



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
THURSDAY, NOVEMBER 13, 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 October 14, 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. **100 & 102 N Coastal Way** (Quasi-judicial) - Zoning Map amendment from the Indiantown Road Overlay Zoning District, US Highway One district with underlying General Commercial (C-2) to U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE) for two properties totaling 1.19± acres located at 100 and 102 N. Coastal Way.

(PZ 25-6382)

Town Council Consideration: December 16, 2025 (1st Reading)
January 20, 2026 (2nd Reading)

3. **Abacoa Temporary Fire Station** (Quasi Judicial) – Special Exception and Site Plan amendment application for a temporary fire station in the northwest parking lot, on a 21.7± acre property, located 1501 W Frederick Small Road. **(PZ 25-6582 & 6583)**

Town Council Consideration: December 16, 2025

4. **Bayside (Quasi Judicial) APPLICANT REQUEST TO POSTPONE TO December 9, 2025** – Site Plan application for a four-story office building and shared access drive with an adjacent Town owned property, on a .53± acre property, located at 1001 North Alternate A1A. **(PZ 22-5351)**

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 December 9, 2025.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
DRAFT MINUTES
October 14, 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. Marty Rogol, Comm. David Thompson and Cynthia Blum, 2nd Alternate (voting member); John Sickler, Director of Planning and Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Garret Watson, Principal Planner; Peter Meyer, Senior Planner; Joseph Dray, Planner; Thomas Baird, Esq., Town Attorney and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from August 12, 2025 Planning and Zoning Commission meeting by Comm. Blum; seconded by Vice Chair Kelso. Final: Motion passed unanimously, with a 6-0 vote.

AGENDA:

Mr. Sickler informed the Commission that an updated version of the agenda had been placed on the dais to separate Item 3 into two parts—one for the Future Land Use Map Amendment and the other for the Rezoning—so that each item could be voted on separately.

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. **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)**

Disclosures: Commissioner Rogol visited the site. Commissioners Thompson, Cassatly, Kelso, Blum and Chair Kirn drove by the site.

Applicant presentation: Zach Ciciara of Cotleur & Hearing, representative for the Jupiter Medical Park Expansion, presented a PowerPoint overview of the proposed project. The applicant has requested modifications to Conditions 4(a) and 5 to reduce the requirement for buffer as noted below. Nicole Plunkett, President of Cotleur & Hearing, and Laurie Hood, Planner were also in attendance.

4(a). Extend the eastern perimeter buffer, including the concrete wall and four-foot hedge, 50 feet south from Phase III ~~to the southern property line~~.

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, as shown on the landscape plan as amended in Cond 4(a) above

Staff presentation: Senior Planner, Peter Meyer, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Blum asked whether the applicant planned to increase the building's height in the future. Mr. Ciciera indicated there were no such plans. Comm. Blum expressed her excitement about the facility.

Comm. Kelso asked why the requirement for an approved traffic concurrency letter from Palm Beach County was not included in the conditions, since it is required for the application to proceed to the Town Council. Mr. Sickler explained the item will not be scheduled for Town Council consideration until the letter is received. If necessary, a condition will be added, though no issues are anticipated. Comm. Kelso suggested incorporating an outdoor seating area on the southwest corner of the site, noting that the new building configuration limits use of the existing courtyard. Mr. Ciciera agreed and confirmed that seating could be added on the rear side of the building.

Comm. Cassatly commended the plan and asked about the tree disposition plan and removal of exotics. Mr. Meyer explained that the survey identifies trees to remain, including native species. Comm. Cassatly asked how the applicant notified the Botanica residents of the November 3rd meeting. Mr. Ciciera stated notices were mailed for the November 3rd meeting, which was also done for the first two neighborhood meetings.

Chair Kirn asked how operations would be affected during construction and whether CT and MRI facilities would be temporarily closed. Mr. Ciciera stated that, according to Jupiter Medical Center, all facilities will remain operational throughout construction, with expansion occurring alongside existing operations.

Commissioners Rogol and Thompson did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Commissioner Rogol moved to recommend approval of the requested Site Plan Amendment application, subject to the conditions outlined in the Staff Report, with Conditions 4(a) and 5 amended to reduce the requirement for buffer as noted below; seconded by Comm. Blum. Final: Motion passed unanimously, with a 6-0 vote.

4(a). Extend the eastern perimeter buffer, including the concrete wall and four-foot hedge, 50 feet south from Phase III ~~to the southern property line~~.

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, as shown on the landscape plan as amended in Cond 4(a) above.

3. **22 Eganfuskee Street** –

A. FLUM amendment from General Commercial to Medium Density Residential.
(Acting as the Local Planning Agency)

B. Rezoning from C-2 to R-1, and removal from the Center Street/N. Alternate A1A Redevelopment Overlay Area. **(PZ 25-6494, 6495)**

Applicant presentation: Zach Ciciara of Cotleur & Hearing, representing the applicant for the 22 Eganfuskee Street project, delivered a PowerPoint presentation outlining the proposed project. The property owner, John Newman, was also in attendance.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Rogol requested clarification from staff on what was being asked of the Commission and questioned whether staff was recommending denial. Mr. Sickler stated that the project was found inconsistent with the Comprehensive Plan and that staff has been directed not to make recommendations, leaving the decision to the Commission.

Comm. Thompson asked whether the property was originally bought for commercial use or with the intent to seek residential zoning later. Mr. Ciciara responded that the owner considered commercial development, but it never materialized. Mr. Baird clarified that the hearing should be focused on the land-use change, not the owner's original intentions. Mr. Newman said he bought the property as a good deal, assuming either residential or commercial use, but later found it too small for a viable commercial building.

Comm. Cassatly inquired about the potential precedents set by changing the land use at 22 Eganfuskee Street, specifically removing commercial zoning and the lack of commercial zoning on both sides of the street at the same depth. He asked about the long-term implications and whether such changes would be frequently cited in future decisions. Mr. Sickler explained that the current pattern along Alternate A1A has been consistent, with commercial zoning serving as a buffer to residential areas. He noted that while such land use changes are rare, the decision ultimately lies with the Town Council. Mr. Sickler emphasized that altering this pattern could reduce predictability for property owners and potentially increase redevelopment burdens on adjacent properties.

Comm. Kelso emphasized that the proposed conversion to residential use would impact not just the single parcel, but the surrounding commercial properties as well. She noted that if that site became residential, adjacent commercial lots would face increased buffering and sound-mitigation requirements, altering their redevelopment costs and viability. Comm. Kelso also pointed out that the overlay district was deliberately established to promote commercial growth along the corridor — preserving a “commercial lane” within the town rather than converting it to a residential corridor — and stated her opposition to the change in order to maintain the integrity of that commercial zoning vision.

Commissioners Blum and Chair Kirn did not have questions.

Public Comment: None

Deliberation by Commission:

Comm. Blum stated that she's opposed to the proposed project, emphasizing the importance of maintaining consistency and warning that changes could have future impacts on neighboring properties.

Chair Kirn agreed with Comm. Kelso's remarks, noting that the proposal was inconsistent with the pattern that's been established and that the town has prioritized preserving commercial zoning — making this change contrary to that goal.

Motion:

Vice Chair Kelso moved to recommend denial of the requested Future Land Use Map amendment application; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

Vice Chair Kelso moved to recommend denial of the requested Rezoning from C-2 to R-1, and removal from the Center Street/N. Alternate A1A Redevelopment Overlay Area application; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 6-0 vote.

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

Staff presentation: Principal Planner, Garret Watson, reviewed the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Kelso asked for clarification on references to applications under review for the new Recreation zoning district and whether it would apply to existing properties—both public and private. Mr. Watson explained that the Town is proactively establishing the new zoning district ahead of applications, such as the one from the Trump National parcel to change land use, and that the process will apply when properties (private or public) voluntarily seek compliance with the recent adopted Comprehensive Plan policy. Mr. Sickler noted the process is designed to protect surrounding neighborhoods by limiting new uses and maintaining consistency with Town Council's policy direction.

Comm. Kelso noted that the report states that 10 acres or more to have a consistent zoning designation, yet the proposed language lists a minimum lot size of only 10,000 square feet (approximately one-quarter acre). She asked how those smaller-lot standards reconcile with the 10-acre threshold. Mr. Watson explained that the smaller lot size standard draws from the existing R-1 zoning to avoid creating nonconformities for smaller components (such as clubhouses or maintenance facilities) within larger recreational properties. He clarified that the 10-acre threshold is the policy trigger under the Comprehensive Plan, and applying the new recreational zoning to smaller parcels remains voluntary—not required.

Comm. Cassatly stated that he supports the policy, noting he appreciates the effort to bring uniformity to the process.

Comm. Thompson asked if existing golf courses would be forced to conform to the new zoning or if only new applicants would be subject to it, inquiring whether existing uses would be “grandfathered”. Mr. Watson replied that the Town’s current approach is as they come in—identifying any inconsistencies with the Comprehensive Plan, processing land-use amendments where required, and assigning the new Recreational zoning, if adopted. He emphasized that we’re not embarking on a blanket re-zoning of all existing properties at this time. Mr. Sickler clarified that currently approved properties retain compliance under prior development orders and are not technically non-conforming. He reiterated that the item being considered tonight simply establishes the new zoning district in the code, and any future assignment of that district would be directed by the Town Council.

Comm. Rogol asked whether the proposed zoning would address noise issues. Mr. Watson replied that noise will continue to be regulated under the existing Town ordinance: the new zoning focuses instead on lighting and landscape buffering.

Commissioners Blum and Chair Kirn did not have questions.

Public Comment: None

Deliberation by Commission: None

Motion:

Comm. Cassatly moved to recommend approval of the requested Zoning Text Amendment application to establish a new “Recreation” zoning district for the Town of Jupiter; seconded by Comm. Blum. Final: Motion passed unanimously, with a 6-0 vote.

STAFF UPDATE: Mr. Sickler reviewed recent Town Council actions on Commission items.

ADJOURN: Chair Kevin Kirn adjourned the meeting at 8:05 p.m.

Kevin Kirn, Chair

Vernisa Ayers, Secretary

**ZONING MAP AMENDMENT FOR 100 & 102 N COASTAL WAY
TOWN MANAGER'S OFFICE**



DATE: November 6, 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: **100 & 102 N Coastal Way** (quasi-judicial) - Zoning Map amendment from the Indiantown Road Overlay Zoning District, US Highway One district with underlying General Commercial (C-2) to U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE) for two properties totaling 1.19± acres located at 100 and 102 N. Coastal Way.

Ordinance #20-25 (Zoning)	P&Z Commission:	11/13/25
PZ 25-6382	Town Council:	12/16/25 (1 st reading)
P. Meyer	Town Council:	01/20/26 (2 nd reading)

Project Information

Applicant: HSP II LLC and HSP III LLC
Agent: Emily O'Mahoney, 2GHO, Inc.
Property Owner: HSP II LLC and HSP III LLC (Nicholas A. Mastroianni II, Nicholas A. Mastroianni III, Anthony J, Mastroianni, and Audrey M. Mastroianni)
Location: 100 & 102 N Coastal Way (Attachment A - Location Map)
Acreage: 1.19 +/- acres
PCN Numbers: 30434106000001010 and 30434106000001020
Existing FLUM designation: Commercial within the U.S. Highway One/Intracoastal Waterway Corridor District / Waterway, Commercial and Entertainment Sector
Existing use of property: Vacant
Existing Zoning: Indiantown Overlay Zoning (IOZ) District, US Highway One district with underlying (C-2) General Commercial
Proposed Zoning: U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE)

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning finds the proposed change in zoning **consistent** with the goals, objectives, and policies of the Comprehensive Plan.

