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	45 gal		7'-8' O.A.	FLORIDA FANCY, FULL TO BASE WITH NATURAL FORM
LS	14	LAGERSTROMIA X 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	65 gal	3' cal	12' O.A.	FULL, SINGLE TRUNK, FLORIDA FANCY, LIMB UP 3'; MATCHED
LUS	9	LIGULASTRUM PRIVIVUM	JAPANESE PRIVET	65 gal	2.5' cal	14' HT., 8' SPRD.	FULL CANOPY, MULTI-STEM, LIMB UP
MCO*	7	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	MAGNOLIA	N.A.	3' cal	12'-14' HT., 6'X8' SPRD	FULL CANOPY
MC*	1	MYRTIA CERIFERA	WAX MYRTLE	85 gal		7'-8' O.A.	FULL CANOPY; LIMB UP
PE1*	60	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.	2.5' cal	12'-14' HT.	FULL CANOPY
PE2*	33	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.		10-12' OA	FULL CANOPY
PE3*	36	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.		8-10' OA	FULL CANOPY
PE4*	52	PINUS ELLIOTTI 'DENS'	SLASH PINE	N.A.		6-8' OA	FULL CANOPY
QU*	60	QUERCUS VIRGINIANA	LIVE OAK	N.A.	4' cal	14' HT., 8' SPRD	FULL CANOPY; 5' C.T. MIN.; MATCHED
QU*-R	4	QUERCUS VIRGINIANA - RELOCATED	LIVE OAK - RELOCATED	RELOCATED	RELOCATED	RELOCATED	RELOCATED FROM ON-SITE
TD2*	48	TAXODIUM DISTICHUM	BALD CYPRESS	7 gal	2' cal	7-8' O.A.	FULL & THICK
TD1*	51	TAXODIUM DISTICHUM	BALD CYPRESS	25 gal	2.5' cal	12' O.A.	FULL & THICK
TU	3	TIBOUCHINA URVILLEANA	GLORYBUSH	25 gal		5'-6' O.A. X 5' SPRD.	FULL CANOPY

* INDICATES NATIVE PLANT MATERIAL

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

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

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

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

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

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

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

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

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

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

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED

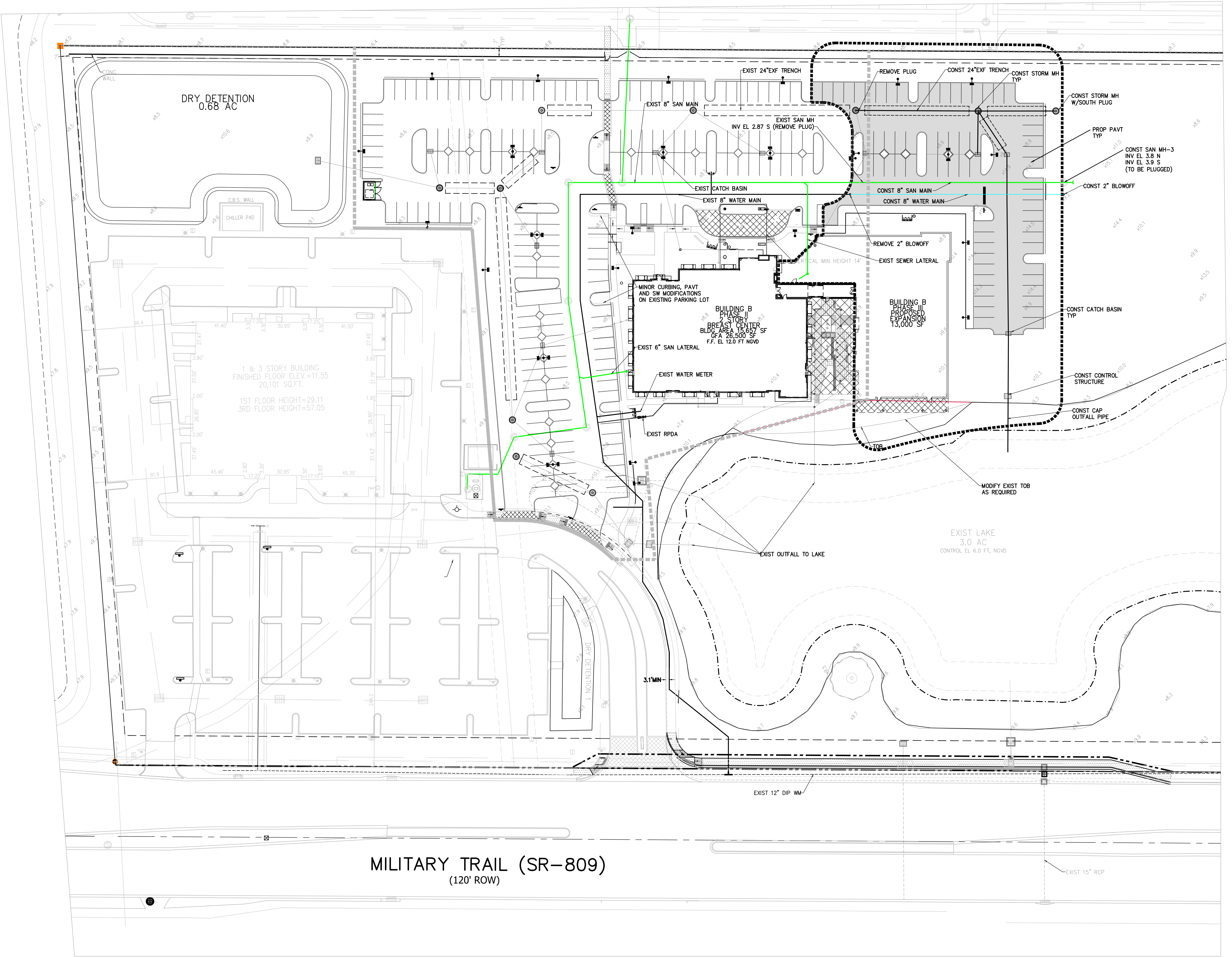
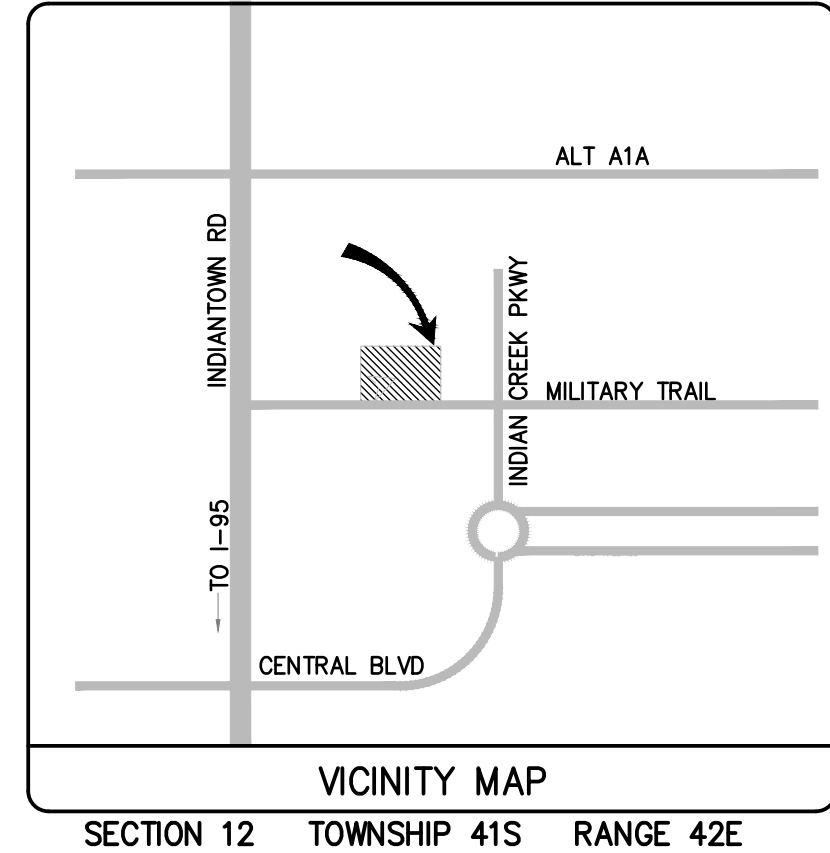
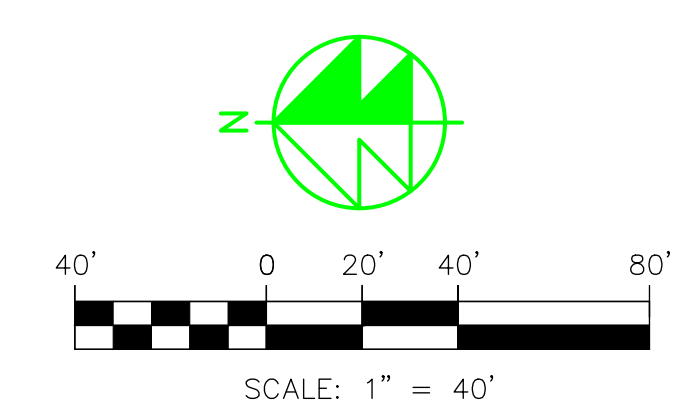
REVISIONS	
09-11-25	REV PER SP

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

Jupiter, Florida

Conceptual Improvement Plan	DATE	07/10/2025
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DESIGNED BY	JBI	JBI
	JBI	
DRAWN BY	JBI	JBI
	JBI	
JOB NO.	2507-1923	

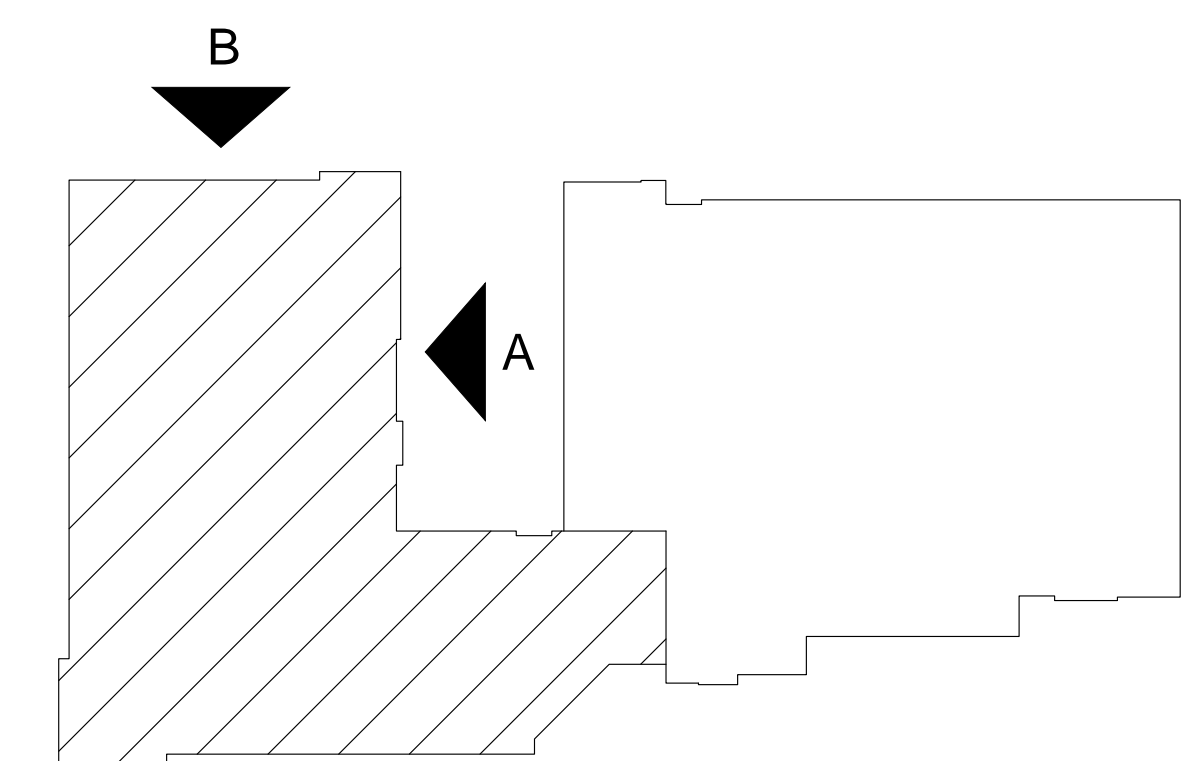
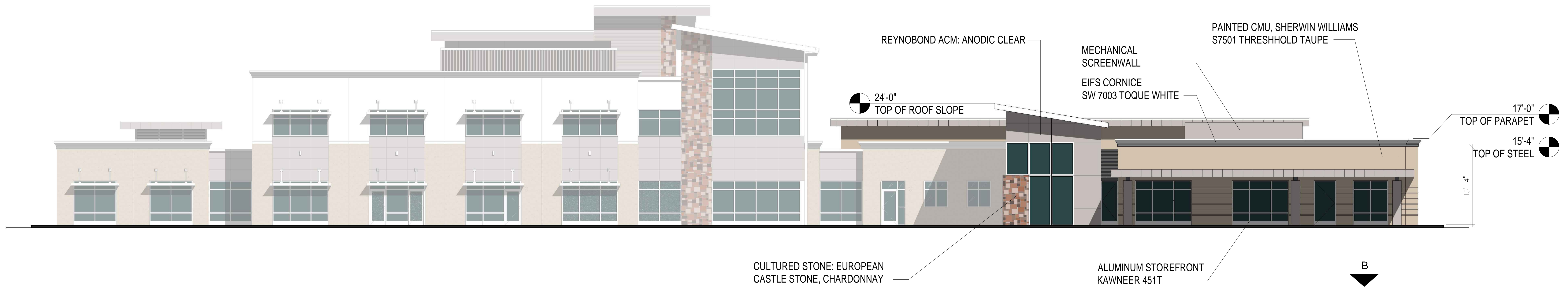
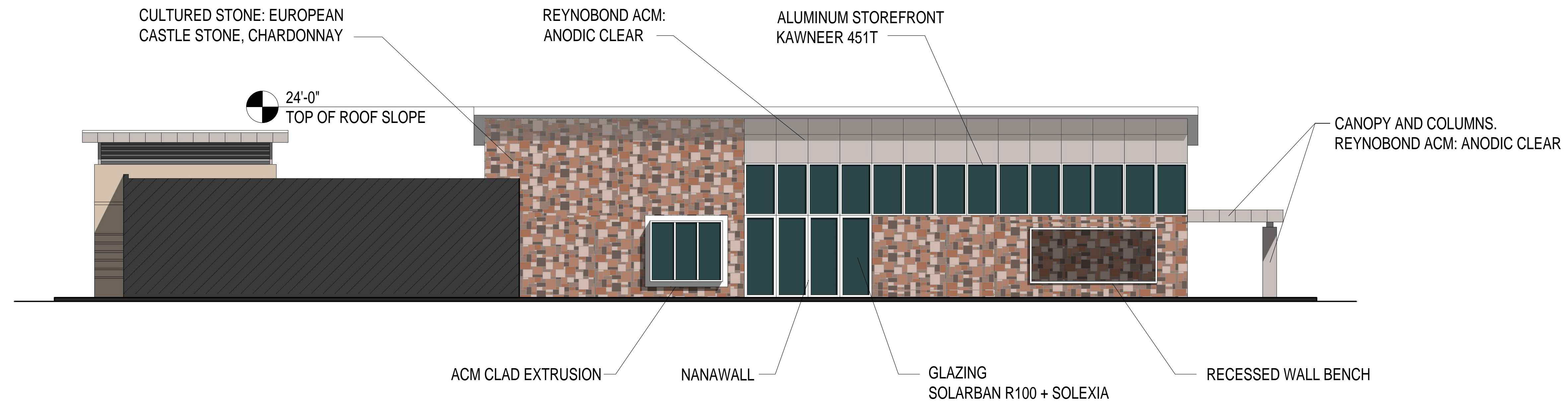
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SHEET NO.
CI-1

