



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, JANUARY 13, 2026
7:00 PM**

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

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

Call To Order

ROLL CALL

Chair Kevin Kirn
Vice- Chair Beth Kelso
Comm. Michael Cassatly
Comm. Robert Grabowski
Comm. Marty Rogol
Comm. David Thompson
Comm. Karen Vinson
Comm. Paul Keenan (1st Alt)
Comm. Cynthia Blum (2nd Alt)

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

CITIZEN COMMENTS

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

MINUTES

1. Motion to approve the minutes from the December 9, 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. **Planet Kids Annexation, Future Land Use and Rezoning** – Applications for two parcels totaling 1.4+/- acres located at 6910 174th St N and the corner of 147th St N and 68th Terrace N, to request a:

A. Voluntary Annexation;

B. Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Medium Residential, 5 units per acre (MR-5) to Town of Jupiter (TOJ) High Density Residential; and **(Acting as the Local Planning Agency)**

C. Zoning Map amendment from PBC Residential High (RH) to TOJ Residential, Limited Multifamily District (R-3). **(PZ 25-6511,6512,6513)**

Town Council Consideration: February 17, 2026 - (1st Reading)
March 17, 2026 - (2nd Reading)

3. **Infrastructure Element Comprehensive Plan Text Amendment** – To modify Policy 1.3.13 to adopt by reference the Town's 2025 10-year Water Supply Facilities Work Plan. **(PZ 25-6656) (Acting as the Local Planning Agency)**

Town Council Consideration: February 3, 2026 - (1st Reading)
TBD - (2nd Reading)

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 February 10, 2026.

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
DECEMBER 9, 2025 7:00 P.M.**

CALL TO ORDER:

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

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Marty Rogol, Comm. Thompson, Comm. Karen Vinson and Cynthia Blum, 2nd Alternate (non-voting member); John Sickler, Director of Planning & Zoning; Stephanie Thoburn, Asst. Director of Planning and Zoning; Garret Watson, Principal Planner; Scott Thatcher, Principal Planner; Joseph Dray, Planner; Thomas Baird, Esq., Town Attorney and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from November 13, 2025 Planning and Zoning Meeting by Comm. Vinson; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

SWEARING IN:

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

REGULAR AGENDA:

OLD BUSINESS: None.

NEW BUSINESS:

2. **The Golf Channel Games** – Application for a Class “B” Special Permit" to hold an event known as “The Golf Channel Games” on December 17, 2025, between 5:00 p.m. and 11:00 p.m. located at 115 Eagle Tree Terrace, Jupiter, FL 33477 (Trump National Golf Club Jupiter). **(PZ 25-6621)**

Applicant presentation: Donaldson Hearing, representative of Cotleur & Hearing, presented a PowerPoint overview of the proposed project. Mr. Scott Russell, Golf Channel Games Show Producer, was also in attendance.

Staff presentation: Principal Planner, Scott Thatcher, reviewed the staff report. Mr. Thatcher noted that a correction needed to be made to Exhibit 1, Condition 2. The condition lists the hours as 7:00 p.m. to 11:00 p.m.; however, the actual event will begin at 5:00 p.m.

Commissioners asked questions of the Applicant and Staff:

Comm. Blum questioned the timeliness of the application, asking why it was submitted at this stage. Mr. Russell explained that the event was finalized in September, approved in October, submitted in November and this was the first available meeting due to the

holidays.

Vice Chair Kelso asked if the 36-day timeline was an exception to the 60-day requirement. Mr. Sickler explained that many "A" permits are administratively approved through reduced or expedited reviews, which the code allows, and noted that most B permits are submitted on time, though complex proposals sometimes cannot meet tight deadlines and do not move forward. He added that this application was well-organized, allowing staff to accommodate its review. Vice Chair Kelso questioned why the breakdown of the event facilities would continue until December 23 after the December 17 event. Mr. Russell explained that was due to the lighting needed for the golf course requires 58 light towers, which takes time to assemble and disassemble, and setup and breakdown will occur during daylight hours only, limiting the available work time. Vice Chair Kelso noted that the only permitted temporary sign was a 32-square-foot banner and requested a condition allowing temporary directional signage at FAU to guide vehicles to parking, particularly at night. Mr. Thatcher agreed that such conditions could be added, noting that FAU provides internal signage and similar signage could be provided for this event. Vice Chair Kelso then sought clarification on the parking numbers, noting that 1,200 spaces were referenced in the Statement of Use versus 2,500 in the presentation. Mr. Hearing explained that attendance could reach 2,500, with an average of two people per vehicle, and additional parking is available at Trump National for residents, production and celebrities.

Chair Kirn inquired as to whether ride-share services such as Uber would be permitted. Mr. Russell confirmed that Uber would be allowed, with a designated drop-off and pick-up area at Trump National at a single pick-up location to limit disruption to residents.