Table 1. Surrounding land uses and designations

Location Map – Attachment A		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Commercial (Harbourside Place)	Commercial / U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE)
South	Indiantown Road Bridge and Events Plaza	Not Designated / Not Zoned (NZ)
East	Commercial (Harbourside Place)	Commercial / US1/ICW-WCE
West	Intracoastal Waterway and Commercial (Intracoastal Waterway and vacant)	IOZ, Parkway district with underlying C-2, and Conservation Preservation

For a comprehensive view of the above designations that surround the subject properties refer to the existing Future Land Use Map (Attachment B) and existing Zoning Map (Attachment C). The proposed Zoning designation is shown on the proposed Zoning Map (Attachment D).

Background

The subject properties are +/-1.19 acres in total and are vacant. The previous medical office building on 102 N. Coastal Way was demolished in 2025. The applicant has submitted concurrent applications to amend the Harbourside Place planned unit development (PUD), site plan and special exception to construct a four-story building for retail, office and medical office with an underbuilding structured parking. The subject property is proposed to be incorporated into the existing Harbourside PUD. These applications are under review by staff and depend on the subject application being approved by the Town Council.

Analysis.

A. Zoning Map Amendments

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: The subject properties are located within the U.S. Highway One / Intracoastal Waterway Corridor and Waterway, Commercial, and Entertainment Sector. Objective 1.9 states that all properties located in the U.S. Highway One/Intracoastal Waterway Corridor must be developed consistent with the objectives and policies for the corridor, and the corresponding sectors. The proposed zoning district was established in order to implement the objectives and policies of the Comprehensive Plan and is consistent with the existing Commercial future land use designation on the property. The proposed

rezoning requires that developments emphasize and enhance the proximity of the Intracoastal Waterway (Attachment F).

- 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 consistent with the established land uses of surrounding properties. The parcel is located directly abutting to the Harbourside Place PUD to the north and east, which is also zoned with the Waterway Commercial and Entertainment Subdistrict of the US-1 / Intracoastal Waterway Corridor Zoning District designation. By assigning the proposed zoning district to the subject property, future development will be required to be consistent with the abutting properties which includes the continuation of the Riverwalk Corridor.

- 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 an isolated zoning designation that is unrelated to the adjacent designations. As noted previously, the properties to the north and east have the same zoning designation.

- 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 proposed zoning is necessary to assign the zoning designation to implement the policies outlined in the Comprehensive Plan for the US 1/ICW Corridor and the Waterway Commercial and Entertainment Sector assigned to the subject property. The property at 102 N. Coastal Way was acquired by HSP III LLC and they have made application for development approval. The intensity of the proposed zoning is equal or less than the existing zoning since the maximum building height of the proposed zoning is an average building height of 35' with a max of 50' and the existing zoning is a maximum of 50' (60' with underbuilding parking). In addition, one of the properties had a three-story 13,000 sf building with parking on the ground floor which was demolished in 2025. Therefore, the proposed zoning will have no significant impacts on the public facilities and services.

Conclusions.

The requested Zoning Map amendment is consistent with the Comprehensive Plan and surrounding zoning, for the following reasons:

1. The proposed zoning designation is consistent with U.S. Highway One/Intracoastal corridor of the Comprehensive Plan (Objective 1.9);
2. The proposed zoning designation is consistent with the surrounding properties;
3. The request will have no significant impacts on public facilities and services;

Attachments:

- Attachment A – Location Map
- Attachment B – Existing FLUM
- Attachment C – Existing Zoning Map
- Attachment D – Proposed Zoning Map

Attachment E – Justification Statement
Attachment F – Comprehensive Plan policies

Contact Peter Meyer at 561-741-2691 or email at peterm@Jupiter.fl.us for a copy of attachments)

100 & 102 N. Coastal Way

Jupiter, Florida



P1- 102 N. Coastal Way: 30-43-41-06-00-000-1020

P2- 100 N. Coastal Way: 30-43-41-06-00-000-1010



Proposed Project Map



10.29.25

100 & 102 N. Coastal Way

Jupiter, Florida



P1- 102 N. Coastal Way: 30-43-41-06-00-000-1020
 P2- 100 N. Coastal Way: 30-43-41-06-00-000-1010



Future Land Use Map

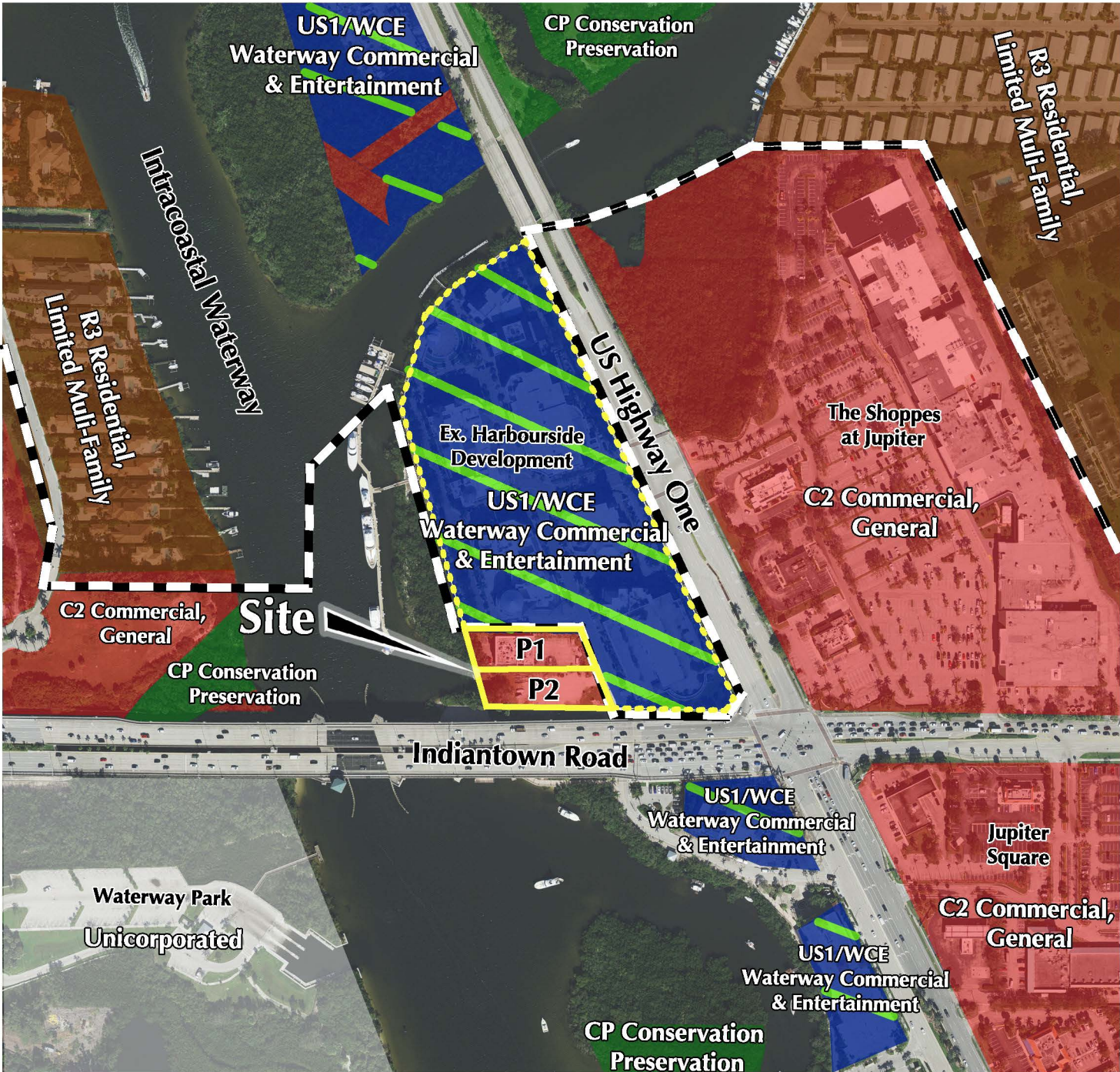
**Commercial
 Waterway, Commercial, & Entertainment**



10.29.25

100 & 102 N. Coastal Way

Jupiter, Florida



P1- 102 N. Coastal Way: 30-43-41-06-00-000-1020
 P2- 100 N. Coastal Way: 30-43-41-06-00-000-1010



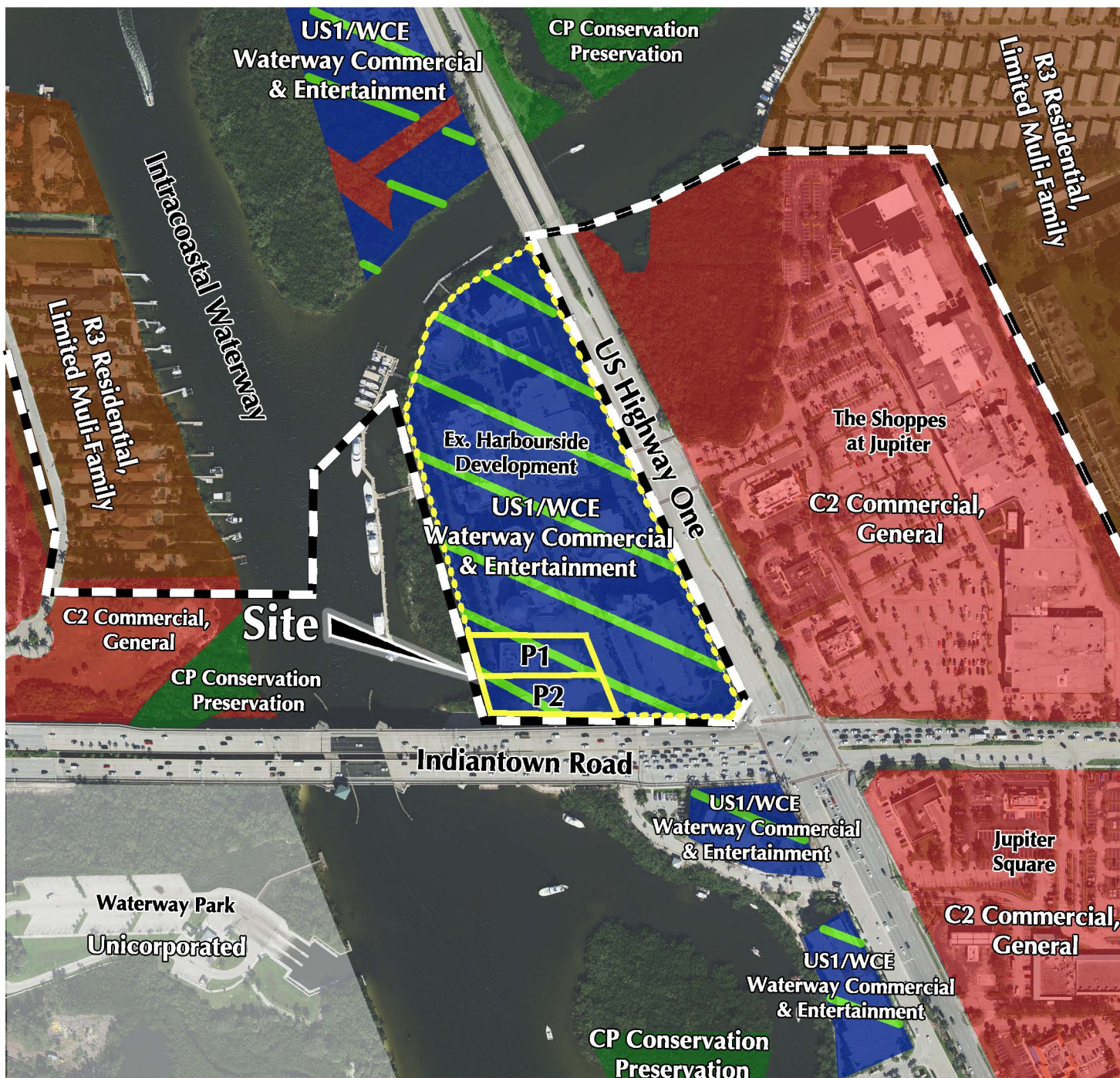
Existing Zoning Map
 Indiantown Road Overlay Zone (IOZ)
 US Highway One Subdistrict w/ underlying
 C2 (Commercial, General)