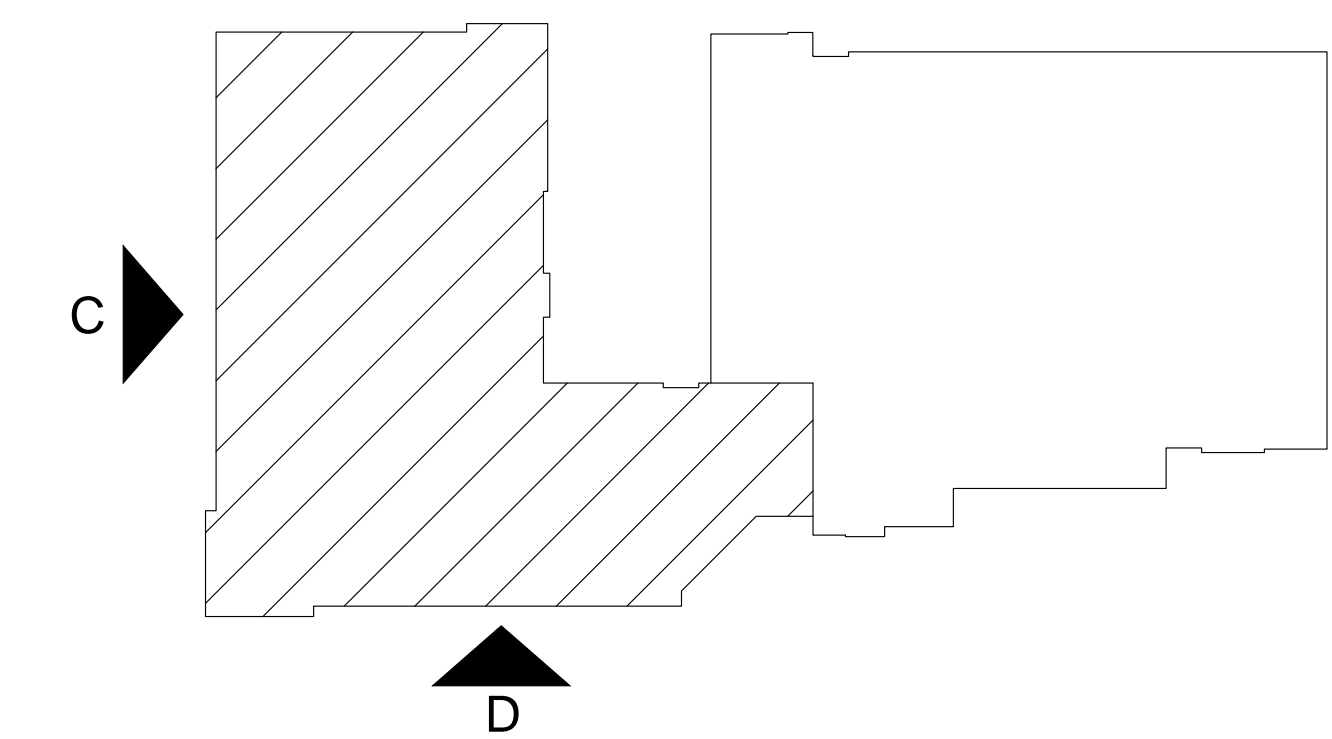
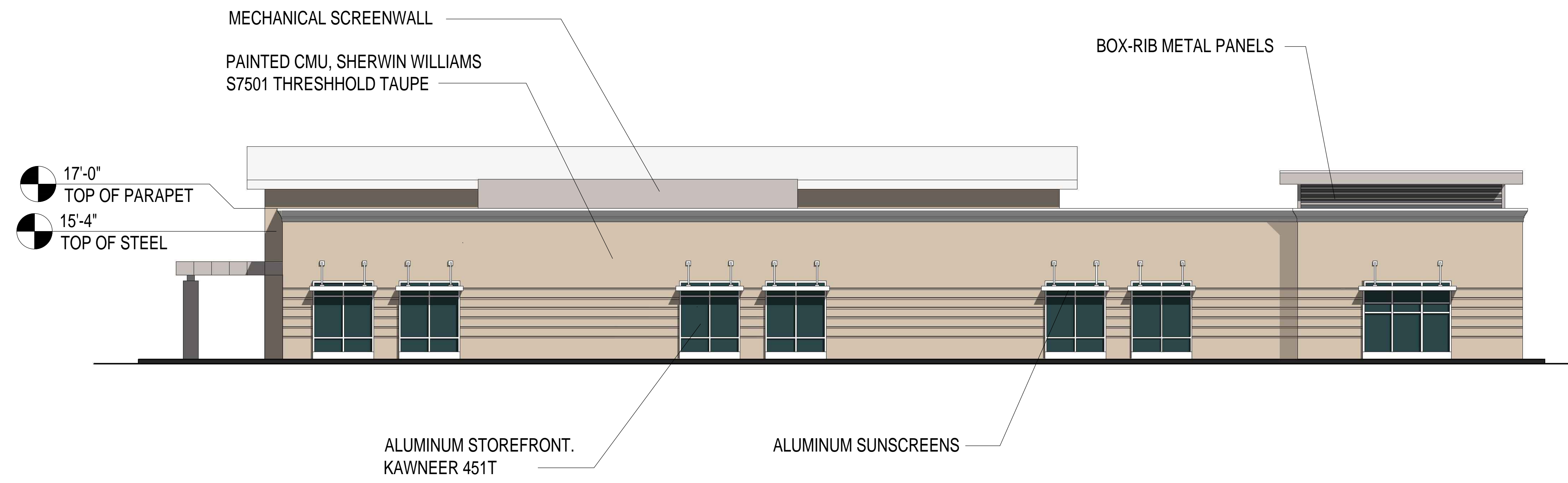


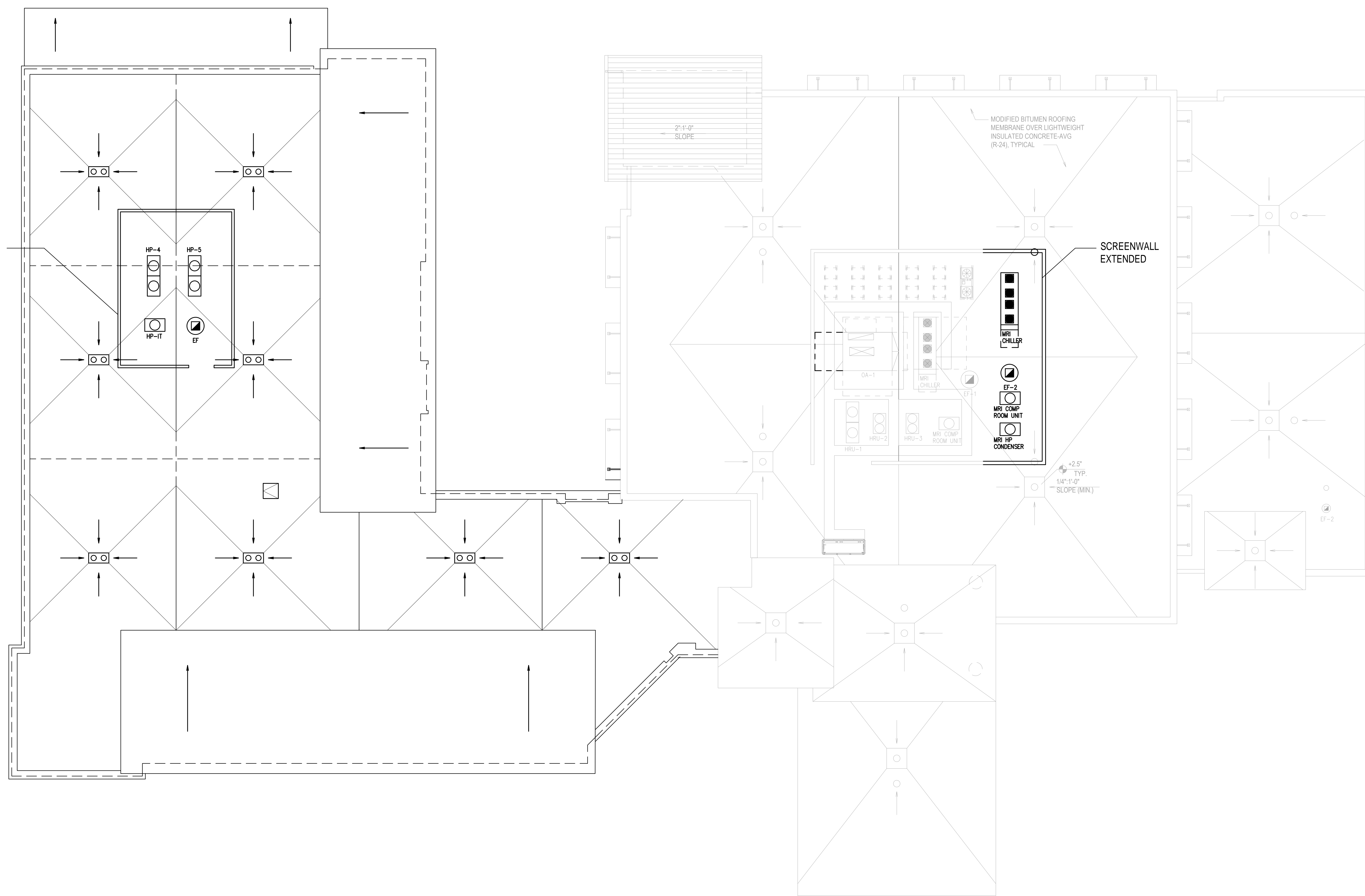
LEGEND	
⊙ 10.0	PROP PAVT EL
⊙	EXIST EL
⊙	CONTRACTOR TO FIELD VERIFY
*	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
WW	WASTEWATER GRAVITY
⊕	FIRE HYDRANT
GV	GATE VALVE
⊕	GATE VALVE
⊕	SIAMESE CONN.
⊕	CHECK VALVE
⊕	DOUBLE DETECTOR
⊕	CHECK VALVE
⊕	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
⊕	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOS	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
⊕	BORING NO. AND LOCATION

CALL TOLL FREE
811
 CALL SUNSHINE
 NOTIFICATION CENTER

MILITARY TRAIL (SR-809)
 (120' ROW)

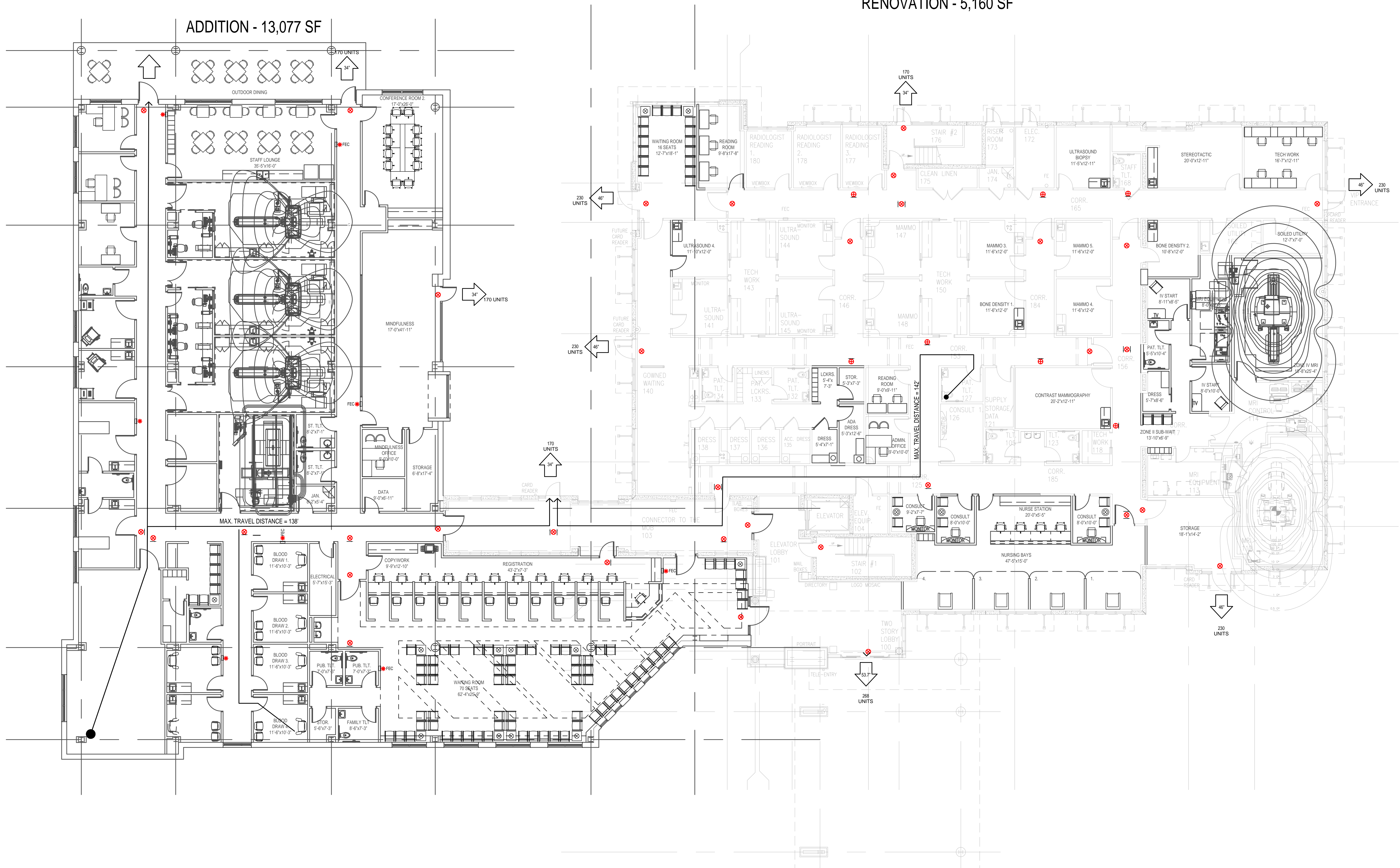






RENOVATION - 5,160 SF

ADDITION - 13,077 SF



**Town of Jupiter Staff Report for 22 Eganfuskee Street
Future Land Use and Zoning Map Amendments
TOWN MANAGER'S OFFICE**



DATE: October 7, 2025
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning **JS**
SUBJECT: **22 Eganfuskee Street Future Land Use and Zoning Map Amendments** – Applications for a 0.32± acre property located at 22 Eganfuskee Street:
A. Small Scale Future Land Use Map (FLUM) amendment from Commercial to Medium Density Residential; and
B. Zoning Map amendment from Commercial, General (C-2) to Residential, Single-Family (R-1), and removal from the Center Street/North Alternate A1A Redevelopment Overlay Area (ROA).

Ordinances #18-25, 19-25	P&Z Commission:	10/14/25
PZ 25-6494, 25-6495	Town Council:	11/18/25 – 1 st Reading
J. Dray	Town Council:	12/16/25 – 2 nd Reading

Project Information

Applicant/Owner: Jon M. Newman, Octopus Properties, LLC
Agent: Zach Ciciera/Laurey Hood, Cotleur & Hearing
Location: 22 Eganfuskee Street
Acreage: 0.32±
PCN Number: 30-43-41-06-00-002-0160
Existing FLUM designation: Commercial
Proposed FLUM designation: Medium Density Residential
Existing use of property: Outdoor storage of commercial construction materials and mooring of a commercial vessel
Existing Zoning: Commercial, General (C-2) in the Center Street/North Alternate A1A ROA
Proposed Zoning: Residential, Single-Family (R-1)

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning finds the proposed changes to the Future Land Use Map and Zoning Map for a 0.32± acre property located at 22 Eganfuskee Street (see Attachment A – Location Map) are not consistent with the goals, objectives, and policies of the Town of Jupiter's Comprehensive Plan and the Town's Zoning Code.