Comm. Thompson inquired about the timing of the application given the public announcement of the event, asked whether Secret Service protection would be required, and questioned when setup of the 58 light towers would begin. Mr. Russell explained the event was promoted before contracts were finalized and that the permitting process began only after contracts were signed. He confirmed Secret Service will be present due to Trump family attendance and stated that setup of the light towers would begin immediately and take approximately two weeks.

Comm. Blum inquired about the meaning of the three-minute sound interval. Mr. Russell explained that there won't be constant sound for more than three minutes, since only three holes are played and there's downtime moving players. Ms. Thoburn clarified that if there's a noise complaint, an officer will measure sound at the property line in three-minute intervals to see if it is a sustained average of 70 dBA. The sound may go up or down during that time, but the overall level is measured over the full three minutes. Comm. Blum also noted that signage only on FAU might be missed by drivers off I-95, suggesting signage on Donald Ross as well to prevent people going to Trump National and turning around, which could cause traffic issues. Mr. Russell said they'll add signage as needed, email all ticket holders directions through TickPick, and that only vendors and VIPs will park onsite at Trump; everyone else will use FAU and shuttles, with rideshare as the only other direct access. Vice Chair Kelso suggested that the condition regarding directional signage be at the discretion of staff.

Commissioner Vinson, Rogol did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Comm. Kelso moved to recommend approval of the requested Class “B” Special Permit application with the conditions outlines in Exhibit 1 of the Staff Report, subject to two modifications: (1) adding temporary directional signs near the offsite parking area at the discretion of staff, and (2) correcting the scrivener’s error in Condition 2 to reflect the hours of 5:00 PM to 11:00 PM; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 6-0 vote.

3. **Getz Subdivision**– Applications for a 0.36± acre property located on the north side of Center Street, approximately 1500 feet west of North Pennock Lane, to request the following.
- A. Voluntary annexation;
 - B. Small-scale Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Low Residential, 1 Unit per Acre (LR-1), to Town of Jupiter (TOJ) Low Density Residential; and **(Acting as the Local Planning Agency)**
 - C. Zoning Map amendment from PBC Single-Family Residential (RS) to TOJ Compact Single-Family Residential (R-1A). **(PZ #25-6587, 6589, 6590)**

Applicant presentation: Samuel Polacek, representative of Cotleur & Hearing, presented a PowerPoint overview of the proposed project.

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

Commissioners asked questions of the Applicant and Staff:

Chair Kirn inquired whether there are many sites that are this tightly embedded within the Town but are still not part of the Town of Jupiter. Staff responded that there are several such pockets, with the most significant being Jonathan’s Landing.

Chair Kirn inquired as to what the County’s Transfer of Development Rights (TDR) program entails. Mr. Hearing responded that Palm Beach County’s Transfer of Development Rights program regulates density based on the land use district. Mr. Hearing explained that the property is designated LR-1, allowing one unit per acre, but with the purchase of one TDR, the density may increase to two units per acre. Mr. Hearing added that the TDR was purchased from the County, recorded in the public records, and the plat has been recorded, making it a legal lot of record.

Chair Kirn asked whether the Town honors the County land uses and zoning districts of properties being annexed into the Town. Mr. Sickler responded that staff strives to align zoning regulations with the assigned or proposed land use of a property. Mr. Sickler explained that the R-1A zoning district was specifically established to accommodate the annexation of developed County properties, as County zoning allows reduced setbacks and increased lot coverage that are not permitted under the Town’s R-1 zoning district, which applies to most single-family properties in the Town. Mr. Sickler noted that the R-1A district was created to facilitate the zoning of annexed communities such as the Shores, Cinquez Park, and others. If the properties were zoned R-1, it could result in nonconformities between Town regulations and the conditions under which the properties were originally developed, which staff sought to avoid so as not to discourage

annexation.

Comm. Kelso asked whether the large mango tree would remain with the development. Mr. Hearing clarified that the mango tree is located west of the site, on the left side of the private access drive, and is not part of the development property.

Comm. Kelso asked if the applicant would have another water service option or if annexation is required to retain Jupiter water service. Mr. Hearing responded that Jupiter water service may be provided without annexation, that the property is already a legal lot of record with no subdivision occurring, and that while water service has been approved, Town policy encourages annexation when feasible.

Commissioners Rogol, Vinson, Thompson, and Blum did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Item 3A - Comm. Thompson moved to recommend approval of the requested Voluntary annexation application; seconded by Comm. Vinson. Final: Motion passed unanimously, with a 6-0 vote.