10.29.25

100 & 102 N. Coastal Way

Jupiter, Florida



P1- 102 N. Coastal Way: 30-43-41-06-00-000-1020
 P2- 100 N. Coastal Way: 30-43-41-06-00-000-1010



Proposed Zoning Map

US-1/Intracoastal Waterway Corridor Waterway Comm. and Entertainment Subdistrict (US1/WCE)



10.29.25



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

100 and 102 Coastal Way Zoning Map Amendment Town of Jupiter April 14, 2025

Request

On behalf of the Owner, HSP II, LLC, 2GHO, Inc. respectfully requests the Town of Jupiter’s review and approval of a zoning map amendment for two properties located at 100 and 102 N. Coastal Way within the Town of Jupiter. More specifically, it is proposed to amend the current zoning designation of Indiantown Road Overlay Zone (US Highway 1 subdistrict) with underlying C-2; (General Commercial) to the US-1/ICW-WCE; (US-1/Intracoastal Waterway Corridor District, Waterway and Commercial Entertainment Subdistrict) for the approximately 1.19 acres.

This request aims to align the Town’s visions and goals set forth by the Comprehensive Plan, zoning code, and CRA plan. The subject two parcels are key in completing the existing land use and zoning pattern, and will spur positive social, and economic benefits for the wider community.

The two subject parcels are proposed to be brought into the Harbourside PUD and will complete the physical boundary of the property as defined by the Intracoastal Waterway, US Highway One and the Indiantown Road Bridge. As this is additional land (and use) to the existing project, it is necessary that the zoning match between the two. The removal of the Indiantown Overlay District is also logical from a physical point of view. The subject property is twenty to 35 feet below Indiantown Road as it is the bridge structure. There is no access and no visibility to the ground plane of the subject property from a vehicle in the right-of-way.

Zoning Map Amendment Request

Address	PCN	Existing Zoning	Proposed Zoning *
100 N. Coastal Way	30-43-41-06-00-000-1010	IOZ w/ C-2; Gen. Comm	US-1/ICW-WCE
102 N. Coastal Way	30-43-41-06-00-000-1020	IOZ w/ C-2; Gen. Comm	US-1/ICW-WCE

*US-1/Intracoastal Waterway Corridor District, Waterway and Commercial Entertainment Subdistrict

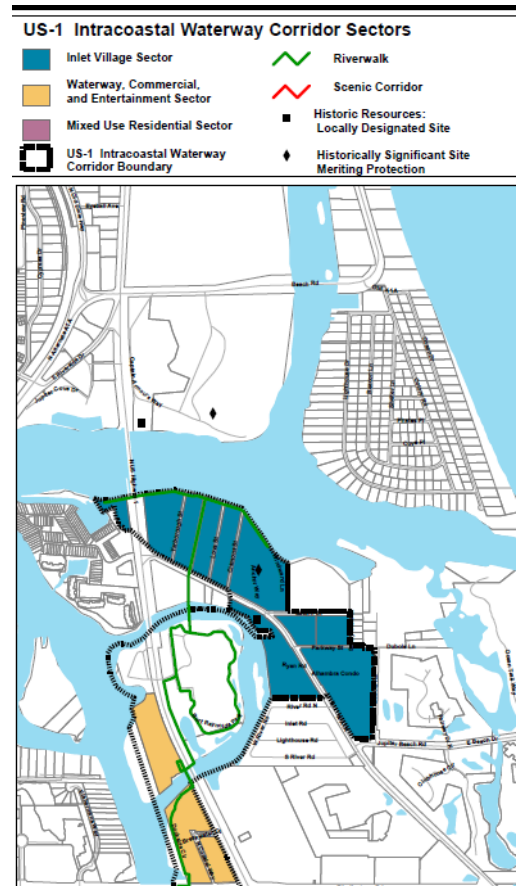
Companion Application Request

This request is a part of a multi-layered proposal which proposes amendments to the existing Harbourside Place development in effort to create a transformative project, and re-establish the development’s local significance within the Town of Jupiter. While this document only addresses the zoning map amendment proposal, the entirety of the requested applications is listed below.

- ❖ **Zoning Map Amendment** for two properties from IOZ (US Highway 1) w/underlying C-2 to US-1/ICW-WCE;
- ❖ **PUD Amendment** for the existing Harbourside Development;
- ❖ **Site Plan Amendment** for the existing Harbourside Development;
- ❖ **Special Exception Request** for additional marina use;
- ❖ **Special Exception Request** for Office Use on the Ground Floor (not to exceed 2,500 sf)

Location

At a prominent location within the Town, the subject properties are immediately north of the Indiantown Road Bridge, and just outside of the development area of the existing Harbourside Place Development. Currently, these two parcels are the only properties that do not fall within the US-1 Intracoastal Waterway Corridor District, although they are designated as being within the US-1/Intracoastal Waterway Corridor Sector, as shown on the Town’s adopted Future Land Use Map. Additionally, the two subject parcels are the only properties in this general vicinity that remain within the adopted IOZ boundary.



Justification

In accordance with Section 27-178 of the Town's code, it will be demonstrated that the Owner's proposal is consistent with the criteria for zoning map amendments, as indicated on the following pages.

1. The proposed map amendment shall be consistent with the goals, objectives and policies of the town comprehensive plan.

Response: The subject rezoning request is consistent with the existing land use and zoning designations of the surrounding properties and will "close the gap" of the existing US 1/WCE designation enclave between these parcels and the property to the north (Harbourside) and south (Cornerstone) by allowing the continuation of the US 1/WCE designation to be applied to this Property.

The proposed map amendment is consistent with the following Goals, Objectives, and Policies of the Comprehensive plan, as described below.

FUTURE LAND USE ELEMENT

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.

Response: The current land use designation of Commercial is consistent with the proposed use of these parcels. The eventual development of class A office space will serve the greater community-wide market. According to sources, vacancy rates for this type of use are as low as 4.2%, indicating strong demand.

Policy 1.1.7 Concentrations of commercial offices and tourist-related activities shall be near locations having high accessibility.

Response: The approved rezoning of the subject two parcels will allow for a commercial office development, as well as the subsequent inclusion into the existing Harbourside PUD, fully aligning with this policy.

Objective 1.5 The Town, through its Community Redevelopment Agency (CRA), shall provide for the redevelopment of lands within the CRA boundaries, consistent with Future Land Use Objective 1.9 (U.S. Highway One/Intracoastal Waterway [US1/ICW] Corridor) and its implementing policies.

Response: As the subject properties are located within the US-1/ICW corridor, per the Town's adopted land use map, it is required to be consistent with the general planning principles outlined in the Town's Comprehensive Plan. More detail on the relevant policies can be found in the Site Plan narrative.

Policy 1.9.6 Waterway, Commercial and Entertainment sector shall emphasize a mixture of entertainment and commercial uses, linked in a north south manner by a waterfront walkway, providing public access and an integrated pathway through the properties along the Intracoastal Waterway, which is a destination activity core for the waterfront corridor, thereby, enhancing the opportunities for the citizens to obtain access and enjoy the natural resources of the region.

Response: The proposed request is needed in order to fully align with this policy.

Objective 1.16 The Town shall guide urban form and development to appropriately encourage development (infill and redevelopment) in areas with existing infrastructure and populations.

Response: The Owner's proposal is directly consistent with the above objective, as the proposed development intends to be consistent with the existing Harbourside Place PUD, and add to the overall character established and encouraged by the US1-ICW corridor.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.2.1 The Town shall utilize the following adopted level-of-service standards in reviewing the impacts of new and redevelopment upon the provision of public facilities and services:

Sanitary Sewer - 85 gallons per capita per day

Response: This site is an infill parcel already accounted for within the public facilities developed to service this area.

Solid Waste - 7.13 pounds per capita per day

Response: This site is an infill parcel already accounted for within the public facilities developed to service this area.

Drainage - Projects shall be designed and operated so that off-site discharges meet State water quality standards set forth in the Town's most recent Stormwater Master Plan Update (adopted by reference)

Response: This site is an infill parcel already accounted for within the public facilities developed to service this area. However, the drainage for the proposed site plan will be designed to comply accordingly. Please refer to the site plan application for more information on this.

Potable Water –

Residential Accounts - 153 gallons per day

Commercial Accounts - 100 gallons per day per 1,000 square feet

Response: This site is an infill parcel already accounted for within the public facilities developed to service this area.

Transportation Facilities - The Town, in cooperation with Palm Beach County and the Florida Department of Transportation, shall maintain an adopted level of service standard of D on all County and State maintained roads. The Town shall maintain the following adopted level-of-service standards for all Town-maintained roadways:

- a) Peak-hour two-way – LOS D
- b) Daily - LOS C
- c) Intersection – LOS D

Response: While no Comprehensive Plan map amendment is proposed with this application, it should be noted that the traffic for the proposed development will be reviewed as a site-specific analysis within the site plan application. It is anticipated that the traffic generated from the additional use will be in conformance with Palm Beach County’s Traffic Performance Standards.

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

Response: The purpose of this request is to bring the two properties into the existing Harbourside development ensuring full consistency and compatibility with the surrounding area. The table below outlines the adjacent and use and zoning designations, and shows that the Owner’s proposal will be consistent with the established land use pattern.

	EXISTING FLU	EXISTING ZONING	EXISTING USE
Subject Properties	Commercial	IOZ/US1 C-2; Gen Commercial	Vacant Former office bldg
North	Commercial	C-2; Gen Commercial	Harbourside Place
South	Mixed Use	ICW-WCE	Indiantown Road Bridge Cornerstone
East	Commercial	ICW-WCE	Harbourside Place
West	NA	NA	Intracoastal Waterway

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

Response: The proposed map amendment and rezoning will not create an isolated land use designation or zoning district unrelated to surrounding designations or districts; on the contrary, the proposed requests will be consistent with the surrounding properties and land use patterns already established, and eliminate an inconsistency within the land use pattern.

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

Response: This application is necessary due to the Town’s vision of this area being known as the entertainment district. As mentioned before the properties to the north are already zoned US Highway One / WCE Waterway Commercial & Entertainment and have been developed with

commercial and entertainment uses. As development started to take shape to align with the CRA's vision, zoning staff always thought that an eventual rezoning would be a logical step to "close the loop" for the properties just north of the Indiantown Road Bridge. This proposal accomplishes that goal

CONCLUSION

In closing, the Owner proposes a zoning map amendment for the two properties located at 100 and 102 Coastal Way. This request is consistent with the Comprehensive Plan, and addresses the Criteria set forth in Sec. 27-178 of the Town's zoning code. If approved, it will create a consistent land use pattern and complete the existing Intracoastal Waterway corridor versus the existing condition, which could be seen as isolated. On behalf of the applicant, 2GHO, Inc., respectfully request approval of this application. Should you have any questions on this application, please do not hesitate to contact Emily O'Mahoney, PLA, at 561-575-9557.