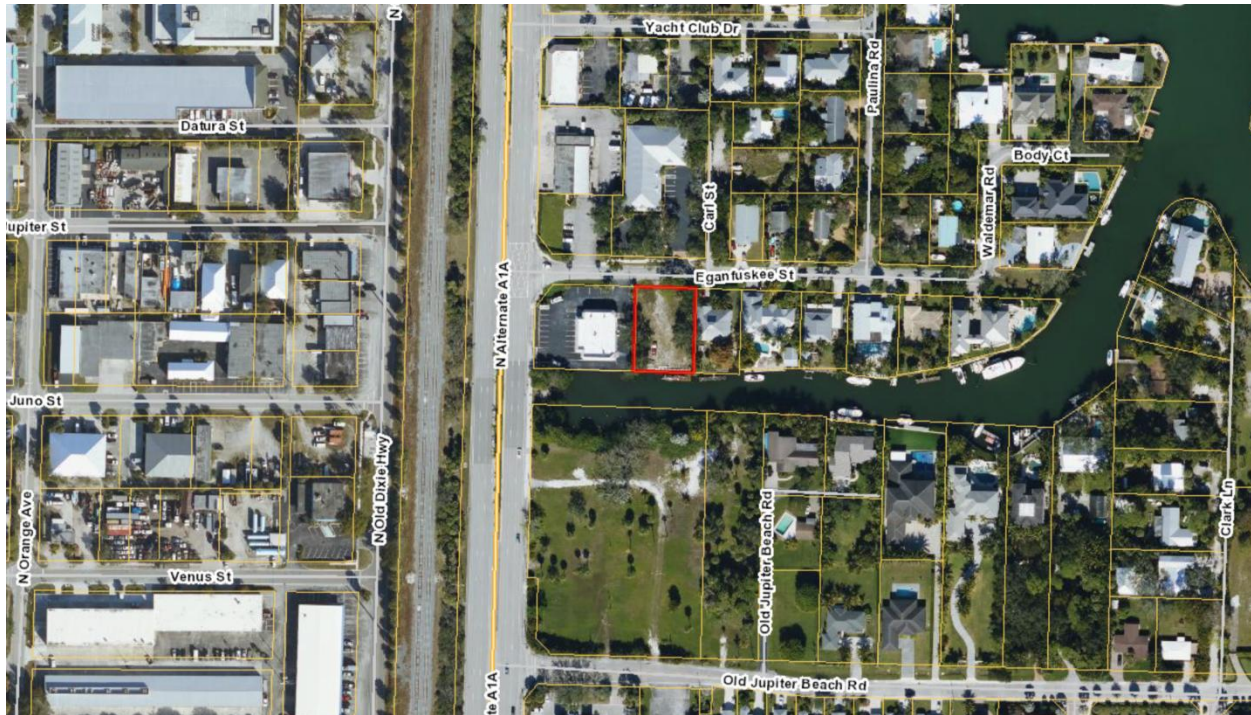
Background

Table 1. Surrounding land use designations and zoning districts – 22 Eganfuskee Street
Attachment A – Location Map

Location	Existing Land Uses	Future Land Use Designations/Zoning Districts
North	Eganfuskee Street and Office	Commercial / Commercial, General (C-2), Center St/N Alt A1A Redevelopment Overlay Area (ROA)
South	Vacant (Flagler’s Wharf restaurant and marina – approved)	Commercial / Commercial, General (C-2), Center St/N Alt A1A ROA
East	Single-family dwelling unit	Medium Density Residential / Residential, Single-Family (R-1)
West	Retail (Edgewater Plaza)	Commercial / Commercial, General (C-2), Center St/N Alt A1A ROA

For a comprehensive view of the above designations surrounding the subject property, refer to the Existing Future Land Use Map (Attachment B) and Existing Zoning Map (Attachment C). The proposed Future Land Use and Zoning designations are shown on the Proposed Future Land Use Map (Attachment D) and Proposed Zoning Map (Attachment E), respectively.

Photo 1.



Existing Conditions: The applicant has submitted FLUM and Zoning Map amendment applications for the subject property. The subject property is a 0.32± acre commercial parcel located at 22 Eganfuskee Street along the FEC canal. While the lot is not improved with any buildings, it is currently used to store commercial construction materials outdoors and to moor a commercial vessel. Such uses are only permitted when incidental or accessory to a permitted primary use on the property. There is no primary commercial use permitted on the subject property; therefore, the existing commercial uses are not permitted.

22 Eganfuskee Street Future Land Use and Zoning Map Amendments
Page 3

Reason for the Request: The applicant acquired the subject property in 1997 and, according to their Project Narrative, is requesting the FLUM and Zoning Map amendments with the intention of constructing a single-family dwelling unit in the future. The applicant states the current future land use and zoning is not consistent with surrounding subdivisions and adjacent residences, so changing to the proposed future land use and zoning will optimize the appropriate use of the subject property (see Attachment I – Project Narrative).

The subject property is located in the Center Street/North Alternate A1A Redevelopment Overlay Area (ROA). In 2010, the ROA was established as part of a larger amendment to the Town Code addressing areas likely to redevelop, due to concentrations of older and non-conforming conditions, and identifying desired redevelopment within the Town. The ROA was adopted in this area in order to promote the use of traditional neighborhood development planning principles and to preserve the historical character of the area. In 2023, the ROA was identified as an Area of Local Importance, and a Strategic Initiative was established by Town Council to amend the land development regulations for the ROA. Currently, the Town is undertaking an outreach program to solicit public input on the ROA.

In 2017, a variance was granted for the subject property allowing the construction of a seawall along and landward of the mean high water line. According to the applicant requesting the variance, who is also the applicant requesting the subject amendments, constructing the seawall was necessary in order to stabilize the shoreline in advance of constructing a commercial building from which a marine construction business would be operated, along with mooring a commercial vessel waterward of the proposed seawall.

The seawall has since been constructed, but a site plan application was not submitted for the proposed commercial building. In 2019, the applicant submitted permit applications for a private dock and a boatlift structure, but neither permit could be issued because the property does not have an approved site plan establishing a primary commercial use. Both a private dock and a boatlift structure are accessory uses, and accessory uses are not allowed where no primary use has been established, pursuant to Section 27-1912.

On October 1, 2025, staff conducted an inspection of the site as part of the applications' review. Staff found the subject property to be in violation of the condition of approval for the granted variance, which stated the property owner shall maintain the existing mangrove in the southwest corner of the property (see Attachment F, p. 3 – Variance Final Order and Attachment G – Survey). Staff observed the subject mangrove is no longer present; instead, a commercial vessel is moored in its location (see Attachment H – Photo of Site Conditions).

The property owner, Octopus Properties, LLC, is also the owner of Octopus Marine Services Inc. In addition to the commercial vessel moored along the seawall, the property owner stores construction materials on the site. Pursuant to Section 27-570, it is not permitted to store materials or to conduct commercial operations on a property where no primary commercial use has been established. The applicant has agreed to address the above violations, which include replanting mangroves in the same area and ensuring their long-term growth, but did not provide a timeframe for compliance (see Attachment M – Acknowledgement Letter). The applicant has been informed that staff will not recommend the subject applications move forward to Town Council until the violation has been resolved.

Analysis

1. Future Land Use Map Amendment

Criteria for FLUM amendments. Section 27-178 provides four (4) criteria for the review of FLUM amendments. Proposed map amendments are evaluated within the context of each of the four criteria below.

- 1) *The proposed map amendment shall be consistent with the goals, objectives, and policies of the Town of Jupiter Comprehensive Plan.*

Staff Comment: The proposed FLUM amendment is not consistent with the goals, objectives, and policies of the Comprehensive Plan (see Attachment J – Comprehensive Plan Objectives and Policies Consistency Analysis). In the Project Narrative, the applicant provides their analysis of Policy 1.3.2 stating that the subject property meets the location criteria (see Attachment I, p. 2-3).

Objective 1.1 states land development regulations shall continue to be implemented to help maintain an appropriate mix of land uses. While this is a small-scale FLUM amendment for a 0.32± acre property, it has the potential to set a precedent which could anticipate similar amendment requests in the future. Over time, changing commercial land uses to residential land uses, without addressing inconsistencies in established land use patterns or mitigating the reduction in available commercial land uses, has the ability to cumulatively affect the vitality and value of the Town's commercial land uses and create irregular transitions between different land uses. The reduction of viable commercial land uses is inconsistent with Goal 1 of the Future Land Use Element, which is to ensure the future land use pattern allows the Town to become a full service community.

Additionally, Policy 1.2.1 states an adequate transition between adjacent residential and nonresidential land uses shall be accomplished through the provision of setbacks, buffers, open space, and height limitations. If approved, the proposed change in land use will remove the 10-foot buffer requirement on the eastern property line of the subject property; however, this requirement would have to be met on the western property line when the property is developed. At the time it was developed, the developed commercial property to the west was only required to install a 3-foot wide buffer abutting the subject property; today, this buffer is considered nonconforming. If the subject property is changed to a residential land use, the required buffer will increase from a minimum of 5 feet to 10 feet on both the subject property and the commercial property to the west, pursuant to Section 23-68.

- 2) *The proposed map amendment shall be consistent with the established land uses of surrounding properties or land use patterns.*

Staff Comment: The subject property abuts parcels with commercial land uses to the north, south, and west. The parcel to the east has a residential land use. The proposed future land use amendment to Medium Density Residential on the subject property is compatible with the land uses of the surrounding properties, but it is inconsistent with the established land use pattern. The commercial properties along North Alternate A1A, between Center Street and the Indiantown Road Overlay Zoning (IOZ) district, consistently maintain a depth of approximately 270 to 290 feet. The proposed land use change would reduce the consistency of the established commercial depth along North Alternate A1A by allowing residential to encroach into the commercial land use area. This occurrence can create irregular transitions between the land uses and the associated buffers that have been established. Furthermore, it is customary to locate similar land uses on adjacent sides of the

road. The proposed land use change would result in commercial land use on the northern side and residential land use on the southern side of Eganfuskee Street.

- 3) *The proposed map amendment shall not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.*

Staff Comment: The proposed future land use designation for the subject property will not create an isolated land use; however, it will vary the consistency of the existing land use pattern as described in Criteria #2 above and increase the buffering requirements of the commercial property to the west. The subject property is adjacent to a property designated Medium Density Residential to the east.

- 4) *The application is necessary because of changed or changing conditions, including, but not limited to changing demographic trends, annexation, or public service needs.*

Staff Comment: There are no changed or changing conditions which necessitate the application. The proposed land use change has been requested by the applicant to allow for the future development of a single-family dwelling unit on the subject property. The applicant states the request will increase the compatibility of the subject property with the surrounding residential subdivisions and adjacent residences by allowing more residential use. However, under the subject property's current C-2 zoning and Commercial land use designation, accessory residential units (up to three dwelling units above a commercial use) are already permitted as an accessory use when located above a primary commercial use, pursuant to Section 27-1913.

Population impacts. The proposed land use change will have an impact on the surrounding population because the change to Medium Density Residential will allow for development with residential as a primary use, as opposed to the accessory residential use which is currently allowed. The proposed Medium Density Residential land use designation allows a maximum density of four units per acre, or one single-family dwelling unit. Based on the census average of 2.5 persons per household, this would result in an approximate population increase of 3 residents, which will have a minimal impact on the Town's population.

Traffic impacts. The traffic impacts for the proposed future land use designation change were evaluated by comparing the current to the proposed future land use designation. The existing Commercial land use designation allows a maximum lot coverage of 35 percent and a maximum building height of 50 feet, or 60 feet with under-building parking. Using 0.32 acres, this would allow up to 9,757 square feet of commercial space for a two-story office building. The proposed Medium Density Residential land use designation allows a maximum density of four dwelling units per acre. At 0.32 acres, this would allow a maximum of one single-family dwelling unit.

Utilizing the Trip Generation Calculations Summary table contained in the applicant's traffic analysis (Attachment L, p. 6), the proposed FLUM amendment on the subject property results in a decrease of 116 Average Daily Traffic trips, 13 AM peak hour trips, and 18 PM peak hour trips. The proposed change in land use will reduce the potential impacts on existing, short range, or long range traffic volumes.

The Town's Traffic Engineer has reviewed the applicant's traffic analysis and the updated analysis completed by Planning and Zoning staff and does not have any concerns.

Environmental impacts. The proposed future land use map amendment of Medium Density Residential will have minimal impact on the site. The Town's Natural Resources Coordinator has reviewed the proposed FLUM amendment and does not have any concerns other than the

required compliance for the violation of the condition of approval for the granted variance due to the removal of the existing mangrove on the property. The applicant has indicated to staff their intent to address the violation by replanting mangroves in the same area and providing a suitable environment for their long-term growth (see Attachment M – Acknowledgement Letter).

2. Zoning Map Amendment

Criteria for Zoning Map amendments. Pursuant to Chapter 163, Florida Statutes, the zoning district for the subject property must be compatible with the designated future land use.

Four criteria in Section 27-178 are identified for changes to future land use and zoning. A discussion of these four criteria in relation to the applicant's requested zoning district is included below:

- 1) *The proposed map amendment shall be consistent with the goals, objectives and policies of the Town of Jupiter Comprehensive Plan.*

Staff Comment: See the "Future Land Use Map Amendment" section above for discussion on consistency with the Comprehensive Plan. The Center Street/North Alternate A1A Redevelopment Overlay Area (ROA) does not provide land development regulations for parcels assigned to the Residential, Single-Family (R-1) zoning district. The proposed R-1 zoning district and removal of the subject property from the Center Street/North Alternate A1A ROA is consistent with the requested future land use designation of Medium Density Residential; however, changing the zoning district to R-1 will increase the buffer requirement along the common property line between the subject property and the existing nonconforming commercial property from 5 feet to 10 feet for both properties, pursuant to Section 23-68.

- 2) *The proposed map amendment shall be consistent with the established land uses of surrounding properties or land use patterns.*

Staff Comment: The proposed zoning map amendment is inconsistent with the established land use patterns. As noted previously, the parcels to the north, south, and west are assigned commercial land uses and are in the Center Street/North Alternate A1A ROA; the parcel to the east is assigned a residential land use and is not in the ROA. While the amendment to R-1 is compatible with the residential neighborhood to the east and would reduce the potential for commercial traffic on Eganfuskee Street, Commercial, General (C-2) zoning remains appropriate as long as proper buffering is provided to the residential property to the east. The change in zoning would allow R-1 to encroach into the depth generally maintained for C-2 along North Alternate A1A and create different zoning districts on either side of Eganfuskee Street, which is inconsistent with the established land use pattern. Furthermore, removing the property from the ROA would reduce the consistency of the ROA boundary by creating an inward jog along the eastern perimeter.

- 3) *The proposed map amendment shall not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.*

Staff Comment: The proposed zoning map amendment will not create isolated zoning designations that are unrelated to the adjacent designations. The subject property is directly adjacent to a parcel with the R-1 zoning district designation to the east. As described in Criteria #2 above, the change in zoning from C-2 to R-1 will decrease the depth of the C-2 zoning district along North Alternate A1A, create different zoning districts on either side of

Eganfuskee Street, reduce the consistency of the ROA eastern boundary, and increase the buffer requirement to the existing nonconforming commercial property to the west.

- 4) *The application is necessary because of changed or changing conditions, including, but not limited to changing demographic trends, annexation, or public service needs.*

Staff Comment: The zoning map amendment is not necessary because of changing conditions, unless the Town Council approves changing the Future Land Use as requested. If that occurs, it will be necessary to assign a zoning designation that is consistent with the corresponding proposed future land use designation.

The data and analysis supporting the FLUM and Zoning Map amendments will be included in the transmittal package sent to the Florida Department of Commerce after the adoption of the amendments in accordance with F.S. 163.3187.

Findings

1. The subject property is currently assigned the Commercial future land use designation and the C-2 zoning district within the Center Street/North Alternate A1A ROA;
2. The subject property is not improved with any buildings and does not have an approved commercial use;
3. The property owners moors a commercial vessel along the canal and stores construction materials outdoors on site;
4. The above existing uses are not permitted where no primary commercial use has been approved;
5. The subject property is in violation of the condition of approval for a granted variance due to not maintaining the existing mangrove and providing a suitable environment for it to grow;
6. The applicant has indicated to staff their intention to address the above violations, but did not provide a timeframe to resolve them;
7. The proposed future land use designation is not consistent with the goals, objectives, and policies of the Comprehensive Plan;
8. The proposed future land use designation is inconsistent with the established land use pattern;
9. The proposed future land use designation will not have a significantly greater or lesser environmental impact to the site than the existing Commercial designation;
10. The proposed future land use designation will not have significant impacts on public facilities and services;
11. The proposed future land use designation for the subject property will result in a decrease in potential Average Daily Traffic trips, AM peak hour trips, and PM peak hour trips;
12. The proposed zoning designation is inconsistent with the established land use pattern.