Objective 1.9 The Town shall continue to maintain land development regulations for the U. S. Highway One/ Intracoastal Waterway corridor to ensure that new development and any redevelopment emphasizes and enhances the proximity of the Intracoastal Waterway and the Jupiter Inlet including the provision of public access, through the components of a riverwalk corridor and a scenic corridor. All properties located in the U.S. Highway One/Intracoastal Waterway Corridor, as depicted on the Future Land Use Map, shall be developed consistent with the objectives and policies for the corridor, and the corresponding sectors.

Policy 1.9.1 The U.S. Highway One/Intracoastal Waterway Corridor shall be established, as depicted on the Future Land Use Map, with the following planning sectors and components:

- a) U.S. Highway One Mixed Use Residential sector;
- b) Waterway, Commercial and Entertainment sector;
- c) Inlet Village sector;
- d) Riverwalk Corridor Component; and,
- e) Scenic Corridor Component.

Policy 1.9.3 Properties developing with a mixture of residential and commercial uses shall be permitted to develop with a Mixed Use land use designation and a Planned Unit Development, Commercial zoning classification pursuant to the Town's existing Land Development Regulations.

Policy 1.9.4 U. S. Highway One Mixed Use Residential sector shall emphasize residential and accessory activities, as well as also allow for commercial properties that are limited in nature and are deemed to be compatible with residential development. Further, all uses and properties within this sector shall be linked by the Riverwalk and Scenic Corridor components. Commercial uses are to be located where nonresidential uses have already been established by prior development approval, thereby, enhancing the opportunity for the citizens to obtain access and enjoy the natural resources of the region.

Policy 1.9.5 Maintain land development regulations for the U. S. Highway One Mixed Use Residential sector as follows:

- a) where feasible, provide for a public accessible walkway along the Intracoastal Waterway, including elements of pedestrian amenities thereby, encouraging non automobile traffic in between the planning sectors;
- b) provide for vistas of the Intracoastal Waterway from U. S. Highway One and from within the sectors of the development;
- c) strip and auto oriented commercial uses (i.e., drive-through facilities, corner retail and gas stations, etc.) shall be prohibited;
- d) the maximum density for residential uses shall be 6 units per acre as per the mixed use land use. The Town Council may grant a density bonus of up to 15 du/acre, based upon the following:
 - 1) Riverwalk land acreage designated above the minimum;
 - 2) The adequacy and enhancement of public access onto the Riverwalk;
 - 3) Extent of public amenities provided; and,
 - 4) Significant enhancements to the land area and landscape/planting materials of the buffer from non residential uses incorporated within the site design.

- e) Based upon the following, existing, partially developed commercial sites may either continue the development pattern established by prior development approval or may introduce limited residential uses where there will be compatibility of land uses and potential conflicts cannot occur:
 - 1) all development over 5 acres may be allowed a maximum of 30% commercial uses and a minimum 50% of residential uses based on the quantity and quality of the project being developed and the "Mixed Use" land use; and,
 - 2) all development less than 5 acres may be allowed 100% commercial uses.
- f) use of a coastal vernacular style of architecture (characterized by building design which incorporates the architectural techniques and features from the following architectural features: stick, shingle, Mediterranean, Craftsman, or Florida Cracker styles).
- g) provide public open spaces and public squares within developments to encourage the orientation towards the waterways.

Policy 1.9.8 The Town shall continue to require development to be oriented toward the Intracoastal Waterway, Riverwalk, Jupiter Lighthouse, and the Jupiter Inlet including provisions allowing for: variable setbacks, landscaping, parking regulations; clustering structures to form public open space; providing opportunities for open vistas of the waterways; developing a point of interest at the terminus along the Riverwalk; providing for access and support amenities to the Riverwalk Corridor such as; screening; sign placement and type; providing for special design treatments: providing for street furniture, lighting and providing for amenities, such as: balconies, porches, and awnings; providing for a system of entry statements which identify the U. S. Highway One Corridor.

Policy 1.9.9 The Town shall maintain an incentive program of density bonuses for residential uses and intensity bonuses for commercial uses within the U. S. Highway One Corridor for those developments which provide enhanced amenities within the site design to promote pedestrian oriented plazas and encourage appropriate intensive commercial and entertainment uses at intersections along U. S. Highway One and the Intracoastal Waterway.

**Jupiter Fire Rescue Department Abacoa Temporary Fire Station
TOWN MANAGER'S OFFICE**



DATE: November 6, 2024
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning
SUBJECT: **Abacoa Temporary Fire Station** (quasi-judicial) – Special Exception for a Public Use and Site Plan amendment application for a temporary fire station in the northwest parking lot of the Abacoa Community Park, on a 21.7± acre property, located 1501 W Frederick Small Road. (PZ 25-6582 & 6583)

Res. #121-25
PZ 25-6582 & 6583
G. Watson

P&Z Commission: 11/13/25
Town Council: 12/16/25

Project Information

Project Name: Jupiter Fire Rescue Department (JFRD) Temporary Fire Station at Abacoa Community Park
Owner/Applicant: Town of Jupiter
Location: 1501 W Frederick Small Road (northwestern parking lot of Abacoa Community Park)
Acreage: 21.7 ± acres
Future Land use: Mixed Use
Zoning: Recreation (REC) subdistrict of the Mixed Use (MXD) Zoning District
Existing uses: Parking Lot
Proposed uses: Temporary Fire Station and associated improvements
Request: Special Exception and Site Plan applications for a Temporary Fire Station, equipment shed, and truck canopy (see Attachment A).

Staff Compliance Review Summary

The requested special exception and site plan amendment will be in compliance with the Town Code subject to the conditions in **Exhibit 1** related to the removal of the structure within 60 days of completing modifications at Abacoa Fire Station 16 and the payment of connection fees prior to installation of the water meter.

Project Data

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

Table 1: Adjacent Properties to Abacoa Community Park

Direction	Existing Land Uses	Future Land Use Zoning Districts
North	Public school (Independence Middle School)	Mixed Use/MXD, Institutional (IN) subdistrict
South	Spring Training practice fields and multifamily (Antigua)	Mixed Use/MXD, Recreational (REC) and Town Center (TC) subdistricts
East	Abacoa Greenway	Mixed Use/MXD, Edge Area (EA) subdistrict
West	Duplex and multifamily residential (Tuscany and Antigua)	Mixed Use/MXD, Recreational (REC) subdistrict

Table 2: Site Plan

	MXD, Recreation (REC) subdistrict requirements [27-1114]	Owner's proposal
Lot width (minimum)	100 feet	1,160 feet (approx.)
Lot depth (minimum)	150 feet	650 feet (approx.)
Front setback (South)	20 feet	520 feet (approx.)
Rear setback (North)	20 feet	69 feet (approx.)
Side setback (East)	20 feet	975 feet (approx.)
Side corner setback (West)	10 feet	44 feet (approx.)
Lot coverage	50 percent	1.7 percent ¹
Building Height (Maximum)	50 feet	14 feet

Table 3: Landscaping

	Minimum requirements	Owner's proposal
Percentage of native plant material		
Street trees in MXD-REC	75 percent	100 percent (existing)
Trees	50 percent	98 percent
Palms	50 percent	80 percent
Shrubs	50 percent	90 percent

Table 4: Traffic (Attachment B)

Traffic Performance Standards (TPS)	Owner's proposal
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Not required ²
Net daily trips	26
Net AM peak hour trips	-
Net PM peak hour trips	3

Table 5: Parking for Fire Station

Parking requirements	Required	Provided
Standard Space	N/A ³	44
Handicapped parking spaces	1	2
Total		46

¹ Lot coverage listed is for all structures in the park

² As the station only has impacts on Town owned roads, PBC TPS approval is not required per the Town's Traffic Engineer.

³ Pursuant to Section 27-2828(Table1), for uses not listed the number of spaces is to be determined by the Director of Planning and Zoning. The Fire Chief has provided information related to the number of spaces based on the number of employees and members of the public anticipated on site, while accounting for shift change overlap.

Table 6: Stormwater Management

Minimum Requirements	Owner Proposal
Satisfies Town of Jupiter Requirements	Yes

Table 7: Pedestrian Amenities

Parking requirements	Required ⁴	Provided ⁵
Bicycle Rack	-n/a	-n/a
Bench	-n/a	-n/a
Trash receptacle	-n/a	-n/a

Background

Date	Description
1997	<p>Town Council approved the Abacoa Recreation Plan, as provided in the condition of the Development Order for the Abacoa DRI. This plan included this public park as well as the trails located to the east of the subject property.</p> <p>The park was planned to be constructed in two (2) phases. Phase I, generally the southwest half of the property, is complete and operational, consisting of tennis courts, a skateboard park, , basketball courts, racquet ball courts, a tot lot, roller hockey area and parking. Phase II was initially approved to consist of additional parking, five baseball fields and a press box/ concession building.</p>
2014	<p>Town Council approved an amendment to the previously approved Phase II site plan, generally the northeast half of the property, to change the five approved baseball fields to four lighted multi-purpose fields, change the approved 1,920 square feet pressbox/concession stand to a 4,268 square foot multi-purpose building (concession/restrooms/storage), add a walking path and expand the parking lot.</p>

Station 16, located on Military Trail, currently services the southern part of the Town. At present time, Palm Beach County Fire Rescue (PBCFR) occupies the building. PBCFR will continue to occupy the building until fire service transfers to the Town on October 1, 2026, at which time the facility will be granted back to the Town per the original agreement. The proposed temporary fire station is necessary in order for the Jupiter Fire Rescue Department (JFRD) to train staff within their future service area, as they cannot share Station 16 while PBCFR is occupying it. The temporary station will allow JFRD to train prior to starting service and will allow the Town to assess Station 16 upon PBCFR vacating the building, make any necessary repairs and modifications, and perform any renovations needed. At present time, the necessary scope of work at Station 16 is unknown.

The existing parking lot where the proposed temporary station is located serves as parking for the park as well as teachers of Independence Middle School during the school year. Town Staff has been in contact with the school to provide them with temporary accommodations for parking near the school and surrounding communities to inform them of the temporary use of that space for the fire station.

⁴ There is no requirement for pedestrian amenities for government facilities

⁵ Pedestrian amenities are provided throughout the park. Staff has not recommended additional pedestrian amenities for this application because of the temporary nature.

The temporary fire station structure is currently located adjacent to the municipal campus at the southeast corner of Indiantown Road and Daniels Way. If approved, it will be relocated to Abacoa Park in early 2026, The temporary fire station will be completed and ready for occupancy by mid-2026 to start training staff. Once Station 16 is ready for JFRD occupancy, the temporary station will be removed and the park will be restored to its existing condition.

The proposed plan includes landscaping improvements to enhance the street edge required by the Town Code. The landscape plan calls for additional plantings east of the park entrance on Frederick Small Road, as well as plantings along Greenway Drive to provide screening for the temporary station (see **Landscaping** section below for more details).

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. Based on the uses proposed on the subject property, the request is consistent with the CLUP. The proposed request is consistent with the Comprehensive Plan and Town Code. In general, fire stations are integrated and essential parts of the community they serve. The proposed temporary fire station is placed in proximity to the service area of Station 16 to allow for JFRD to train personnel and make any necessary modifications to Station 16 to ensure the long term viability of the permanent station. It is common that fire stations are located on property shared with other governmental uses and in close proximity to residential neighborhoods.

Permitted Uses. Pursuant to Section 27-1160, entitled "Mixed use development subdistrict use classification", public uses, which include Government services including, but not limited to, fire stations, police stations, libraries and town halls are a special exception in the Recreation subdistrict.

Site Plan. The proposed site plan is in conformance with the requirements of Chapter 27, entitled "Zoning" with the staff recommended conditions. The station will remain on the subject property until Abacoa Fire Station 16 located on Military Trail can be assessed, renovated, and occupied by JFRD. In order to ensure that the temporary fire station is removed in a timely manner, staff has recommended **that the temporary station be removed by the property within 60 days of the Town obtaining a Certificate of Completion for any work needed in Station 16.** This will allow for transition time, but provide assurances to the surrounding neighbors that the structure will be removed shortly after it is decommissioned.

Landscaping. The proposed development is in conformance with Chapter 23, entitled "landscaping" with the proposed landscape additions as noted on the landscape plan. Given the temporary nature of the project, Natural Resources staff prepared the landscape plan. Per Section 23-66, the Director of Planning and Zoning can accept landscape plans that are not signed and sealed from a registered landscape architect. Staff is deferring the decision to accept the landscape plan prepared by staff to the Town Council, as is typical with public hearing items. The landscape plan provides for a mixture of in ground landscaping along the street edges as well as potted plants, where utility line conflicts occur, placed in close proximity to the temporary station in order to provide additional screening. When the temporary station is removed, the potted plants can be repurposed or planted in suitable locations. The landscape plan also includes additional plantings east of the entrance to Abacoa Community Park in order to provide compliance with the landscaping street edge requirements per Section 27-1140(i)(2).

Parking. The proposed development is in conformance with Chapter 27, Article XI, Division 32, entitled “Parking Regulations”. The Town Code does not provide a minimum number of parking spaces for fire stations or for park uses. Pursuant to Section 27-2828 (Table1), for uses not listed the number of spaces is to be determined by the Director of Planning and Zoning. The Fire Chief has provided information related to the number of spaces based on the number of employees and members of the public accessing the building for assistance, while accounting for shift change overlap. Staff is deferring the decision on the number of parking for the fire station to the Town Council, as is typical with public hearing items.

Architecture. The proposed building will be compatible to other buildings in the surrounding area since it is neutral color, one story (14’ tall) building that will be landscaped with foundation plantings and is temporary in nature.

Traffic. The proposed application is subject to conformance with the Town’s traffic performance standards. The station’s influence area is limited to the direct access roadways, all of which are Town-maintained local roads in accordance with the Palm Beach County Traffic Performance Standards (TPS). Therefore, it is not necessary to forward the Traffic Impact Study to the County for an official concurrency review. Submitting the document to the Palm Beach County Traffic Concurrency Manager for record will be sufficient. The proposed Fire Station is anticipated to produce 26 Net Average Daily Trips (ADT) and 3 Net PM Peak Hour trips (See Attachment B).

Water. Consistent with code requirements, a condition is recommended that **connection fees be paid prior to the Town’s Utility Department setting the water meter for the new temporary Fire Station.**

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 of the 12 criteria and will meet all the criteria with the conditions noted below.

Staff comment: Staff has recommended a condition of approval to ensure compliance with:

- Chapter 20, Article II entitled “Water System Extension Policy”.

Special exception criteria.

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

Attachments.

Exhibit 1 – Condition of Approval

Attachment A – Statement of Use

Attachment B – Traffic Impact Study

* Please contact Garret Watson at garretw@jupiter.fl.us 561-741-2549 in order to obtain a copy of the proposed plans or any attachments.

Conditions of Approval

The recommendation for approval is subject to the following conditions:

- 1) The Owner shall install and maintain all improvements in compliance with the following:
 - a) Site Plan, prepared by Kimley-Horn and Associates, Inc., referenced as "C-102", dated 10/13/25, received and dated by the Department of Planning and Zoning on 10/15/25.
 - b) Engineering and Grading Plan, prepared by Kimley-Horn and Associates, Inc., referenced as "C-400", dated 10/13/25, received and dated by the Department of Planning and Zoning on 10/15/25.
 - c) Landscape Plan, dated 10/15/25, received and dated by the Department of Planning and Zoning on 10/15/25.
 - d) Traffic Impact Study, dated 10/10/25, received and dated by the Department of Planning and Zoning on 10/15/25.
 - e) Statement of Use, prepared by Kimley-Horn and Associates, Inc., dated 10/03/25, received and dated by the Department of Planning and Zoning on 10/15/25.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, prepared by Kimley-Horn and Associates, Inc., dated 10/03/25, received and dated by the Department of Planning and Zoning on 10/15/25.
- 3) Any revisions to the site plan, Statement of Use, or other details submitted as part of this application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.
- 4) **Site Plan.** Within 60 days of the Town's receipt of a Certificate of Completion for work at Station 16, the Town shall remove the temporary fire station and associated structures and restore the site back to its original condition.
- 5) **Water.** Connection fees shall be required prior to the utilities department setting the meter for the temporary fire station.
- 6) **Miscellaneous.** The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns.



Statement of Use
JFRD Temp Fire Station

Town of Jupiter
Initial Submittal: October 3, 2025

REQUEST

On behalf of the Town of Jupiter, the applicant Kimley-Horn Associates, Inc. respectfully requests approval for the Site Plan Modification and Special Exception of a temporary fire station trailer and carport canopy located at the Abacoa Community Park.

SITE CHARACTERISTICS

The subject site affected area is 1.5 acres in the northwest corner of Abacoa Community Park. The park is located on the north corner intersection of Frederick Small Road and Greenway Drive at 1501 Frederick Small Road, Jupiter, FL 33458; identified by parcel number 30-42-41-14-01-013-0020. The future land use (Mixed-Use) of the subject site. The zoning of the subject site is Recreational (REC). Abacoa Community Park features amenities such as pickle ball courts, skate park, playing fields, parking and walking paths throughout the area.

SURROUNDING USES

The subject site is surrounded by mixed-use and falls within the Recreational Zoning. Independence Middle School is located to the north. Residential homes to the west, and natural area to the east. The Roger Dean Chevrolet Stadium and residential homes are both located south.

The following table shows the FLU, zoning, and uses of properties adjacent to the subject property:

Surrounding Uses Table			
	FLU	Zoning District	Existing Use
Subject Site	Mixed-Use	Recreational	Community Park
North	Mixed-Use	Institutional	School
East	Mixed-Use	Edge Area	Natural Area
South	Mixed-Use	Residential, Town Center	Stadium
			Residential
West	Mixed-Use	Town Center	Residential

PROPOSED DEVELOPMENT PROGRAM

The Town of Jupiter has recently launched the Jupiter Fire Rescue Department (JFRD), granting them control over logistic pertaining to fire rescue and emergency services in the Town. The station is scheduled for service starting June 2026 and remain in operation till March 2027. The Abacoa Community Park location is for temporary use to provide emergency services while the two stations located at Cinquez Park and Piatt Place are under construction. Once the two stations are scheduled for completion by October 2026. Operations will cease for the Abacoa temporary station by March 2027 and the trailer will be removed from site within 60 days.

The proposed development is for a one-story, 1,911 square foot temporary fire station trailer and 980 square foot carport canopy owned and operated by the Town of Jupiter and JFRD. Per **Section 27-1297. Use Regulations**, emergency and safety facilities, including fire stations zoning classification as “Public Use” and qualifies as a special exception use in the REC zoning district. The existing parking lot are to remain as is with some additional sidewalk to provide public access from the right-of-way and extend utility services to the trailer. Landscape screening will be provided by the Town of Jupiter along Greenway Drive.

Operations of the temporary fire station are as follows. The temporary fire station will take calls for emergency services within the Town of Jupiter. These operations will be handled by a total of eighteen personnel over 3 shifts (6 personnel per shift). The site will include a housing trailer for staff and carport and shed to store response vehicles and equipment.

The Town of Jupiter is coordinating public outreach for the temporary fire station and coordinating with the adjacent school and neighborhoods to ensure minimal impacts to the surrounding area.

Per **Section 27-2828. Standards for required off-street parking and loading spaces**, the number of parking spaces required for the temporary fire station is to be determined by the director of planning and zoning. Existing parking provides 61 spaces. With the placement of the temporary fire station 44 spaces will remain with 12 spaces designated to fire staff for shift changes with the remaining 32 spaces to remain open to the public. The 12 spaces provides flexibility for an overlap of staff as they come and go from their shifts and will be enough for people using the Abacoa Community Park. Fire trucks will use the driveway access connecting onto Greenway Drive when entering and exiting the temporary fire station.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

Criteria for Special Exceptions

Per **Section 27-177. Criteria for special exceptions**, the following criteria have been met:

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

The proposed temporary fire station is one story and is 1,911 building footprint. The temporary fire station will provide valuable fire rescue and emergency services to the community. The station is temporary and will not generate a significant increase in traffic.

“The proposed special exception use shall not have a detrimental impact on surrounding properties based on:

- a) **The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;**
- b) **The degree of noise, odor or other potential nuisance factors generated by the special exception use; and**
- c) **The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.”**

The development currently will provide 44 spaces, 12 of which will be designated to 12 employees. Each shift at the fire station will have a minimum of 6 employees, meaning that the parking lot not only provides flexibility between overlapping shifts, but also prevents an overflow of automobiles in Aboacoa Community Park. There will be a slight increase in noise in the area from sirens as emergency vehicles leave the station to respond to an emergency. This increase in noise, however, will not have a detrimental impact as the sirens or horns will only sound when emergencies arise, and will not stay in the subject site. Though there will be a slight increase in traffic on Greenway Drive as JFRD staff come into and out of the property, traffic flow will not be significantly impacted as this is a temporary service.

Criteria for Site Plan Review

Per **Section 27-175. Criteria for site plan review**, the following criteria have been met:

“The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.”

The proposed development is consistent with the goals, objectives, and policies of the of the Town of Jupiter Comprehensive Plan as reflected in the “Consistency with the Comprehensive Plan” section of this statement of use.

“The proposed development is consistent with any applicable, countywide land development regulations.”

The proposed development is consistent with the Palm Beach County Unified Land Development Code where applicable.

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

The proposed development is compatible with the Town of Jupiter Land Development Regulations as reflected in the “Proposed Development Program” and “Consistency with Land Development Regulations” sections of this statement of use.

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

The character of the proposed development is compatible and consistent with the surrounding uses in mass height and setback as provided in the justification with "Criteria for Special Exceptions."

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

Traffic may pause when emergency vehicles exit the temporary station in response to emergencies, but overall, the proposed development does not create or excessively increase traffic congestion in the area.

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

Concurrency review are in progress and are assumed to be adequate based on the previous concurrency review for the temporary fire station.

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

The temporary trailer is one-story, and the subject property has a lot coverage of approximately 0.7%. therefore, the proposed development does not significantly reduce light and air to adjacent properties.

"The proposed development does not adversely affect property values in adjacent areas. The proposed development would not be a deterrent to the improvements or development of adjacent in accordance with existing regulations."

The proposed development is temporary, therefore it will not adversely affect property values and is not deterrent to the improvement of development of adjacent areas.