Conclusions

Staff has reviewed the requested FLUM and Zoning Map amendments on the 0.32± acre subject property based on existing and future potential uses, and has found them to be not consistent with the Comprehensive Plan and Land Development Regulations for the following reasons:

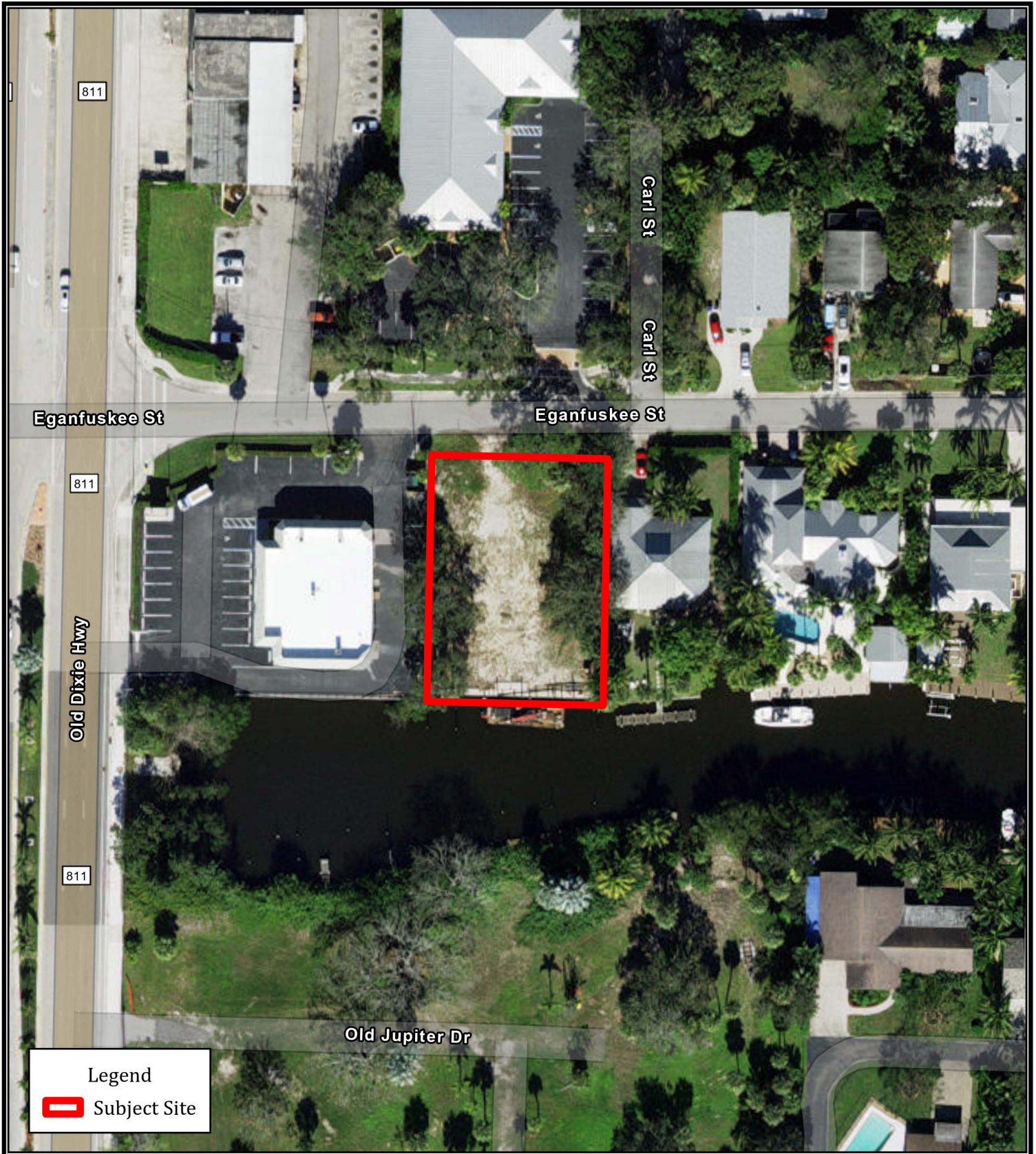
1. The proposed FLUM and Zoning Map amendment applications are not consistent with the Comprehensive Plan's goals, objectives and policies;

2. The request is inconsistent with the existing land use patterns.
3. The request has the ability to set a precedent regarding the ability to change commercial land uses to residential land uses, which may cumulatively affect the value of the Town's Commercial land uses and create irregular transitions between different land uses, as future amendment requests are considered.

Attachments:

Attachment A – Location Map
Attachment B – Existing Future Land Use Map
Attachment C – Existing Zoning Map
Attachment D – Proposed Future Land Use Map
Attachment E – Proposed Zoning Map
Attachment F – Variance Final Order
Attachment G – Survey
Attachment H – Photo of Site Conditions
Attachment I – Project Narrative
Attachment J – Comprehensive Plan Objectives and Policies Consistency Analysis
Attachment K – Infrastructure Impact Analysis
Attachment L – Traffic Analysis
Attachment M – Acknowledgement Letter

Contact Joseph Dray at josephd@jupiter.fl.us or 561-741-2473 for attachments.



1 inch equals 75 feet

0 37.5 75 Feet

Aerial Map
 22 Eganfuskee Street
 Town of Jupiter, FL



Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

Map Document: F:\Projects Active\25-0608 22 Eganfuskee Street\
 Maps Graphics\ArcMap_Projects\ArcGIS Pro Base_25-0608 Eganfuskee Street
 [07/17/2025] ESS



1 inch equals 150 feet
 0 75 150
 Feet

Current Future Land Use
 22 Eganfuskee Street
 Town of Jupiter, FL



Cotleur & Hearing

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Map Document: F:\Projects Active\25-0608 22 Eganfuskee Street\
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 [07/17/2025] ESS



1 inch equals 150 feet
 0 75 150
 Feet

Current Zoning

22 Eganfuskee Street

Town of Jupiter, FL



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Map Document: F:\Projects Active\25-0608 22 Eganfuskee Street\
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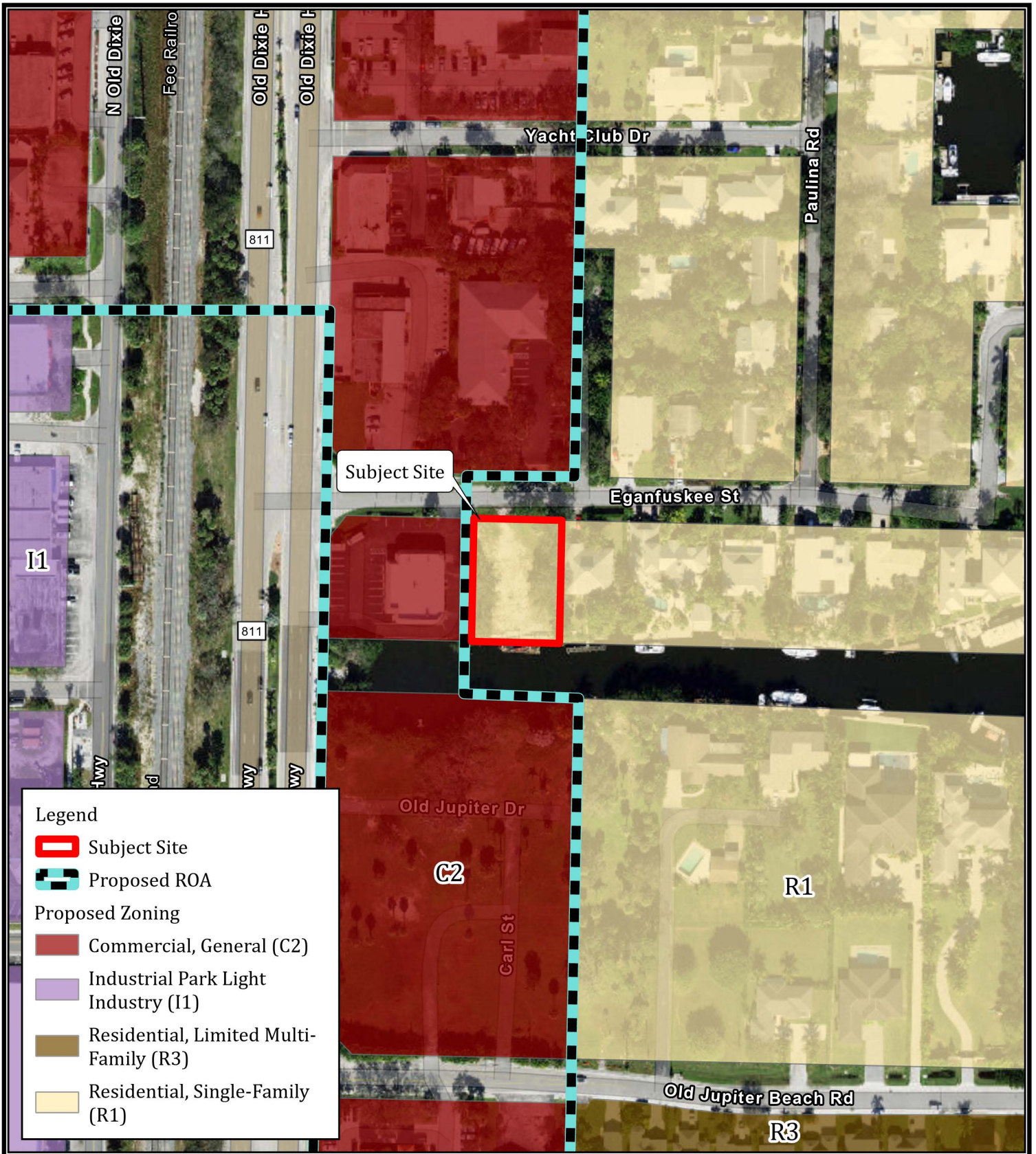
Proposed Future Land Use
 22 Eganfuskee Street
 Town of Jupiter, FL



Cotleur & Hearing

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Map Document: F:\Projects Active\25-0608 22 Eganfuskee Street\
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 [07/17/2025] ESS



1 inch equals 150 feet
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 Feet

Proposed Zoning

22 Eganfuskee Street

Town of Jupiter, FL



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Map Document: F:\Projects Active\25-0608 22 Eganfuskee Street\
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 [07/17/2025] ESS

**IN RE: THE VARIANCE OF
JON NEWMAN
22 EGANFUSKEE STREET**

**IN THE JURISDICTION OF THE
TOWN OF JUPITER, FLORIDA
ZONING BOARD OF ADJUSTMENT
PZ #17-2371**

FINAL ORDER

This matter came before the Town of Jupiter Zoning Board of Adjustment (the "Board") on October 10, 2017. The Board, having considered the evidence, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The owner of the property at 22 Eganfuskee Street (Property) is Jon Newman (Applicant).
2. The Applicant has applied for a variance to construct a seawall to stabilize the shoreline in advance of constructing a commercial building and to provide for the mooring of a vessel waterward of the proposed seawall.
3. The Property is a vacant commercial property located on the FEC canal. The variance sought is permit the construction of a seawall or bulkhead at and landward of the mean high water line and to armor the shoreline. The bulkhead would establish a rigid shoreline and property dimensions maximizing the development of the vacant parcel upon which a marine construction business would be operated. The existing shoreline has a mangrove tree on the southwest corner of the site. The Applicant proposes to construct the bulkhead landward of the mangrove and will preserve the mangrove. If the mangrove is not impacted or trimmed and the surrounding area is not heavily impacted by dredging, it is likely that it will continue to grow and provide a living shoreline for a portion of the Property.
4. The Applicant's previous survey indicated the "high water line" which was taken during the King Tide cycle in October 2016. The Applicant provided a subsequent survey showing the that mean high water line is located approximately five feet north of the property line on the east side of the Property and tapers to the property line on the west side of the Property. The Planning and Zoning staff submitted an exhibit highlighting the location of the mean high water line and proposed bulkhead location based on the survey showing the relationship between the mean high water line and the proposed bulkhead. The Planning and Zoning staff also submitted an exhibit showing the location of the bulkhead with the required five foot setback. The Applicant has a Florida Department of Environmental Protection (DEP) exemption to install the bulkhead at the proposed location. Exhibits within the DEP permit show the mean high water line as being located in the same area as shown on the updated survey.
5. The Property's existing mean high water line tapers along the shoreline which the applicant has stated is due to erosion over recent year. Based on arials, the Property's shoreline has eroded since 2009 due to its lack of shoreline protection such as a bulkhead, riprap, or any significant number of mangroves. Aerials from 2009 and 2015 show the mean high water line has fluctuated over the past eight years; however, the time related to the tide is unknown. The Applicant testified that erosion may have been caused by boats located at Bell's mobile home park, tide fluctuations, and run-off during heavy rains. The adjacent property to the west has damage to their concrete parking area adjacent to the Property. Staff has observed upland erosion and waterward soil build up on the west side of the site adjacent to the existing seawall, which appears to be from run-off from the drive aisle and

Re: **JON NEWMAN**
22 EGANFUSKEE STREET
PZ #17-2371

parking area that drains through the Property into the FEC canal. These conditions caused additional sediment to enter the FEC canal and further erosion of the shoreline on the Property.

6. Section 27-1397 regulates shoreline stabilization within the Town and is intended to promote more sustainable design that provides a balance between the impacts of marine facilities and the natural environment. In 2015, staff processed a zoning text amendment to the shoreline stabilization section of the code. The amendment separated properties into four existing conditions; existing permitted bulkheads, existing unpermitted bulkheads, existing revetments, and unarmored shorelines. Each type of existing shoreline allows bulkheads (a vertical structure including the cap, either a seawall or retaining wall, which is placed on a property for the purpose of stabilizing the shoreline) and/or revetments with respect to the type of shorelines that exist. There are man-made canals in Town that were predominantly lined with bulkheads. These canals were placed on a "Shoreline Exemption Map" based on the fact that they predominantly contained bulkheads, were narrow, and typically had water depths that were not conducive for creating living shorelines. The Shoreline Exemption Map exempts properties from being required to provide riprap and/or mangroves when installing a new or replacement bulkhead (see Section 27-1397(4)(a)(3)). The Property is the only known property designated on the Shoreline Exemption Map that does not have an existing bulkhead of some form.
7. The Board's findings with respect to whether the Applicant has met the variance criteria of Section 27-89 of the Town Code is as follows:
 1. Special conditions and circumstances exist which are peculiar to the land since the existing vacant lot is the only known property designated on the Shoreline Exemption Map that does not have some type of an existing bulkhead. Furthermore, the Property appears to have experienced shoreline erosion which does not occur on other properties with existing bulkheads. Properties designated on the Shoreline Exemption map are exempt from the requirement to install riprap and/or mangroves when installing a replacement bulkhead, but they are not exempt from the required setback. Based on the existing unarmored condition of the shoreline, the bulkhead is required to be setback five feet landward from the mean high water line.
 2. The special circumstances on the Property are not the result of the applicant.
 3. The literal interpretation of these land development regulations would deprive the Applicant of rights commonly enjoyed by all of the other properties located on the Shoreline Exemption Map. Because the Applicant did not previously armor the shoreline through installing a permitted or unpermitted bulkhead, the code requires the new bulkhead to be set back five feet. The required bulkhead setback is not applied to any other property on the Shoreline Exemption Map because they all have existing bulkheads (either permitted or unpermitted) and are able to replace them waterward 18 inches from the existing wall. The Applicant has provided an updated survey that indicates the mean high water line is located approximately five feet back from the property line on the east side of the Property tapering to the property line on the west side of the Property.

Re: **JON NEWMAN**
22 EGANFUSKEE STREET
PZ #17-2371

4. The requested variance is the minimum variance required to make possible the reasonable use of the Property. The Applicant testified that the location of the proposed wall is necessary to develop the Property.