"The proposed development does not create noise or visual pollution."

Noise generated by emergency vehicles sirens or horns does not create significant noise pollution. The proposed development does not create visual pollution.

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

The proposed development does not negatively impact adjacent natural systems or public facilities. The temporary fire station does not affect the existing runoff conditions.

REC Zoning District Regulations

Per **Section 27-1114. Recreational Subdistrict (REC)**, the following standards have been met:



REC Zoning District Regulations		
	Required	Provided
Minimum Lot Width	100 feet	728 feet
Minimum Lot Depth	150 feet	1351 feet
Minimum Setbacks		
Front	20 feet	20 feet
Site (Interior)	20 feet	20 feet
Side (Corner)	10 feet	10 feet
Rear	20 feet	20 feet
Maximum Building Height	23' 5"	14'
Maximum Percent Lot Coverage	50%	0.70%

CONCLUSION

The proposed development for a temporary fire station within Abacoa Community Park along Greenway Drive is consistent with the town of Jupiter’s Land Development Regulations and Comprehensive Plan. Emergency and safety service facility use is a special exception use within the REC zoning district. The 44 parking spaces that will serve the lot under the temporary condition meet the minimum 12 parking space requirement as determined by Fire Chief Derrel Donatto and prevents an excessive increase in automobiles near the Independence Middle School along Greenway Drive. The fire station will be temporarily located on site for approximately 6 months. Within the short time the station will be located on site, the proposed fire station will bring valuable fire rescue and emergency services to the area, increasing the safety of the neighborhood.

Sincerely,

Jason A. Webber, P.E.
 Vice President

Traffic Impact Study

For



JFRD Temporary Fire Station Jupiter, Florida

Prepared for
Town of Jupiter, Jupiter, Florida

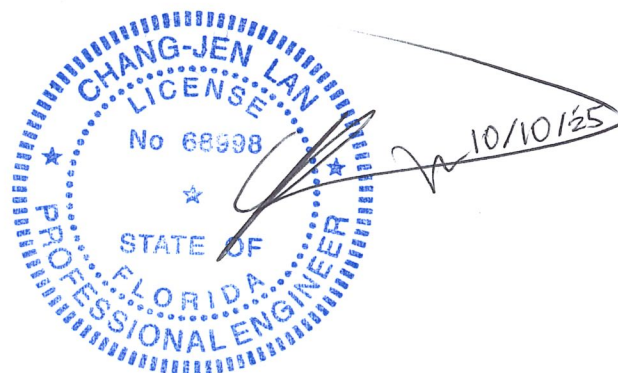
By

Chang-Jen Lan, Ph.D, P.E.

210 Military Trail

Jupiter, FL 33458

Tel: 561-741-2538; Email: cjl@jupiter.fl.us



October 2025

Engineering Division, Town of Jupiter

Introduction

The proposed temporary fire station under the Jupiter Fire Rescue Department (JFRD) will be located on the existing parking lot at the northwestern corner of Abacoa Community Park, adjacent to Jupiter Middle School. The facility will include a 27.3' x 70' temporary dormitory trailer and will be operated with an Enforcer pumper truck and a paramedic emergency vehicle. Construction is anticipated to be completed by May 2026, with the temporary facility becoming operational in June 2026. The station will be staffed by six personnel per shift.

For traffic concurrency determination purposes, the Traffic Impact Statement must demonstrate whether the proposed facility will generate a significant number of vehicular trips that could adversely affect the level of service on adjacent roadways and intersections within the defined radius of influence. If such impacts are identified, appropriate mitigation measures must be proposed to offset the adverse effects.

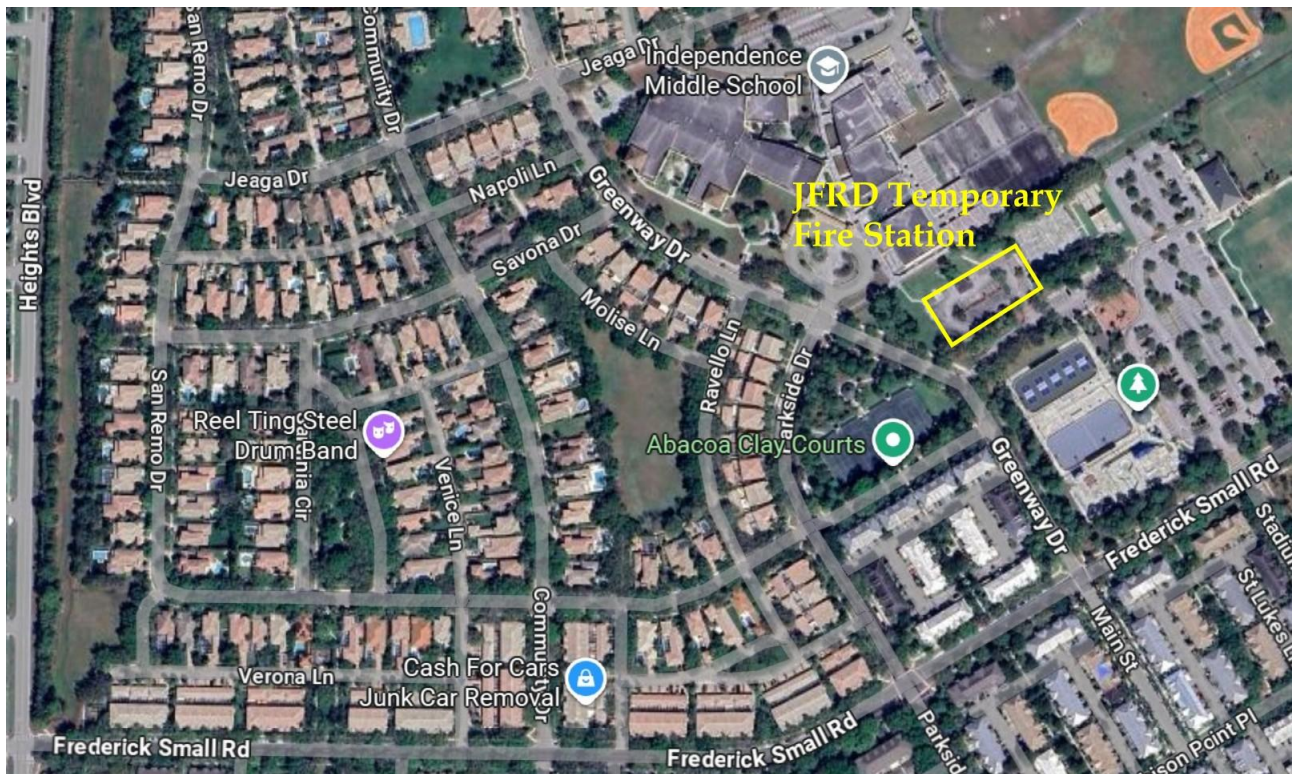


Exhibit 1. Project site location

Trip Generation Analysis

The ITE Trip Generation Handbook, 11th Edition was used to predict the number of trips generated by the subject facility. For a temporary fire station that houses firefighting apparatus such as a pumper truck, emergency service vehicles and equipment, as well as personnel providing emergency medical or firefighting services, the ITE Land Use Code 575 (Fire Station) is applied. However, in the 11th Edition, only PM peak hour trip data are available. To estimate the daily trips, a K-factor of 0.1 is used to derive the daily trip rate from the PM trip rate. The AM trip rate remains unknown. Bypass trips are not available and also considered non-applicable for a fire station.

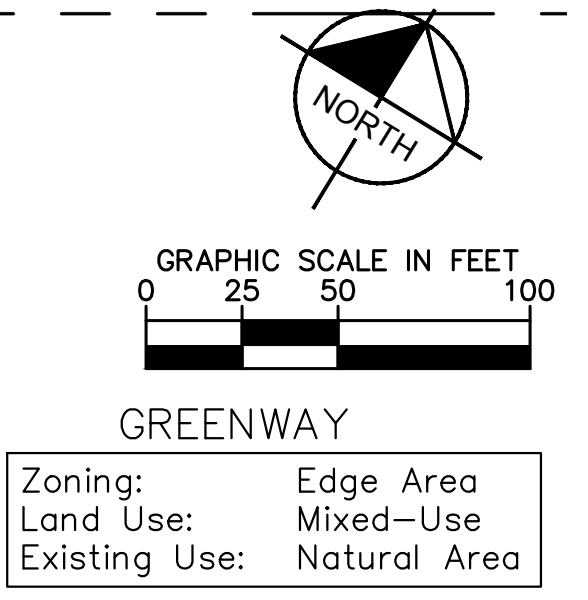
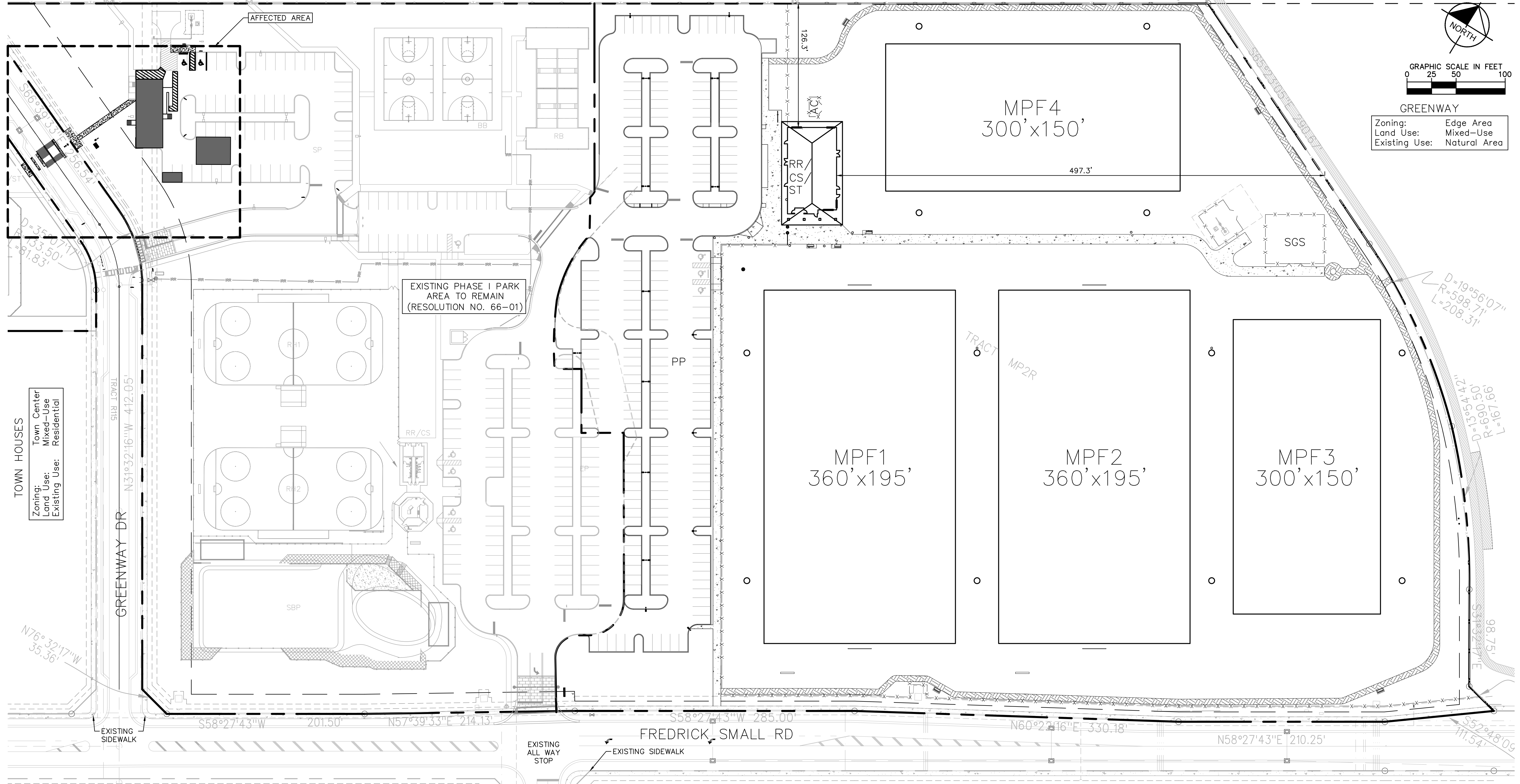
The trip generation rates and directional distribution data for weekdays are summarized in Table 1. It is estimated that the temporary fire station will generate 3 PM peak hour trips and 26 daily trips.

Table 1. Trip generation data for the temporary fire station

Land use	Intensity	Time Period	Trip generation rate (enter/exit)	Total trips			Bypass	Net external trips		
				In	Out	Total	Total	In	Out	Total
Fire & Rescue Station (ITE 575)	6 employees	Daily	4.4 (50% / 50%)	13	13	26	-	13	13	26
		AM peak	-	-	-	-	-	-	-	-
		PM peak	0.44 (29% / 71%)	1	2	3	-	1	2	3

Conclusions

As indicated in the Trip Generation Analysis, the proposed project is expected to generate 26 net external daily trips and 3 PM peak hour trips. The radius of influence is only limited to the directly accessed links which are all Town local roads. The resulting traffic impact is considered insignificant; therefore, no further traffic concurrency evaluation is required. The proposed project meets the traffic performance standards of both Palm Beach County and the Town of Jupiter.



TOWN HOUSES
 Zoning: Town Center
 Land Use: Mixed-Use
 Existing Use: Residential

TOWN HOUSES
 Zoning: Town Center
 Land Use: Mixed-Use
 Existing Use: Residential

NOTES:
 1) LIGHTING LOCATIONS ARE APPROXIMATE.

ROGER DEAN STADIUM
 Zoning: Residential
 Land Use: Mixed-Use
 Existing Use: Stadium

SITE DATA

NAME OF PROJECT	SOUTH JUPITER COMMUNITY PARK PHASE II
PROPERTY CONTROL NUMBER	30424114010130020
TOWN OF JUPITER P&Z#	13-401
FEMA FLOOD ZONE	B
FUTURE LAND USE DESIGNATION	MIXED-USE
CURRENT ZONING DISTRICT	RECREATIONAL
PROPOSED ZONING DISTRICT	RECREATIONAL
TOTAL SITE AREA	13.64 AC
MAIN BUILDING FOOTPRINT	4,268 SF
TEMP. BUILDING FOOTPRINT	1,913 SF
TEMP. CARPORT FOOTPRINT	980 SF
MAXIMUM MAIN BUILDING HEIGHT	23'5"
MAXIMUM TEMP. BUILDING HEIGHT	14'
MAXIMUM CARPORT FOOTPRINT	13.75'
NUMBER OF MAIN BUILDING LEVELS	1
NUMBER OF TEMP. BUILDING LEVELS	1
NUMBER OF CARPORT LEVELS	1
GROSS SQUARE FOOTAGE	7,161 SF

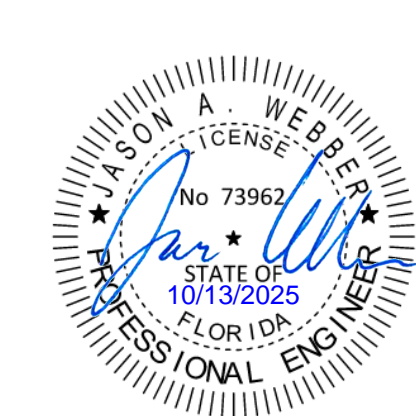
LAND USE	SF	AC	%
BUILDING LOT COVERAGE	4,268	0.10	0.7
VEHICULAR USE AREA	85,839	1.97	14.5
OPEN SPACE	503,857	11.57	84.8
TOTAL	593,964	13.64	100.0
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	6,531	0.15	5.9
VEHICULAR USE AREA	81,867	1.88	73.5
SIDEWALKS	23,016	0.52	20.6
TOTAL IMPERVIOUS AREA	111,414	2.55	100.0
PERVIOUS AREA	SF	AC	%
GREEN SPACE	482,550	11.09	100.0
TOTAL PERVIOUS AREA	482,550	11.09	100.0
TOTAL SITE AREA	593,964	13.64	
PARKING DATA	STANDARD	ACCESSIBLE	TOTAL
EXISTING IN AFFECTED AREA	59	2	61
PROPOSED IN AFFECTED AREA	44	2	46
OVERALL SITE TOTAL	365	10	375

EXISTING PHASE I

TN	TENNIS FACILITY - 60'X120' (4)
RR/ST	RESTROOM/STORAGE
SP	SHARED PARKING
BB	BASKETBALL - 50'X84' (2)
RB	RAQUETBALL - 40'X20' (4)
TL	TOT LOT - 1,700 SF
RR/CS	RESTROOM/CONCESSION
RH1	ROLLER HOCKEY #1 - 180'X85'
RH2	ROLLER HOCKEY #2 - 180'X85'
SBP	SKATE BOARD PARK - 18,200 SF
EP	EXISTING PARKING

LEGEND

PROPOSED PHASE II	PROPOSED PHASE II
PP	PROPOSED PARKING
RR/CS/ST	RESTROOM/CONCESSION/STORAGE
MPF1	MULTI-PURPOSE FIELD #1 - 360'X195'
MPF2	MULTI-PURPOSE FIELD #2 - 360'X195'
MPF3	MULTI-PURPOSE FIELD #3 - 300'X150'
MPF4	MULTI-PURPOSE FIELD #4 - 300'X150'
SGS	SOCCER GOAL STORAGE
AC	HVAC EQUIPMENT AREA



PLANS ARE IN NAVD 1988 DATUM
 CONVERSION EQUATION IS BELOW:
 NAVD 1988 + 1.522' = NGVD 1929

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Kimley Horn
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 1615 S. CONGRESS AVE., SUITE 201,
 DELRAY BEACH, FLORIDA 33445
 PHONE: 561-330-2345 WWW.KIMLEY-HORN.COM
 REGISTRY NO. 35106

LICENSED PROFESSIONAL ENGINEER, P.E.
 Jason A. Webber, No. 73962
 DATE: 10/13/2025
 SCALE: AS SHOWN
 DESIGNED BY: CMG
 DRAWN BY: CMG
 CHECKED BY: JAW

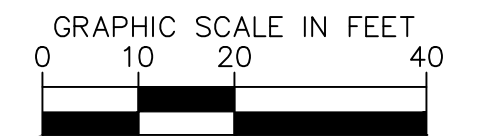
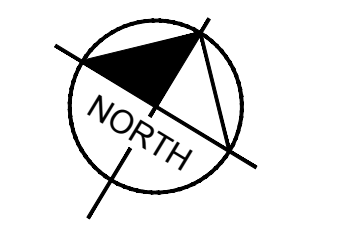
OVERALL SITE PLAN

JFRD TEMPORARY FIRE STATION PREPARED FOR TOWN OF JUPITER FLORIDA

SHEET NUMBER C-102

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Domore, John Sheet Set: FPD TEMPORARY FIRE STATION Layout: C-401 October 03, 2025 12:01:37pm K:\bect_sullivan\044000103 - [fd] temp fire station\CADD\plansheets\C-401 FIRE ACCESS PLAN.dwg
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These plans have been prepared by TOJ for the purposes of planning and installing plant materials.

Install approx. 90 7-Gallon Cocoplum 'Red Tip' plantings in double-row (45 per row), 3 ft. staggered spacing on-center as shown at back section of existing landscape beds to create a more natural continuous hedge buffer. Beds may be connected through the removal of grassed areas in-between existing beds to plant additional Cocoplum shrubs. Approx 130 LF per row.

After installation of prop. utility infrastructure, installation of (12) 15G 'Red Tip' Cocoplum (3ft. maximum spacing, staggered as shown, \$35-40/plant, 4-5 ft. height at existing grade) on northern side of property adjacent to sidewalk area around building skirt to achieve immediate screening effect. Approx. 30 LF.

10' Setback area on both sides from all existing or proposed utility infrastructure.

Note: Potted 15G Clusia shrubs adjacent to building skirt area are shown. 3ft. spacing on-center. After removal of temporary Fire Station, 15G Clusia shrubs are to be planted in-ground around lift station north of the temporary handicap spaces within Abacoa Community Park.

EXISTING GATE TO REMAIN CLOSED AND LOCKED THROUGHOUT CONSTRUCTION

EXISTING RAW WATER MAIN TO REMAIN AND BE PROTECTED

PROPOSED FIRE HYDRANT TO SERVICE TEMPORARY DORMITORY TRAILER

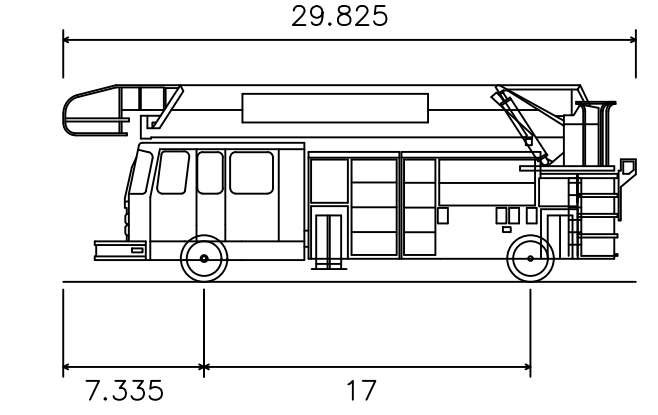
27.3 FT X 70 FT TEMPORARY DORMITORY TRAILER
ENSURE TRAILER TIE DOWNS DO NOT IMPACT EXISTING RAW WATER MAIN