5. The granting of the variance would not be contrary to the Town's Comprehensive Plan provided the Applicant maintains the existing mangrove and provides a suitable environment for it to grow, which may include but is not limited to, not dredging directly adjacent to the mangrove and hand placing riprap in an area around the mangrove. Prior to the issuance of any permits, the applicant shall provide a plan indicating how the mangrove will be maintained, subject to the review and approval of the Natural Resources Coordinator.

Policy 1.4.10 of the Conservation Element of the Comprehensive Plan states that coastal bulkheads should only be allowed when an environment for native vegetation is provided waterward of the bulkhead for at least 50 percent of the shoreline.

6. The granting of the variance will be in harmony with the general intent of the shoreline stabilization regulations. The Comprehensive Plan requires the Applicant to have an environment for native vegetation to grow, but the policy was written as a general goal of the Town. When the land development regulations were adopted and the subject property was placed on the Shoreline Exemption Map, there was an acknowledgement that the north side of the FEC canal was not suitable for native vegetation because it could affect navigability and usability of the canals. The goal of the regulations was to enhance the existing natural shorelines in areas that were not predominantly hardened with bulkheads and areas that would benefit from natural growth such as properties along the Loxahatchee River.

7. The granting of the requested variance will not be injurious to the area involved or otherwise detrimental to the public welfare. By constructing the bulkhead in the proposed location, the adjacent properties seawalls should not be compromised further due to erosion. Additionally, the location of the bulkhead should reduce the run-off that is currently dumping into the FEC canal from the commercial property to the west by stopping the erosion and holding the water on the subject property. The applicant shall maintain the existing mangrove and provide a suitable environment for it to grow.

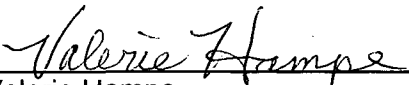
CONCLUSIONS OF LAW

1. The Board has jurisdiction to consider the variances.
2. Based on the findings of fact, the Board finds that the Applicant has met all of the variance criteria. Accordingly, the variance is hereby **GRANTED, subject to the conditions enumerated herein.**


DONE AND ORDERED in Jupiter, Florida this 14th day of November, 2017

Re: JON NEWMAN
22 EGANFUSKEE STREET
PZ #17-2371

ATTEST:



Valerie Hampe
Clerk, Board of Adjustment



Patrick Rutter, Chairman,
Jupiter Board of Adjustment

Copies furnished to:

Applicant

John Sickler, Director

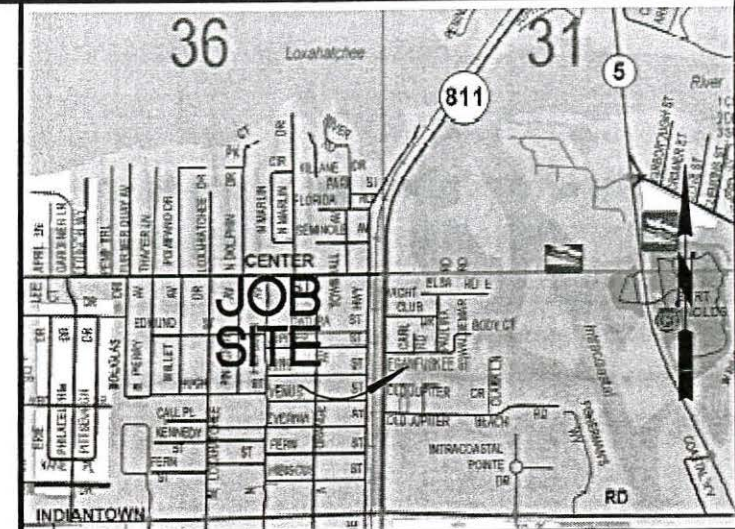
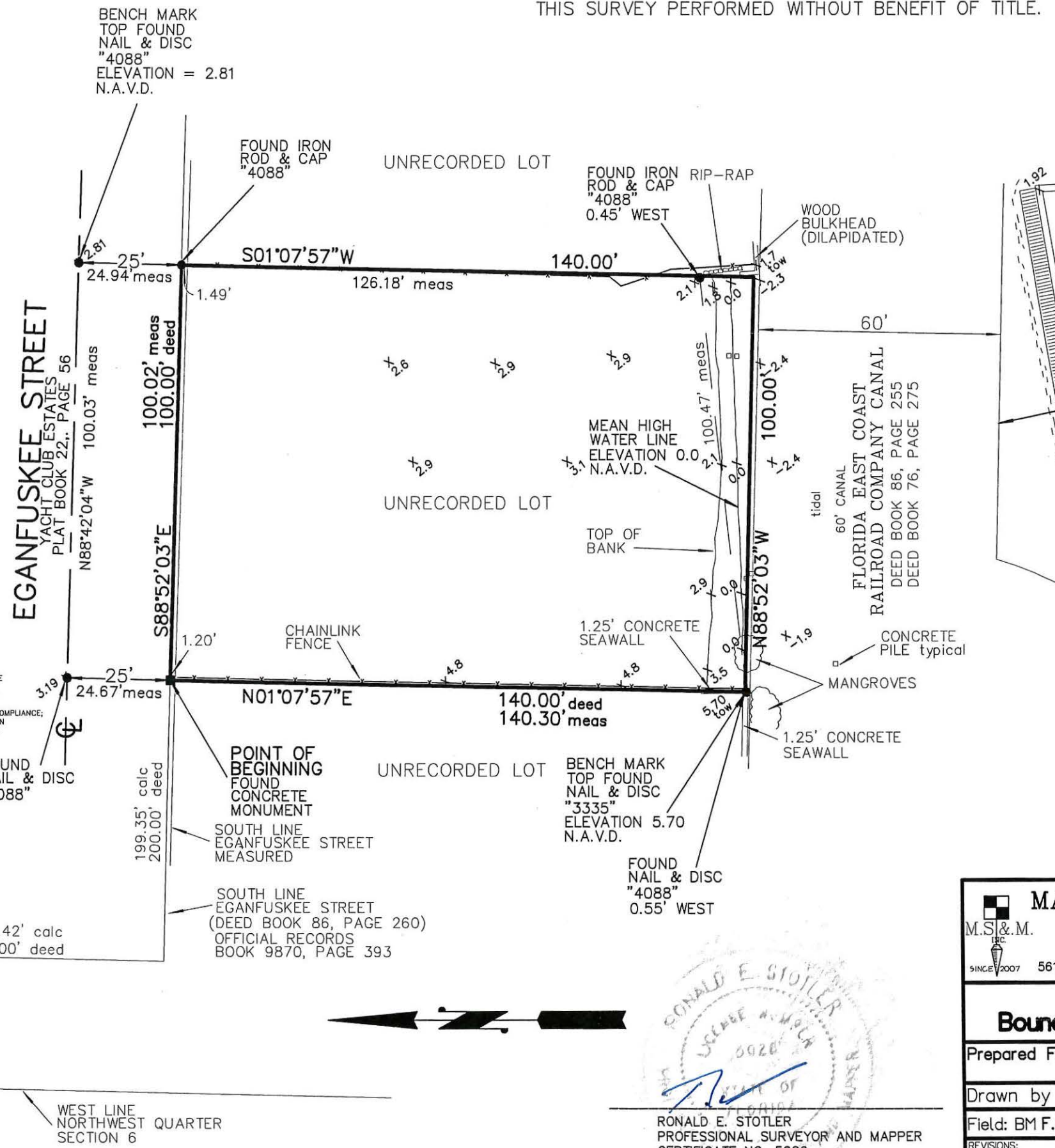
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LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 41, RANGE 43 EAST, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, THENCE SOUTH ON THE WEST SECTION LINE, A DISTANCE OF 757.4 FEET; THENCE EAST MAKING AN ANGLE OF 90°14'00" FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 52 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 150 FEET; THENCE EAST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE FOLLOWING THE SOUTH LINE OF EGANFUSKEE STREET AS SHOWN ON THE MAP IN DEED BOOK 86, PAGE 260, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED LINE PRODUCED 100 FEET; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 140 FEET; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 100 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 140 FEET TO THE TRUE POINT OF BEGINNING.

- SURVEYORS NOTES:**
1. THIS SURVEY COMPLIES WITH CHAPTER 53-17, FLORIDA ADMINISTRATION CODE.
 2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
 3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
 4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
 5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
 6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
 7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
 8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
 9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
 10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
 11. BEARINGS HEREON BASED ON THE GRID BEARING OF S01°07'57"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 13. FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FORMBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
 14. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.



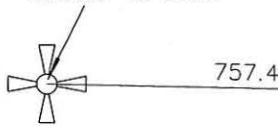
LOCATION MAP NOT TO SCALE

SOUTHERLY RIGHT-OF-WAY LINE
RAILROAD COMPANY CANAL
DEED BOOK 86, PAGE 255
PER ORB 3793, PAGE 1749

LEGEND:

- ⊕ = CENTERLINE
- calc = CALCULATED
- meas = MEASURED
- ▨ = CONCRETE
- + 10.5 = ELEVATIONS
- tow = TOP OF WALL

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 6
TOWNSHIP 41 SOUTH
RANGE 43 EAST



WEST LINE
NORTHWEST QUARTER
SECTION 6

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
 PROFESSIONAL LAND SURVEYORS
 LICENSED BUSINESS - 7571
 450 S. OLD DIXIE HIGHWAY, SUITE 10
 JUPITER, FLORIDA 33458
 SINCE 2007 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Special Purpose Survey
Boundary Survey & Topo for Seawall Permit

Prepared For: **OCTOPUS PROPERTIES, LC**

Drawn by RES	Date Of Survey AUGUST 7, 2017	Scale 1" = 30'
Field: BM F.B.130, Pg23		Drawing Number 17-246
REVISIONS:		



Project Narrative

FLUA | Rezoning

22 Eganfuskee Street, Jupiter FL

July 24, 2025

INTRODUCTION

We are requesting the approval of a Future Land Use Amendment and rezoning from C2- Commercial General to R1- Residential, Single-Family and removal from the Redevelopment Overlay Area (ROA) on behalf of the applicant, Octopus Properties. The property is located at 22 Eganfuskee Street, Jupiter, FL 33469 (PCN: 30434106000020160). The subject parcel is a 0.32-acre lot that has been vacant throughout its recorded history although there are indications of development efforts. Aerial images depict the lot cleared of trees on the center and southern portions in 2009, a construction barge appeared on the shoreline in 2010, and all grass was cleared in 2018; however, no construction has been completed on the site. The applicant is pending approval to facilitate the construction of a single-family home with the intention of converting a long-standing vacant commercial property into a medium-density residential use that is consistent with the adjacent neighborhood. The existing Commercial General use designation is not consistent with the surrounding subdivisions and adjacent residences. The requested Future Land Use Amendment from C2 to R1 is functionally and characteristically appropriate for the subject property and surrounding area. Approval of this request will optimize the use of the subject property by facilitating appropriate development of future uses, reducing the current commercial zoning intensity, and reducing traffic on the surrounding residential streets. In addition, removal from the ROA following the re-designation is necessary to maximize the appropriate use of the parcel as the ROA does not include residences.

LOCATION

The subject property is located at 22 Eganfuskee Street within the municipal boundaries of the Town of Jupiter, Florida. The parcel consists of 0.32 acres of currently vacant land and is identified by Parcel Control Number 30-43-41-06-00-002-0160. The property is situated along the south side of Eganfuskee Street and east of the North A1A intersection.

The property has a Future Land Use designation of Commercial and is currently zoned General Commercial (C2); however, the surrounding neighborhood and adjacent parcel east of the subject site is designated Medium Density Residential (R1). This request of a change in zoning and land use reflects best practices found within the Town of Jupiter Comprehensive Plan by integrating the vacant subject property into the surrounding medium-density residential character and supporting compatible low intensity residential

uses.

In addition, the applicant is also requesting the removal of the parcel from the Redevelopment Overlay Area. Removal from the Redevelopment Overlay Area reflects best practices found within the Town of Jupiter Comprehensive Plan to maintain the existing medium-density residential character and use of the surrounding area. The Redevelopment Overlay Area does not provide standards for residential uses and is inappropriate for the subject parcel as it is in a medium-density residential area with usage intended for a single-family home.

SURROUNDING LAND USES

The site is surrounded primarily by residential uses, with some remaining commercial properties. The table below summarizes the surrounding land uses.

	Zoning	FLU
N	C2	Commercial
S	C2	Commercial
E	R1	Medium Density Residential
W	C2	Commercial

FUTURE LAND USE AMENDMENT (Commercial to Medium Density Residential)

The applicant is requesting a Future Land use map amendment to change the designation of the subject property from Commercial General to Medium Density Residential. This amendment reflects a reduction in land use intensity and brings the property’s designation into alignment with adjacent residential uses, supporting greater compatibility with the surrounding neighborhood.

Amending the land use will reduce the projected demand on the Town’s infrastructure and public services. Commercial designations typically demand higher traffic volumes, greater water and sewer consumption, and more intensive service needs. In contrast, medium-density residential uses generate fewer daily trips, lower utility usage, and reduced demand for solid waste and emergency services. The property is currently served by the municipality and lies within the area covered by police and fire protection; therefore, no expansion of infrastructure will be necessary.

The amendment is consistent with *Policy 1.3.2* of the Town of Jupiter’s Future Land Use element of the Comprehensive Plan, which outlines the criteria for the medium density residential land use category. The subject property meets the location criteria as follows:

- a) *In areas that afford attractive natural surroundings and large areas of open space.*

The area includes natural features and nearby open space, contributing to the residential setting. Down zoning the subject property from

commercial to residential significantly decreases the demand for public and municipal infrastructure services resulting in higher water quality.

b) In areas that have convenient access to work and shopping areas.

The site is conveniently located near shopping areas and major corridors, providing access to both employment and services. The site is located at the intersection of Old Dixie Hwy or North Alternate A1A, E Indiantown Road, and Center St.

c) In areas that serve to spatially separate or buffer low density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.

The proposed designation serves as a buffer between more intense commercial use and adjacent residential areas. The current location of the vacant site inherently acts as a buffer between commercial and residential uses. Conforming to the surrounding residential character optimizes its use.

d) In areas where water supply and sewerage facilities services are available.

Potable water and wastewater services are available and sufficient to support development under this designation.

e) In areas where adequate police and fire protection can be provided economically.

The site is within an area that is already served by both police and fire protection services.

REZONING (C2 to R1)

The applicant is requesting a rezoning of the subject property from General Commercial (C2) to Residential, Single-Family (R1). The rezoning would reduce the allowed intensity of use on site and more appropriately reflect the surrounding residential character. The current C2 zoning permits a range of higher intensity commercial uses that are not appropriate for the location due to its proximity to the established neighborhood.

The current C2 zoning generates higher traffic volumes and greater infrastructure demand and by allowing uses such as retail, office, and service-oriented businesses that are inconsistent with the surrounding residential character. Rezoning the subject parcel to R1 limits future development to single-family residential uses that are more practical and functional given the site's history of commercial vacancy and the current surrounding residential context.

The location of the subject property at the edge of a commercial corridor and directly adjacent to a residential district presents a unique opportunity to rezone from Commercial to Residential use.

REDEVELOPMENT OVERLAY AREA

The applicant is requesting the subject parcel's removal from the Redevelopment Overlay Area in accordance with the re-designation. The subject property is located within the Town's Redevelopment Overlay Area (ROA), which is primarily intended to promote the revitalization of aging commercial and light industrial districts through higher intensity uses and employment generating development. Projects within the ROA must be consistent with general planning principles such as preserving historic commercial character, enhancing architectural quality, and supporting employment.

The intent of the ROA is not consistent with or relevant to the proposed amendment seeking to decrease the intensity of use to single-family residential. Standalone residential uses are not identified as compatible with the overlay, nor do they support its commercial revitalization goals. In contrast, the proposed residential use aligns with the adjacent Medium-Density Residential designation. It is important to note that there are no residential parcels in the boundary of the ROA. This application includes a request to remove the subject parcel from the ROA to remedy the regulatory conflict and allow for better utilization.

TRAFFIC

For reference, a comprehensive traffic analysis prepared by Kimley-Horn and Associates Inc. has been attached to this formal application submission packet. The traffic analysis was conducted to evaluate the future land use amendment from Commercial to Medium-Density Residential. Based on the analyses conducted for each of the planning horizons (short-range and long-range), the results indicate that the study roadway links not projected to be significantly impacted by the proposed project. The traffic analysis summarizes the findings of the comprehensive plan land use amendment traffic analysis; therefore, this project meets the Town's traffic requirements.

LEVELS OF SERVICE ANALYSIS

The applicant seeks to down zone the property from commercial to residential which will result in a significant reduction in the intensity and demand on public infrastructure and municipal services. Commercial development generates higher volumes of traffic, greater water and wastewater usage, increased waste generation, and higher demands on stormwater infrastructure and public safety services. The proposed residential use will substantially reduce these demands and improve infrastructure efficiency in the Town of Jupiter.

CONCLUSION

This request exhibits a thorough context sensitive approach to redevelopment uses. Converting a long-standing vacant commercial property to a single-family residence aligns with the surrounding neighborhood's established character. The proposed rezoning

and land use change from Commercial to Medium-Density Residential will reduce land use intensity, improve compatibility with adjacent properties and contribute to the Town's ongoing efforts to support infill development and mitigate housing needs. The project will enhance the visual quality of the area by eliminating a vacant, underutilized lot in accordance with the surrounding residential fabric. Please do not hesitate to contact Laurey Hood of Cotleur & Hearing at LHood@cotleur-hearing.com or 561.406.1009 ext. 109 for any additional information.

Attachment J – Comprehensive Plan Objectives and Policies Consistency Analysis

FUTURE LAND USE ELEMENT

Goal 1: Ensure that the future land use pattern maintains the existing low intensity, residential character, recognizes and protects the environmental quality of the Town, and allows the Town to become a full service community serving Northern Palm Beach County.

Staff Comment: The subject property currently has a designated future land use of Commercial, as indicated on the Town’s Future Land Use Map. The proposed residential land use would reduce the available commercial land uses in the Town, which may impact the Town’s long-term ability to become a full service community. The proposed land use amendment of Medium Density Residential is inconsistent with Goal 1.

Objective 1.1: The Town shall continue to implement land development regulations which encourage future growth in areas that can meet established level of service standards; support redevelopment and infill activities; help to maintain an appropriate mix of land uses; encourage upgrading of existing properties; encourage mixed use; provide density incentives for workforce and affordable housing; and will discourage urban sprawl.

Staff Comment: Changing commercial land uses to residential land uses, without addressing inconsistencies in established land use patterns or mitigating the reduction in available commercial land uses, has the ability to cumulatively affect the vitality and value of the Town’s commercial land uses and create irregular transitions between different land uses. Furthermore, this change may create an inappropriate mix of land uses or a lack of mixed land uses over time. The proposed land use amendment of Medium Density Residential is inconsistent with Objective 1.1.

Policy 1.2.1: Where there are differences between residential uses, or between residential and nonresidential uses in the same land use designation, or adjacent or abutting land use designations, in terms of the density or intensity of uses, or the type of units, an adequate transition shall be accomplished through provisions such as the use of setbacks, buffers, open space, and height limitations, and changing uses at the rear of property.

Staff Comment: If approved, the proposed change in land use will remove the 10-foot buffer requirement on the eastern property line of the subject property; however, this requirement would have to be met on the western property line when the property is developed. At the time it was developed, the developed commercial property to the west was only required to install a 3-foot wide buffer abutting the subject property; today, this buffer is considered nonconforming. If the subject property is changed to a residential land use, the required buffer will increase from a minimum of 5 feet to 10 feet on both the subject property and the commercial property to the west, pursuant to Section 23-68. The proposed land use amendment to Medium Density Residential is inconsistent with Policy 1.2.1.

Policy 1.3.2: Medium Density Residential – Housing in this future land use designation consists of a wide range of types, including single-family, multi-family dwellings, including apartments, condominiums, triplexes, quadraplexes, zero lot line homes and duplexes. The density ranges from two to four units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

Location Criteria

- a) In areas that afford attractive natural surroundings and large areas of open space.

- b) In areas that have convenient access to work and shopping areas.
- c) In areas that serve to spatially separate or buffer low density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services are available.
- e) In areas where adequate police and fire protection can be provided economically.

Staff Comment: The subject property currently has a designated future land use of Commercial, as indicated on the Town's Future Land Use Map; however, the subject property meets the location criteria listed above for the Medium Density Residential future land use. The proposed land use amendment of Medium Density Residential is consistent with Policy 1.3.2.

Attachment K – Infrastructure Impact Analysis (Infrastructure Element Policy 1.4.4):

1. *Water.* The subject property is currently served by the Town's water utility. The Town's water plant has a permitted capacity of 30.0 million gallons per day (mgd). As of June 30, 2025, the Town has water demand reservations of 18.2 mgd. With an excess capacity of approximately 11.8 mgd, there is sufficient water services capacity available to service the subject property.
2. *Sanitary Sewer.* The subject property is currently within the service area of the Loxahatchee River District (LRD). The LRD's wastewater treatment facility (WWTF) is rated at 11 MGD based on a three-month average daily flow. The maximum three-month average daily flow to the WWTF for the past 12-month period was 7.4 MGD. With an excess capacity of approximately 3.6 MGD, LRD's regional WWTF has sufficient capacity for the subject property.
3. *Stormwater.* Any development improvements on the subject property will be required to satisfy the Town's on-site retention requirements and other related standards of the South Florida Water Management District as stated in Policy 1.3.10 of the Town's Infrastructure Element, and Policy 1.2.1 of the Town's Capital Improvements Element.
4. *Solid waste.* Collection is provided by Waste Management, Inc. which currently has a franchise agreement with the Town for waste disposal services. According to the Solid Waste Authority's *2024 Landfill Depletion Model: Forecast of Waste Generation and Landfill Depletion: 2024 – 2079*: Through September 30, 2023, a total of 25,502,800 cubic yards of landfill capacity have been depleted. Utilizing the total estimated landfill volume and the volume depleted to date, the model estimates a total of 25,464,905 cubic yards of capacity remain, which is expected to provide disposal capacity until 2053.
5. *Police.* Police service will be provided by the Jupiter Police Department. Assigning the subject property with the Medium Density Residential land use designation should not have any significant impact to police services.
6. *Fire Rescue.* Palm Beach County Fire-Rescue is currently responsible for fire-rescue service to the subject property. The property will be served by Fire Station No. 18, which is located on US Highway 1. Please note, Town of Jupiter Fire-Rescue will assume responsibility for fire-rescue service to the subject property beginning October 1, 2026.
7. *General Government.* No significant increase in demand for general government services is anticipated.
8. *Intergovernmental Coordination.* Staff has notified the County's Interlocal Plan Amendment Review Committee (IPARC) of the proposed FLUM amendments. As of the date of this report, staff has not received any comments from any adjacent local governments.
9. *Recreation.* The land use amendment from Commercial to Medium Density Residential will not have any significant impacts on the Town's recreational facilities.
10. *School Concurrency.* The proposed Medium Density Residential land use designation is not likely to have significant additional impact to school facilities. The Palm Beach County School District has been provided a copy of the Statement of Use for the FLUM and Zoning Map amendment applications.

22 EGANFUSKEE JUPITER, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

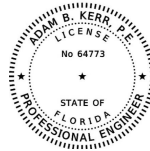
FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

22 EGANFUSKEE JUPITER, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»»Horn

July 18, 2025
Kimley-Horn Project # 241251000
Registry No. 64773
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/845-0665 TEL



Digitally signed
by Adam B Kerr
Date: 2025.07.24
15:56:04 -04'00'

Adam B. Kerr, P.E.
Florida Registration Number 64773

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INTRODUCTION

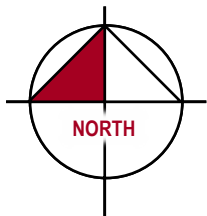
Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 0.32-acre site located east of Alternate A1A & Eganfuskee Street intersection in Jupiter, Florida. **Figure 1** illustrates the location of the project site. The site currently has a Jupiter FLU designation of Commercial, which permits a site coverage of 35% and a height limitation of 2 stories. The proposed development has a Jupiter FLU designation of Medium Residential which permits 4 dwelling units per acre.

The parcel control number for this site is:

- 30-43-41-06-00-002-0160

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures generally accepted for land use changes in Jupiter and Palm Beach County. Currently, the site has a Commercial designation that permits a 35% lot coverage and a height limitation of 2 stories. Therefore the 0.32 acre site currently permits 9,757 square feet of office use. The proposed future designation is Medium Density Residential which permits 4 dwelling units per acre therefore, the 0.32 acre site permits 1 single family detached dwelling unit.

This analysis was conducted following short-range and long-range analysis procedures used to evaluate comprehensive plan amendments in Palm Beach County and Jupiter. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



LEGEND

-  Site Location
-  Project Traffic %

FIGURE 1
22 Eganfuskee
Site Location

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by Palm Beach County and the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Trip generation calculations have been performed for three scenarios:

Existing Site Development

This scenario represents the currently trip generation occurring on site. The site is currently vacant. Hence, no trips have been generated for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation. For the Trip Generation Comparison shown in **Table 1**, the maximum development potential under the existing future land use designation has the potential to generate 126 net new daily external trips, 14 net new external AM peak hour trips (+12 inbound, + 2 outbound), and 19 net new external PM peak hour trips (+ 6 inbound, + 13 outbound).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLUE designation, which equates to 1 single family detached dwelling unit. As indicated in **Table 1**, the maximum density of development under the proposed future land use designation has the potential to generate 10 net new external daily trips, 1 net new external AM peak hour trips (+ 0 inbound, + 1 outbound), and 1 net new external PM peak hour trips (+ 1 inbound, + 0 outbound).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2030) scenario. Since the comparison of the proposed future land use to the existing future land use results in a net reduction of trips, no long-range analysis is required.

Table 1: Trip Generation Calculations Summary

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
					Total	In	Out	Total	In	Out	
Existing Scenario											
	Vacant			0	0	0	0	0	0	0	
Driveway Volumes				0	0	0	0	0	0	0	
Net New External Trips				0	0	0	0	0	0	0	
Existing FLU Maximum Intensity (Office)											
PBC	Small Office Building (<=10k SF GFA)	ITE 712	9.757 ksf	140	16	13	3	21	7	14	
Pass-By Capture	Small Office Building (<=10k SF GFA)		Daily	14	2	1	1	2	1	1	
			AM	10.0%	10.0%	10.0%					
			PM	14	2	1	1	2	1	1	
Subtotal				140	16	13	3	21	7	14	
Driveway Volumes				140	16	13	3	21	7	14	
Net New External Trips				126	14	12	2	19	6	13	
Proposed FLU Maximum Intensity											
PBC	Single Family Detached	ITE 210	1 DU	10	1	0	1	1	1	0	
Subtotal				10	1	0	1	1	1	0	
Driveway Volumes				10	1	0	1	1	1	0	
Net New External Trips				10	1	0	1	1	1	0	
Proposed FLU Maximum Trips -Existing Development Trips (Short-range)				10	1	0	1	1	1	0	
Radius of Development Influence:				Directly Accessed Links							
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)				-116	-13	-12	-1	-18	-5	-13	
Radius of Development Influence:				No Significant Impact							
Land Use		Daily		AM Peak Hour			PM Peak Hour		Pass By		
Small Office Building (<=10k SF GFA)		14.39 trips/ksf		1.67 trips/ksf (82% in, 18% out)			2.16 trips/ksf (34% in, 66% out)		10.0%		
Single Family Detached		10 trips/DU		0.7 trips/DU (26% in, 74% out)			0.94 trips/DU (63% in, 37% out)		0.0%		

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways within the project RDI based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the short-range planning horizon (2030) and long-range planning horizon (2045) conditions on links within the RDI.

Short-Range (Year 2030)

This analysis was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis was conducted using the LOS D daily link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2030) PLANNING HORIZON

The maximum development under the proposed future land use has a maximum of 1 single family detached dwelling unit. Therefore, the net increase in peak hour trip generation potential is 1 net new external AM peak hour trips (+ 0 inbound, + 1 outbound), and 1 net new external PM peak hour trips (+ 1 inbound, +0 outbound). For the purposes of this analysis, the radius of development influence is the directly accessed links. Significance was determined in accordance with the Test 2 LOS E peak-hour peak directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 2** summarizes the threshold for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

Table 2: Short-Range Significance Determination

NET EXTERNAL PEAK HOUR TWO WAY TRIP GENERATION			RADIUS
1	through	20	Directly Accessed Link(s)
21	through	50	0.5 miles
51	through	100	1 mile
101	through	500	2 miles
501	through	1,000	3 miles
1,001	through	2,000	4 miles
2,001	and	Up	5 miles

Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12

Significance Analysis

As indicated in **Table 3** and **Table 4**, none of the roadway links are projected to be significantly impacted by the proposed project. Therefore no capacity analysis is required.

Table 3: Short-Range (Year 2030) AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Alternate A1A	Indiantown Road	Eganfuskee Street	6LD	2,830	70%	i	0	1	0.00%	No	0.04%	No
Alternate A1A	Eganfuskee Street	Center Street	6LD	2,830	30%	o	0	0	0.00%	No	0.00%	No

Table 4: Short-Range (Year 2030) PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS E GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Alternate A1A	Indiantown Road	Eganfuskee Street	6LD	2,830	70%	i	1	0	0.04%	No	0.00%	No
Alternate A1A	Eganfuskee Street	Center Street	6LD	2,830	30%	o	0	0	0.00%	No	0.00%	No

LONG-RANGE (2045) PLANNING HORIZON

As previously noted, the maximum permitted development under the existing future land use designation is 9,757 square feet of office use. The maximum allowable development under the proposed future land use designation is 1 single family dwelling unit. As indicated in Table 1, the maximum development under the proposed FLU results in a net decrease in daily trips in comparison to the existing FLU maximum intensity. Therefore, a long-range analysis was not required.

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Commercial designation to the proposed land use of Medium Residential. The project is located east of Eganfuskee Street & Alternate A1A intersection in Jupiter, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), the results indicate that the study roadway links not projected to be significantly impacted by the proposed project.

APPENDIX

development orders and permits not be issued which result in a reduction of the levels of service for the affected public facility below the adopted level of service standards as set forth in the Comprehensive Plan.

Policy 1.3.7 The concept of an environmentally sensitive area overlay zone will be incorporated into the current Zoning Ordinance. This concept will be folded into the new development code at the time the current Zoning Ordinance and other local development regulations are consolidated into one regulatory document.

Policy 1.3.8 Inlet Village Residential - This future land use designation is specific to the Inlet Village sector and is intended to foster infill, encourage a mix of housing types (i.e. townhouses, apartments, condominiums, live/work), and assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW, Inlet Village Study) that the Town may undertake. The intent is to provide an avenue to encourage residential infill of vacant lands within the sector and provide for a unified design concept and continuity.

- a) This future land use classification is characterized by a mix of compact housing types which encourages the development of a mix of dwelling unit sizes within a site.
- b) The density range for this residential land use category is a minimum of 6 du/ac to a maximum of 12 du/ac.
- c) Location Criteria
 - 1. In the Inlet Village Sector
 - 2. Not within 80 feet of the Riverwalk Corridor Component

Policy 1.3.9 Commercial - This future land use designation provides for

neighborhood, general, office, low-impact clean manufacturing, and accessory residential apartments for employees, which are detailed below. The subcategories should be used as a guide for the assignment of zoning.

Neighborhood Commercial - Stores offering frequently needed goods and services to nearby residential areas. Typical activities include pharmacy, dry-cleaning, florist, hardware and garden supplies, professional offices, and personal services.

a) *Location Criteria*

- 1) In areas accessible to immediate surrounding residential neighborhoods;
- 2) Can be located in conjunction with groups of retail uses to achieve multi-purpose trips and promote pedestrian friendly districts;
- 3) Commercial uses which are a part of a planned unit development must be situated in the interior of the project and not along an external roadway;
- 4) In areas where water supply and sewerage facilities services are available.

b) *Intensity measures*

- 1) Site area - minimum 20,000 sq. ft. and maximum 2 acres
- 2) Site coverage maximum - 35%
- 3) Height limitation - 35 feet/2 stories

General Commercial - Consists of a wide range of commercial goods and services serving a community-wide market. That does not mean that the entire range of all commercial goods and services must be available. A representative sample of activities includes personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, marine facilities, and medical and dental clinics.

mixed use categories, location and intensity criteria.