PROPOSED 4-INCH FIRE SERVICE

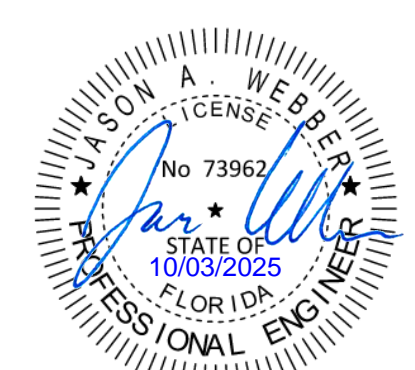
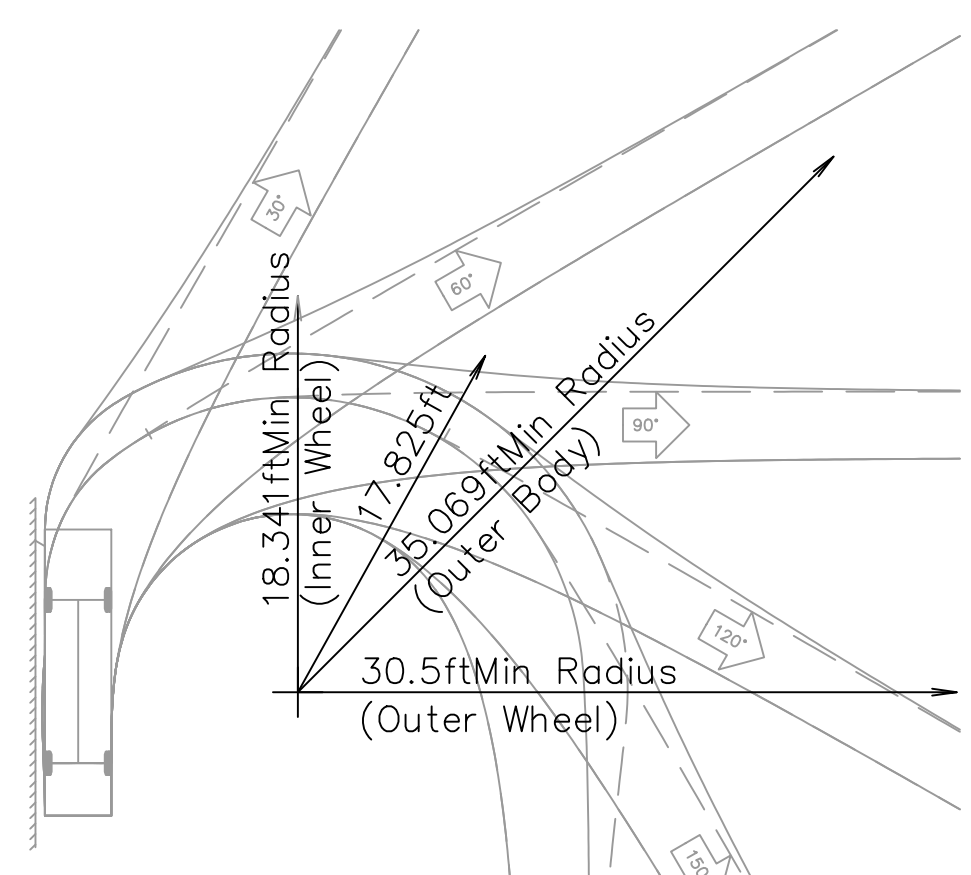
CONTRACTOR SHALL ENSURE EXISTING TREES ARE PRUNED (UNDER SUPERVISION OF A CERTIFIED ARBORIST) TO MAINTAIN MINIMUM 14' FT VERTICAL CLEARANCE

"TEMPORARY FIRE STATION SITE" SIGN TO BE INSTALLED

After installation of prop. utility infrastructure, installation of (13) 15-Gallon 'Red Tip' Cocoplum (3ft. maximum spacing, staggered as shown, \$35-40/plant, 4-5 ft. height at existing grade) along with existing landscape bed in southern property area to provide a more natural screening effect. Approx. 50 LF.



Town of Jupiter – Enforcer Pumper	
Overall Length	29.825ft
Overall Width	6.910ft
Overall Body Height	10.241ft
Min Body Ground Clearance	0.671ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	30.500ft



This item has been digitally signed and sealed by Jason Webster, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

LEGEND

- = Proposed 7-Gallon 'Red Tip' Cocoplum, 3ft. O.C. Staggered Spacing
- = Proposed 15-Gallon 'Red Tip' Cocoplum, 3ft. On-Center Staggered Spacing
- = Proposed Potted 15G Clusia Shrubs, 3ft. O.C. Container Costs TBD
- ☁ = Existing Landscape Beds
- = Staggered Planting Lines, 3FT. Spacing On-Center.

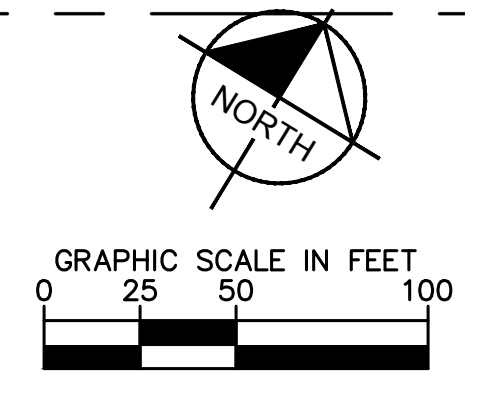
NOTE:
THE PROPOSED FIRE ACCESS FROM THE SITE TO THE PUBLIC RIGHT OF WAY DOES NOT IMPACT THE EXISTING TREES. CONTRACTOR SHALL PROTECT ALL EXISTING TREES IN THE VICINITY OF THE PROPOSED WORK.

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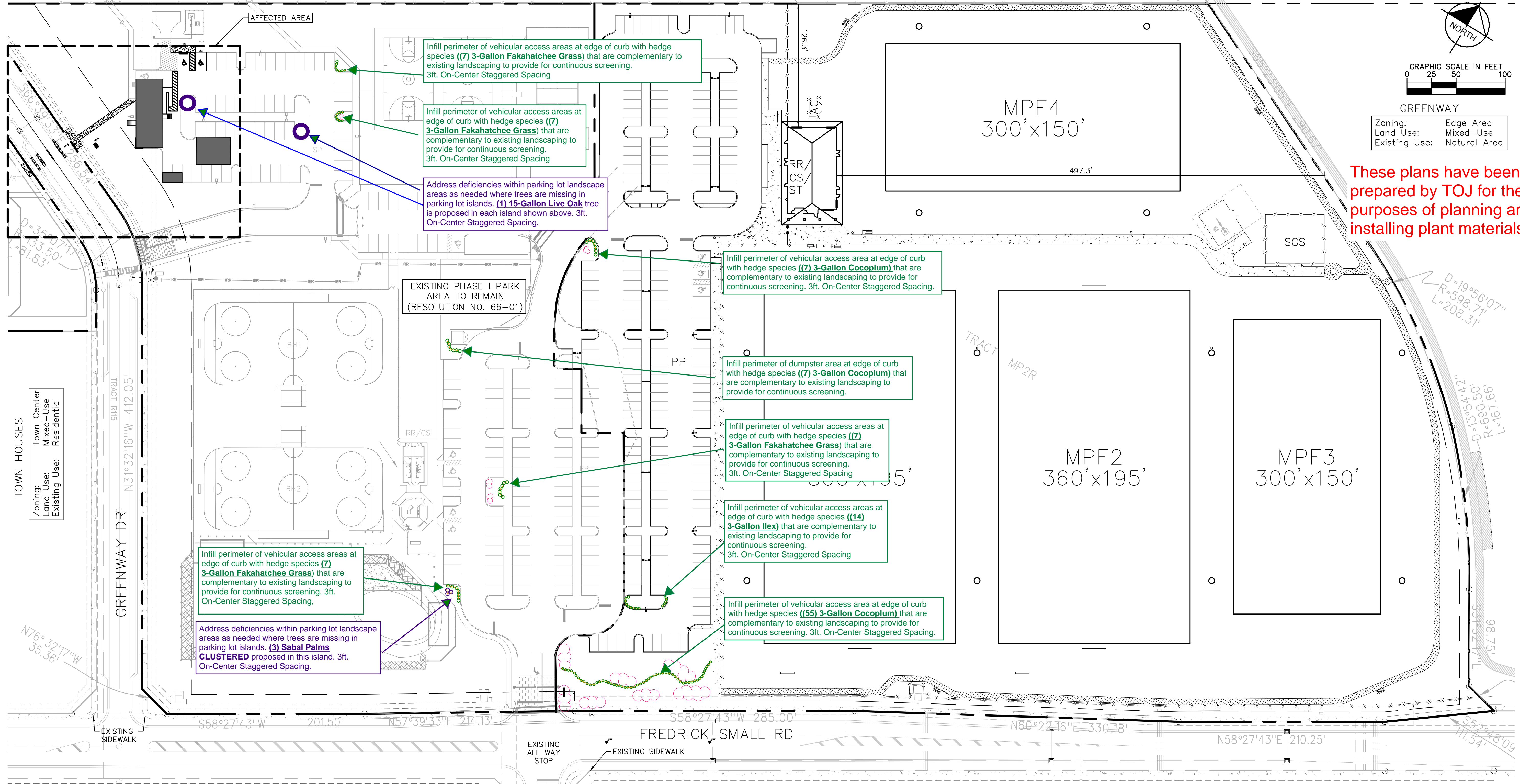
Sunshine 811.com

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GREENWAY
 Zoning: Edge Area
 Land Use: Mixed-Use
 Existing Use: Natural Area

These plans have been prepared by TOJ for the purposes of planning and installing plant materials.



TOWN HOUSES
 Zoning: Town Center
 Land Use: Mixed-Use
 Existing Use: Residential

NOTES:
 1) LIGHTING LOCATIONS ARE APPROXIMATE.

= Existing Landscaping

= Infill Complementary Hedge Landscaping to Address On-Site Deficiencies as Needed

= Infill Complementary Tree Landscaping to Address On-Site Deficiencies as Needed

= Staggered Planting Lines, 3FT. Spacing On-Center.

ROGER DEAN STADIUM
 Zoning: Residential
 Land Use: Mixed-Use
 Existing Use: Stadium

SITE DATA		SOUTH JUPITER COMMUNITY PARK PHASE II		LAND USE		IMPERVIOUS AREA		PERVIOUS AREA		PARKING DATA					
NAME OF PROJECT	PROPERTY CONTROL NUMBER	30424114010130020	TOWN OF JUPITER P&Z#	13-401	FEMA FLOOD ZONE	B	FUTURE LAND USE DESIGNATION	MIXED-USE	CURRENT ZONING DISTRICT	RECREATIONAL	PROPOSED ZONING DISTRICT	RECREATIONAL			
TOTAL SITE AREA	13.64 AC	MAIN BUILDING FOOTPRINT	4,268 SF	BUILDING LOT COVERAGE	4,268	0.10	0.7	PERVIOUS AREA	482,550	11.09	100.0	STANDARD	59	2	61
TEMP. BUILDING FOOTPRINT	1,913 SF	VEHICULAR USE AREA	85,839	VEHICULAR USE AREA	85,839	1.97	14.5	GREEN SPACE	482,550	11.09	100.0	ACCESSIBLE	44	2	46
TEMP. CARPORT FOOTPRINT	980 SF	OPEN SPACE	503,857	OPEN SPACE	503,857	11.57	84.8	TOTAL PERVIOUS AREA	482,550	11.09	100.0	PROPOSED IN AFFECTED AREA	1	1	2
MAXIMUM MAIN BUILDING HEIGHT	23'5"	TOTAL	593,964	TOTAL	593,964	13.64	100.0	TOTAL SITE AREA	593,964	13.64	100.0	PROPOSED IN AFFECTED AREA	1	1	2
MAXIMUM TEMP. BUILDING HEIGHT	14'											OVERALL SITE TOTAL	1	1	2
MAXIMUM CARPORT FOOTPRINT	13.75'												365	10	375
NUMBER OF MAIN BUILDING LEVELS	1														
NUMBER OF TEMP. BUILDING LEVELS	1														
NUMBER OF CARPORT LEVELS	1														
GROSS SQUARE FOOTAGE	7,161 SF														

EXISTING PHASE I		PROPOSED PHASE II	
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RB	RAQUETBALL - 40'X20' (4)	MPF3	MULTI-PURPOSE FIELD #3 - 300'X150'
TL	TOT LOT - 1,700 SF	MPF4	MULTI-PURPOSE FIELD #4 - 300'X150'
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SBP	SKATE BOARD PARK - 18,200 SF		
EP	EXISTING PARKING		



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