Policy 1.3.1 Low Density Residential – The predominate dwelling type in this future land use designation is detached, single family dwelling units. Within a planned unit development (PUD) larger than 160 acres, duplexes, zero-lot-line, townhome, multi-family and accessory dwelling units may be allowed, and single-family dwelling units may not be required to be the predominate dwelling type. The previously described allowances are subject to Town Council approval. The allowable density range is up to two units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

Location Criteria

- a) In areas that afford attractive natural and/or rural surroundings.
- b) In areas that provide convenient access to work and shopping areas.
- c) In areas that are spatially separated and buffered by other uses from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services can be provided economically.
- e) In areas where adequate police and fire protection can be economically provided.

Policy 1.3.2 Medium Density Residential - Housing in this future land use designation

consist of a wide range of types, including single-family, multi-family dwellings, including apartments, condominiums, triplexes, quadraplexes, zero lot line homes and duplexes. The density ranges from two to four units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

Location Criteria

- a) In areas that afford attractive natural surroundings and large areas of open space.
- b) In areas that have convenient access to work and shopping areas.
- c) In areas that serve to spatially separate or buffer low density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services are available.
- e) In areas where adequate police and fire protection can be provided economically.

Policy 1.3.3 High Density Residential - This future land use designation consists of high-density single-family and multi-family housing. Dwelling types range from single-family homes to garden apartments to townhouses. The density range is four to six units per acre with the following Location Criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services,

Property Detail

Location Address : 22 EGANFUSKEE ST
Municipality : JUPITER
Parcel Control Number : 30-43-41-06-00-002-0160
Subdivision :
Official Records Book/Page : 09870 / 0393
Sale Date : 06/01/1997
Legal Description : 6-41-43, E 100 FT OF W 352 FT OF S 140 FT OF N 1047.4 FT OF GOV LT 2

Owner Information

Owner(s)	Mailing Address
OCTOPUS PROPERTIES	19655 RIVERSIDE DR JUPITER FL 33469 2137

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/01/1997	\$89,500	09870 / 00393	WARRANTY DEED	OCTOPUS PROPERTIES
01/01/1973	\$18,000	02105 / 01640		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : .32
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : C2—COMMERCIAL, GENERAL (30-JUPITER)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	C2	0.3214

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$360,780	\$360,780	\$343,560	\$294,560	\$294,560
Total Market Value	\$360,780	\$360,780	\$343,560	\$294,560	\$294,560

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$360,780	\$356,418	\$324,016	\$294,560	\$294,560
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$360,780	\$356,418	\$324,016	\$294,560	\$294,560

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,138	\$6,210	\$5,942	\$5,427	\$5,514
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$6,138	\$6,210	\$5,942	\$5,427	\$5,514

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpa.gov



October 6, 2025
Joseph Dray
Planner
Town of Jupiter
210 Military Trail
Jupiter, FL 33458

RE: 22 Eganfuskee Street – Variance Condition of Approval (PZ 17-2371)

Mr. Joseph Dray,

On behalf of the applicant and owner, Cotleur & Hearing respectfully submits this letter in response to the Town's notice regarding the 2017 variance condition of approval requiring maintenance of the (previously) existing mangrove on the subject property.

Staff recently informed us that the mangrove referenced in the variance condition has since been removed. The owner was not aware that the mangrove had been removed, and its removal was certainly not intentional. Based on aerial imagery, it appears the mangrove was removed sometime between 2018 and 2020, prior to the installation of the property's seawall. We estimate that the mangrove's removal was a result of hurricane effects.

The owner is fully committed to restoring the mangrove area in accordance with the original condition of approval. Specifically, the owner agrees to replant mangroves within the same area where they previously existed and to provide a suitable environment to promote new growth and long-term viability.

Please do not hesitate to contact our office should any additional information or coordination be required.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Ciciera".

Zach Ciciera, Senior Land Planner
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

**TOWN OF JUPITER
ZONING TEXT AMENDMENT STAFF REPORT
TOWN MANAGER'S OFFICE**



DATE: October 7, 2025
 TO: Honorable Mayor and Members of Town Council
 THRU: Frank J. Kitzerow, Town Manager
 FROM: John Sickler, Director of Planning and Zoning **JS**
 SUBJECT: **Recreation Zoning District** – Zoning Text Amendment to create a new Recreation Zoning District within the Town.

Ordinance #17-25	P&Z Commission:	October 14, 2025
PZ 25-6487	Town Council:	November 18, 2025 (1 st Reading)
G. Watson		December 16, 2025 (Adoption)

Applicant: Town of Jupiter
 Request: Amend Chapter 27, Article VI, to create Division 17.1, entitled “Recreation District (RCR)”, to provide for uses allowed, lot dimension standards, and special district requirements.

Staff Compliance Review Summary

The Department of Planning and Zoning finds that the proposed text amendment, as shown in Ordinance #17-25, is consistent with the goals, objectives, and policies of the Comprehensive Plan.

Background

As part of the 2023 Evaluation and Appraisal Review, the Town Council adopted Policies 1.3.16(b) and 1.3.18(b) of the Future Land Use Element of the Comprehensive Plan. These policies require that conservation and recreation areas or easements of 10 acres or greater, required pursuant to a development order, shall be identified and designated with an appropriate corresponding Future Land Use designation and a consistent Zoning designation.

The Town has an existing Conservation Preservation Zoning District which aligns with the existing Conservation Future Land Use Designation; however, there is no Recreation Zoning District to align with the Recreation Future Land Use Designation. As a result, this amendment is proposed to establish a Recreation (RCR) zoning district. There are two primary types of recreation uses in the Town: golf courses, which are primarily located in residential planned unit developments, and Town owned parks.

Recreation Zoning District - ZTA

Staff Report (PZ 25-6487)

Page 2

Existing recreation areas within residential Planned Unit Developments (PUD), such as golf courses, clubhouses, and neighborhood parks, typically have a residential future land use and zoning designation assigned to the PUD. For parks, the Town has been utilizing the Public/Institutional (PI) Zoning designation, which has also been applied to Town owned property, schools, and religious institutions in some cases. While the PI zoning designation allows for park uses, it also allows for a myriad of more intense uses, such as assisted living facilities, arenas, amphitheaters, auditoriums, stadiums, hospitals, nursing and convalescent facilities, and transportation hubs (see Attachment B for a full list of uses allowed). When the town has initiated the assignment of the PI zoning district in the past within or adjacent to residential developments, it has created objections from nearby residents concerned with the potential for more intense PI uses being developed.

To address the above noted concerns, staff has drafted a Recreation District for Town Council consideration. The primary purpose of the Comprehensive Plan Policy and proposed zoning district is to maintain the existing recreational amenities within the Town that are associated with approved development orders. The new Recreation District when applied to golf courses and parks in residential development will ensure that any future development is consistent with the approved uses in the development order applicable to the property.

Comprehensive Plan Policy Consistency

Below is the section of the Future Land Use Element of the Comprehensive Plan that requires recreation areas or easement over 10 acres to have a Recreation Future Land Use Designation and a consistent zoning designation:

Policy 1.3.18 This land use designation is assigned to existing and future park sites. This land use designation It is intended to be assigned to include public and private recreational facilities and sites. To provide protection of existing and future recreation lands throughout the Town:

- a) An affirmative vote of four members of the Town Council is required to change the Future Land Use designation of properties having a future land use designation of Recreation.
- b) Recreation areas or easements of 10 acres or greater required pursuant to a development order shall be identified and designated with an appropriate corresponding Recreation Future Land Use designation and a consistent zoning designation.”

Staff Comment: The proposed zoning district is consistent with the above noted Policy by creating a zoning designation that is consistent with the Recreation Future Land Use Designation. It is important to note that there are applications currently under staff review that will be appropriate to utilize the proposed Recreation District to assign to existing recreational areas, in order to be consistent with the Comprehensive Plan policy.

Analysis

The proposed text amendment would create a new zoning district to assign to recreation areas in the Town (see Exhibit 1). The overall goal of the new zoning district is to maintain the existing uses on the property and minimize the likelihood of redevelopment to other more intense uses

without amending the applicable development order(s) and Future Land Use and Zoning designations. Below are the proposed new sections of the Recreation District and analysis.

Uses-by-right. As noted previously, there are two primary uses-by-right that are planned to be assigned with the proposed zoning district, parks and golf courses.

(1) Parks, public or private, active or passive, including playgrounds, athletic fields or courts, trails, boat launching ramps and docking facilities, or kayak launches.

(2) Golf courses (public or private), including clubhouses with restaurants, meeting rooms, pro shops, exercise and activity facilities, and similar facilities.

Staff comment: The above noted use-by-right encompasses the primary uses contained within the Town owned parks, neighborhood parks, and golf course communities throughout the Town. By conforming to the existing conditions, the proposed zoning district can be applied to existing parks, public and private, and golf courses, including clubhouse areas.

Accessory Uses. Along with the above noted use-by-right, the district includes accessory uses which are required to be associated with one of the primary, uses on the property as follows:

(1) Concessions stands, restroom facilities, storage buildings, and maintenance buildings when contained in the same structure or on the same property as the principal use for the purpose of serving the principal use.

(2) Outdoor storage of inventory, equipment or materials when screened from public view.

Staff comment: Similar to the use-by-rights listed above, the proposed district allows for existing accessory uses that are present on many parks and within many golf course communities to remain and expand in the future.

Special Exceptions. The proposed district includes special exception uses, which would be subject to the review of the Planning and Zoning Commission and approval of the Town Council as follows:

(1) Utility services (See [division 43](#) of article XI of this chapter).

(2) Limited public uses (See [division 35](#) of article XI of this chapter).

Staff comment: The proposed special exceptions are uses that are currently allowed and present on some of the properties that may ultimately be assigned with the proposed zoning district. It is important to note that the special exception uses noted above are currently permitted as special exceptions within residential zoning districts and the public/institutional district. As a result, there are no new special exceptions being added that wouldn't be allowed already.

Area and dimension regulations. The zoning district was drafted with "Area and dimension regulations" that match the Residential Single-Family (R-1) zoning district in an effort to ensure that the properties to be zoned with Recreation do not create nonconformities (see Attachment A). Additionally, by establishing regulations based on the R-1 standards, nearby residents can expect the same building pattern, building height, and setbacks as what currently exists on the golf course and park properties that are currently zoned residential.

As noted in the background section, most of the Town's parks are designated Public/Institutional (PI). The "Area and dimension regulations" within PI allows for taller buildings (up to 50 feet versus the proposed 35 feet/2 stories) and more lot coverage (40 percent versus the proposed 35 percent) (see Attachment B). If the proposed Recreation District is applied in the future to the existing Town-owned parks, it will reduce the development potential and align more with residential properties, which frequently abut parks.

Artificial Light and Buffer regulations. The proposed district also includes additional supplemental criteria related to artificial lighting and landscape buffers, which differ from other zoning districts. Given that uses such as athletic courts or recreation fields may include lighting, there are additional provisions that protect nearby residents from viewing the light source. This will reduce the nuisances associated with lighting more active recreation uses.

Landscape buffer requirements were also included that require the buffers to be established at the time of site plan review, which allows for the unique configuration of recreation amenities and surrounding uses to be evaluated on a case-by-case basis to ensure proper buffering is installed. For example, when a building, structure, or lighted athletic field abuts a residential unit, a larger buffer with a combination of vertical screening, dense material, and a wall may be appropriate. When a less intense recreational use such as a golf course hole abuts a residential unit, the required buffering may be minimal.

Conclusion.

The proposed zoning district is consistent with the Comprehensive Plan Policies as noted above. The proposed Recreation District is designed to preserve the existing uses of golf courses and parks in the Town. By maintaining similar uses and regulations, residents can be assured that any future development of these properties is consistent with their approvals. Regulations addressing potential lighting nuisances and landscape buffering will help to ensure that recreation uses remain compatible with adjacent properties.

Attachments:

Exhibit 1 – Proposed Zoning District Regulations

Attachment A – R-1 Zoning District Regulations

Attachment B – PI Zoning District Regulations

(Contact Garret Watson at 561-741-2549 or email at garretw@jupiter.fl.us for a copy of this attachment)

Secs. 27-1305—27-1321. - Reserved. (Converting these to Recreation Zoning District)

DIVISION 17.1. – RECREATION DISTRICT (RCR)

Sec. 27-1310. - Intent.

The lands comprising the Recreation District (RCR) are suited for public and private parks, golf courses, and recreational facilities.

Sec. 27-1311. - Use regulations.

(a) *Uses by right.* In any Recreation District (RCR), land, buildings or premises may be used by right only for one or more of the following:

- (1) Parks, public or private, active or passive, including playgrounds, athletic fields or courts, trails, boat launching ramps and docking facilities, or kayak launches.
- (2) Golf courses (public or private), including clubhouses with restaurants, meeting rooms, pro shops, exercise and activity facilities, and similar facilities.

(b) *Accessory uses.* Those uses, buildings or structures customarily related to those permitted uses above as uses by right, may be permitted, provided that they meet all of the development standards as herein set forth.

- (1) Concessions stands, restroom facilities, storage buildings, and maintenance buildings when contained in the same structure or on the same property as the principal use for the purpose of serving the principal use.
- (2) Outdoor storage of inventory, equipment or materials when screened from public view.

(b) *Special exceptions.* The following uses may be permitted or denied in this district after review by the planning and zoning commission and provided the town council determines that the application meets the criteria contained in [section 27-177](#), all other applicable provisions of law, and does not otherwise adversely affect the public:

- (1) Utility services (See [division 43](#) of article XI of this chapter).
- (2) Limited public uses (See [division 35](#) of article XI of this chapter).

Sec. 27-1312. - Area and dimension regulations.

In the Recreation District (RCR), the following regulations shall be observed:

	<i>Dimension</i>	<i>Measurement</i>
(1)	Lot Area (minimum)	10,000 square feet
(2)	Lot width (minimum)	75 feet
(3)	Lot depth (minimum)	100 feet

	<i>Dimension</i>	<i>Measurement</i>
(4)	Front setback (minimum)	25 feet
(5)	Rear setback (minimum)	15 feet
(6)	Side setback (minimum) (interior)	10 feet
	(corner)	25 feet
(7)	Building height (maximum)	35 feet/2 stories
(8)	Lot coverage	35 percent
(9)	Refer to division 15 of article XI, exceptions to development regulations.	
(10)	Green space (minimum)	30 percent (See chapter 23 , landscaping, for more information on green space requirements)

Sec. 27-1313. - Artificial exterior lighting.

All outdoor lighting, including lighting for off-street parking facilities for use of the public shall be installed in such a manner that the source of each light is shaded, positioned and maintained so as not to be visible to adjacent residential uses.

Sec. 27-1314. - Off-street parking.

For the application of off-street parking requirements to this zoning district, refer to division 32 of article XI of this chapter.

Sec. 27-1315. - Fences and walls.

For provisions relating to fences and walls in this zoning district and their application, refer to each applicable zoning district.

Sec. 27-1316. - Performance standards.

For the application of performance standards to this zoning district, refer to article XII of this chapter.

Sec. 27-1317. - Landscape buffers.

Landscape buffers are to be established on a case-by-case basis as part of the site plan approval process. Incompatible uses may be required to provide additional buffering, including landscape, berms, or walls as appropriate, in order to mitigate nuisances and protect adjacent uses.

Sec. 27-1318. - Vegetation/environmental preservation.

For vegetation/preservation provisions and their application to this zoning district, refer to [chapter 26](#).

Sec. 27-1319. - Signs.

For provisions regulating signs and their application to this zoning district, refer to article XIII of this chapter.

Sec. 27-1320. - Flood hazard regulations.

For provisions regulating flood hazard conditions and their application to this zoning district, refer to [chapter 22](#).

DIVISION 18. - RESIDENTIAL, SINGLE-FAMILY DISTRICT (R-1)

Sec. 27-1322. - Intent.

Subpart B - LAND DEVELOPMENT REGULATIONS
Chapter 27 - ZONING
ARTICLE VI. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 18. RESIDENTIAL, SINGLE-FAMILY DISTRICT (R-1)

DIVISION 18. RESIDENTIAL, SINGLE-FAMILY DISTRICT (R-1)

Sec. 27-1322. Intent.

The lands comprising the Residential, Single-Family District (R-1) are suited for single-family dwellings as evidenced by the land uses now contained therein and the trend of new development. Therefore, uses in this district are limited primarily to single-family dwellings and such nonresidential uses intended to provide service to the immediate and adjacent areas.

(Code 1992, § 27-446; Ord. No. 10-88, § 503.1, 3-1-1988)

Sec. 27-1323. Use regulations.

- (a) *Uses by right.* In any Residential, Single-Family District (R-1), land, buildings or premises may be used by right only for one or more of the following:
- (1) Single-family dwelling.
- (b) *Accessory uses.* Those uses, buildings and structures customarily related to those uses permitted above as uses by right, and on the same lot with the main building, may be permitted provided they meet area and dimension regulations as herein set forth:
- (1) Private garage.
 - (2) Private swimming pool (See division 40 of article XI of this chapter).
 - (3) Storage building (See division 2 of article XI of this chapter for location requirements).
 - (4) Private boat dock (See division 25 of article XI of this chapter).

Only one structure of each of the accessory uses listed above may be allowed per lot or parcel.

- (c) *Special exceptions.* The following uses may be permitted or denied in this district after review by the planning and zoning commission and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:
- (1) Home occupations (See division 20 of article XI of this chapter).
 - (2) Parks and playgrounds.
 - (3) Utility services (See division 43 of article XI of this chapter).
 - (4) Churches and other places of worship.
 - (5) Cemeteries (See division 7 of article XI of this chapter).
 - (6) Planned unit development (See article VIII of this chapter).
 - (7) Public and private schools and day care centers.
 - (8) Limited public uses (See division 35 of article XI of this chapter).

- (9) The commercial uses which are listed below, provided the use is associated with the adaptive reuse of a locally designated historic structure (pursuant to the requirements of section 27-2438):
- a. Art gallery (retail sale), with no outside storage or work permitted;
 - b. Barber shop;
 - c. Beauty salon;
 - d. Bed and breakfast (up to ten beds);
 - e. Book store;
 - f. Clothing store (retail sale);
 - g. Education services;
 - h. Florist shop;
 - i. Furniture store;
 - j. Home furnishings store;
 - k. Ice cream or candy snack shop;
 - l. Massage therapy;
 - m. Museum;
 - n. Professional offices;
 - o. Restaurant, with restrictions and limitations listed in section 27-2442.

(Code 1992, § 27-447; Ord. No. 10-88, § 503.2.C, 3-1-1988; Ord. No. 37-99, § 8, 10-19-1999; Ord. No. 33-02, § 5, 6-18-2002; Ord. No. 15-17, § 2, 10-17-2017)

State law reference(s)—Family day care homes, considered residential use, F.S. § 166.045; comprehensive plan housing element, group home facilities, F.S. § 163.3177 (6)(f)1.d; community residential homes to be residential uses in all districts, F.S. § 419.001.

Sec. 27-1324. Area and dimension regulations.

In the Residential, Single-Family District (R-1) on each lot that is used hereafter, and on each lot upon which a building or structure hereafter is erected or enlarged and maintained, the following regulations shall be observed:

<i>Dimension</i>	<i>Measurement</i>
Lot area (minimum)	10,000 square feet
Lot width (minimum)	75 feet
Lot depth (minimum)	100 feet
Front setback (minimum) Note: on double frontage lots this applies on both frontages	25 feet
Rear setback (minimum)	15 feet
Side yard (minimum)(interior)	10 feet
(corner)	25 feet

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Building height (maximum)	35 feet/2 stories
Lot coverage (maximum)	35 percent
Dwelling unit floor area (minimum)	1,200 square feet
Substandard lots of record, the minimum floor area per dwelling unit applicable to detached single-family residence constructed upon lots in a subdivision which was duly platted and of record in Palm Beach County, Florida, on or before July 29, 1969, shall be computed at 1,200 square feet including porch, carport and garage, provided that such dwelling shall have a minimum of 1,000 square feet of living area.	
Refer to division 15 of article XI, exceptions to development regulations.	

(Code 1992, § 27-448; Ord. No. 10-88, § 503.3.A, 3-1-1988; Ord. No. 01-04, § 2, 11-23-2004)

Sec. 27-1325. Access.

- (a) *Intent.* The regulations and requirements set forth in this division are intended to provide private and/or public access to all parcels of land or development within the town and to control vehicular movements thereto to facilitate safe, uncongested traffic patterns.
- (b) *Regulations.*
- (1) Prior to issuance of a building permit, all parcels of land subdivided or development of land within the town after March 1, 1988, shall have access to a dedicated public road or street, or to a private road or street developed to the town standards for a public road or street as set forth in chapter 25.
 - (2) Where double-fronted lots are created adjacent to collector or arterial streets, they shall front on a local street and the rear of the lot shall be the side which abuts the collector or arterial street. In such cases, the lot shall be screened from the abutting collector or arterial street with landscaping and/or a decorative wall. No newly platted residential lots shall front directly or have direct access to a collector, arterial or higher classification of street as set out in the town comprehensive plan.

(Code 1992, § 27-449; Ord. No. 10-88, § 503.4.A, 3-1-1988; Ord. No. 32-91, § 4, 1-7-1992)

Sec. 27-1326. Fences, walls and hedges.

- (a) *Intent.* The intent of this section is to provide regulations and requirements for the location of fences, walls and hedges within the town.
- (b) *Regulations.* Fences and walls enclosing any permitted use, except primary agricultural uses, shall comply with the building permit procedures of the town. Hedges shall comply with the requirements of chapter 23 as regards sight visibility.
- (1) Within the area formed by the right-of-way lines of intersecting streets, a straight line connecting points on such right-of-way lines at a distance 25 feet in length along such right-of-way lines, such connecting lines extending beyond the points to the edge of the pavement, there shall be a clear space with no obstruction to vision. Fences, walls, hedges and vision obstructing plantings shall be restricted to a height of 2½ feet or less above the average grade of each street as measured at the centerlines thereof.
 - (2) On residentially zoned property, fences and walls may be erected or maintained along or adjacent to a lot line to a height not exceeding six feet in the required side and rear yards. Hedges may be planted or

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maintained along and adjacent to the rear, side corner and side yard lot line provided the hedge does not exceed eight feet.

- (3) Fences, walls and hedges erected within the front yard area in any residential district shall not exceed four feet in height. No fence, wall or hedge in a commercial or industrial usage shall exceed a height of eight feet.
- (4) Walls, fences, hedges or similar types of barrier or enclosure erected in any residential district shall not contain any substance such as broken glass, spikes, nails or similar materials designed to inflict pain or injury to any person or animal.

(Code 1992, § 27-451; Ord. No. 10-88, § 503.4.C, 3-1-1988; Ord. No. 01-04, § 2, 11-23-2004; Ord. No. 23-13, § 3, 7-16-2013)

Sec. 27-1327. Landscaping.

For landscaping and tree protection provisions and their application to the Residential, Single-Family District (R-1), see the provisions of chapters 23 and 26.

(Code 1992, § 27-452; Ord. No. 10-88, § 503.4.D, 3-1-1988)

Sec. 27-1328. Performance standards.

For the application of performance standards on the Residential, Single-Family District (R-1), see the provisions of article XII of this chapter.

(Code 1992, § 27-453; Ord. No. 10-88, § 503.4.E, 3-1-1988)

Sec. 27-1329. Signs.

For provisions regulating signs and their application to the Residential, Single-Family District (R-1), see article XIII of this chapter.

(Code 1992, § 27-454; Ord. No. 10-88, § 503.4.F, 3-1-1988)

Sec. 27-1330. Flood hazard regulations.

For provisions regulating flood hazard conditions and their application to the Residential, Single-Family District (R-1), see chapter 22.

(Code 1992, § 27-455; Ord. No. 10-88, § 503.4.G, 3-1-1988)

Secs. 27-1331—27-1358. Reserved.

Subpart B - LAND DEVELOPMENT REGULATIONS
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 DIVISION 17. QUASI-PUBLIC INSTITUTIONAL DISTRICT (QPI) AND PUBLIC/INSTITUTIONAL DISTRICT (PI)

DIVISION 17. QUASI-PUBLIC INSTITUTIONAL DISTRICT (QPI) AND PUBLIC/INSTITUTIONAL DISTRICT (PI)

Sec. 27-1296. Intent.

Purpose and intent. The purpose and intent of the Quasi-Public Institutional District (QPI) and Public/Institutional District (PI) are to:

- (1) Provide a separate zoning classification to appropriately classify and regulate the use and development of public/institutional uses.
- (2) Provide a coordinated land planning approach to ensure public/institutional facilities are not detrimental to surrounding incompatible land uses.
- (3) Maintain the goals, objectives and policies of the comprehensive plan with specific reference to the location criteria for public/institutional land uses.

(Code 1992, § 27-846; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1297. Uses regulations.

The following uses may be permitted by right, subject to all applicable provisions of this division, or by special exception after review by the planning and zoning commission, and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:

<i>Uses</i>	<i>QPI</i>	<i>PI</i>
Uses by right.		
Accessory residential (See section 27-1913).	•	•
Child and adult care facilities less than 2,500 gross square feet as an accessory use to a permitted principal use, subject to the provisions of division 8 of article XI of this chapter.	•	•
Public utility facilities limited only to wastewater lift stations, water wells and other associated pumping facilities.	•	•
Utility services (public) including wastewater treatment plants (in excess of six MGD); and associated accessory structures, subject to the provisions of division 43 of article XI of this chapter.		•
Special exceptions.		
Assisted and independent living facilities, continuing care, homes for the aged and nursing home facilities, subject to the provisions of division 6 of article XI of this chapter.	•	

Arenas, amphitheaters, auditoriums and stadiums, subject to the provisions of division 17 of article XI of this chapter.		•
Aviation facilities, including heliports and helipads, subject to the provisions of division 4 of article XI of this chapter.		•
Boat launching, ramps and docking facilities (excluding boat launching and docking facilities within an outdoor recreational area) subject to the provisions of division 25 of article XI of this chapter.	•	•
Broadcasting stations, including radio, television, transmission towers, relay stations, subject to the provisions of division 10 of article XI of this chapter.		•
Campgrounds.		•
Cemeteries, crematories, mausoleums and columbarium, subject to the provisions of division 7 of article XI of this chapter.	•	•
Child and adult care facilities with more than 2,500 gross square feet as an accessory use to a permitted principal use, subject to the provisions of division 8 of article XI of this chapter.	•	•
Community facilities (indoor) including community theaters, arts and crafts galleries or centers, libraries (private) and museums, subject to the provisions of division 9 of article XI of this chapter.	•	
Community facilities, including civic centers, community theaters, cultural facilities and auditoriums, arts and crafts galleries or centers, libraries and museums, subject to the provisions of division 9 of article XI of this chapter.		•
Educational facilities (public and private ten acres or less) including elementary, middle and high schools, colleges, learning centers, vocational schools and universities.	•	
Educational facilities (public and private ten acres or more) including elementary, middle and high schools, colleges, learning centers, vocational schools and universities.		•
Emergency and public safety service facilities, including ambulatory, police and fire stations.		•
Governmental facilities, including governmental administrative offices, courthouses, libraries (public), temporary holding facilities, governmental offices, governmental maintenance facilities, post offices and mail processing centers.		•
Hospitals, medical centers, treatment centers, rehabilitation centers, medical testing facilities and associated laboratories.		•
Nursing and convalescent facilities, subject to the provisions of division 29 of article XI of this chapter.	•	•
Recreational facilities (indoors) including athletic tracks, batting facilities recreational community centers, swimming centers and tennis centers, subject to the provisions of division 21 of article XI of this chapter.	•	•
Recreational facilities (outdoors) including only golf courses, open to the public and passive parks, subject to the provisions of division 21 of article XI of this chapter.	•	

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Recreational facilities (outdoors) including athletic tracks and fields, fields, boat launching ramps and docking facilities, golf courses open to the public, passive parks, playgrounds, recreational camps, swimming centers and tennis centers, subject to the provisions of division 21 of article XI of this chapter.		•
Parking facilities (public and private) including parking lots and garages, subject to the provisions of divisions 30 and 31 of article XI of this chapter.	•	•
Religious establishments (less than ten acres in size) including places of worship, churches, temples, synagogues and associated uses, such as retreat site, religious camps, convents, rectories, seminary, patronage and associated educational buildings.		•
Transportation facilities, including bus, railway and taxi stations and/or terminals.		•
Communication towers, subject to the provisions of division 10 of article XI of this chapter.	•	
Utility services (public and private) including chipping and mulching facilities; communications towers; composting facilities; electric power facilities; recycling centers; solid waste transfer stations; transmission stations, water treatment plants; water storage tanks; wastewater treatment plants (less than six MGD); and, associated accessory structures, subject to the provisions of division 14 of article XI of this chapter.		•
Planned unit developments.		
Planned unit developments may be permitted in this district, after review by the planning and zoning commission and approval by the town council. Uses permitted by right, as outlined in this table, and special exception uses, as outlined in this table and special exception uses may be permitted as a planned unit development. In the evaluation of the uses, the uses shall be subject to all applicable provisions of article VIII of this chapter.	•	•
Accessory uses.		
Cafeterias, snack bars, restaurants and exercise facilities when contained in the same structure as the principal use for the purpose of serving the principal use.	•	•
Security and caretaker quarters not to exceed 1,000 gross square feet in size (residential dwelling unit for the purpose of management or security on-site).	•	•
Service and refuse areas, subject to the provisions of division 17 of article XI of this chapter.	•	•
Storage of inventory, equipment or materials within a structure or in an approved outside location.	•	•
Public utility facilities limited only to wastewater lift stations, water wells and other associated pumping facilities.	•	•
Tot lots, recreational play areas, sand pits, less than 250 square feet.	•	•
Area and dimension regulations.		
Minimum lot width: 100 feet.	•	•
Minimum lot depth: 100 feet.	•	•

Minimum setbacks:	•	•
Front: 50 feet.		
Site (interior): 15 feet.		
Side (corner): 25 feet.		
Rear: 15 feet.		
Maximum building height: 50 feet.	•	•
Maximum percent lot coverage: 40 percent.	•	•
Minimum green space: 30 percent.	•	•
Refer to division 15 of article XI, exceptions to development regulations.		

(Code 1992, § 27-847; Ord. No. 28-94, § 1, 8-16-1994; Ord. No. 61-97, § 1, 12-16-1997; Ord. No. 37-99, § 22, 10-19-1999; Ord. No. 27-00, § 12, 6-6-2000; Ord. No. 22-00, § 7, 2-20-2001; Ord. No. 01-04, § 2, 11-23-2004; Ord. No. 15-10, § 13, 9-21-2010)

Sec. 27-1298. Off-street parking.

For the application of off-street parking requirements to this zoning district, refer to division 32 of article XI of this chapter.

(Code 1992, § 27-849; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1299. Fences and walls.

For provisions relating to fences and walls in this zoning district and their application, refer to each applicable zoning district.

(Code 1992, § 27-850; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1300. Performance standards.

For the application of performance standards to this zoning district, refer to article XII of this chapter.

(Code 1992, § 27-851; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1301. Landscape ordinance.

For landscaping provisions and their application to this zoning district, refer to chapter 23.

(Code 1992, § 27-852; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1302. Vegetation/environmental preservation.

For vegetation/preservation provisions and their application to this zoning district, refer to chapter 26.

(Code 1992, § 27-853; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1303. Signs.

For provisions regulating signs and their application to this zoning district, refer to article XIII of this chapter.
(Code 1992, § 27-854; Ord. No. 28-94, § 1, 8-16-1994)

Sec. 27-1304. Flood hazard regulations.

For provisions regulating flood hazard conditions and their application to this zoning district, refer to chapter 22.
(Code 1992, § 27-855; Ord. No. 28-94, § 1, 8-16-1994)

Secs. 27-1305—27-1321. Reserved.