Item 3B - Comm. Vinson moved to recommend approval of the requested Small-scale Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Low Residential, 1 Unit per Acre (LR-1), to Town of Jupiter (TOJ) Low Density Residential application; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

Item 3C - Comm. Blum moved to recommend approval of the requested Zoning Map amendment from PBC Single-Family Residential (RS) to TOJ Compact Single-Family Residential (R-1A) application; seconded by Comm. Vinson. Final: Motion passed unanimously, with a 6-0 vote.

4. **Beacon Park** — Applications for 57.7± acres of property, generally located south of Jupiter Community Park, west of Limestone Creek Road, north of Indiantown Road, and east of the I-95 interchange for the following:
- A. Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Low Density Residential, on 34.3± acres located on the east side of Island Way;
 - B. Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Medium Density Residential, on 23.4± acres located on the west side of Island Way; **(Acting as the Local Planning Agency)**
 - C. Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R1-A, Residential, Compact Single-Family District, on 34.3± acres located on the east side of Island Way; and,
 - D. Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-3, Residential, Limited Multi-Family District, on 23.4± acres located on the west side of Island Way. **(PZ#6515,6516,6517,6518)**

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

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

Commissioners asked questions of the Applicant and Staff:

Comm Kelso asked what would happen to the property's zoning and agreement after the existing 20-year term expires in 2031. Mr. Sickler clarified that once the agreement expires, the property would revert to its assigned I-4 zoning. Mr. Baird stated that the Development Agreement could be extended.

Comm Kelso expressed concern about limited industrial space availability in the Town, noting that while some capacity exists outside the Town, industrial space within Jupiter is very tight. Comm Kelso stated that changing the use would further shift the Town toward a bedroom community.

Comm Kelso asked whether workforce housing would be required on the eastern parcel. Mr. Sickler responded that workforce housing requirements would be addressed during site plan approval in accordance with the Town's workforce housing program.

Comm Kelso stated that the west side of the property is well suited for industrial use and that the existing agreement's special allowances for uses such as banks and daycares are important. She noted that residential development extends north to Martin County, creating a lack of nearby services, and emphasized that this parcel is key to providing commercial and industrial services to northern residents and reducing traffic impacts on Indiantown Road.

Mr. Hearing emphasized that while market demand and uses are important considerations, the I-4 district is not comparable to traditional industrial zoning such as I-1 or I-2. He noted that the I-4 zoning has proven challenging and ineffective since the 2011 development agreement, as it is geared toward specialized uses such as bioscience or high-tech manufacturing rather than traditional industrial or flex space. He explained that ancillary uses cannot be developed without the primary industrial use, which has not materialized, and that prior proposals for alternative uses were met with community opposition. He concluded that the issue is ultimately a policy decision and that any potential split of the property would require zoning other than I-4, as the I-4 designation has not been viable.

Mr. Sickler noted that the development agreement uses are listed on page 112 of the agenda and clarified that, although I-4 zoning is restrictive and focused on bioscience, the agreement allows additional uses. These include corporate and business offices, daycares, hotel conference centers, indoor recreation, banks, dental and medical clinics, light industrial manufacturing outside of bioscience, as well as limited restaurant, warehouse, and wholesale uses, which extend beyond the typical I-4 classification.

Comm. Kelso asked whether a development similar to Harbourside, with uses such as restaurants, hotels, banks, and other services, could be built to benefit nearby residents. Mr. Sickler responded that uses would be limited primarily to retail, with some personal service uses allowed, but noted that those uses are quite limited. Comm. Kelso asked for clarification on the differences between I-1, I-2, and I-4 zoning districts. Mr. Sickler responded that I-2 is the Town's most intensive general industrial district, allowing uses such as automotive repair and paint, contractor offices, business offices, and light

manufacturing, noting that some light manufacturing is already permitted under the existing development agreement.

Mr. Baird explained that the property was originally zoned I-4 to attract bioscience-type businesses. The property owner at the time, who sought to develop a shopping center, challenged the zoning through a property rights claim, which resulted in a mediated development agreement expanding the permitted uses beyond I-4 to include those identified by Mr. Sickler. Although the property later changed ownership, the development agreement remained in effect for 20 years. Despite all permitted uses being available during that period, none were developed, and the current applicant is now proposing residential development.

Chair Kirn asked whether the project is directly connected to Island Way South in terms of approvals. Mr. Sickler responded that it is not directly connected, but noted that the applicant intends to dedicate right-of-way on the south side of the property to contribute toward completion of Island Way. Mr. Sickler added that this dedication would be addressed through a future site plan application, and that all related applications would return to the Town Council together for second reading. Chair Kirn asked whether Town staff would support R-3 zoning on the west-side parcel if residential use were approved. Mr. Sickler responded that R-3 is typically high density, but that medium-density residential could also be consistent.

Chair Kirn asked whether the applicant had considered development on the south side of the west parcel, noting that the land configuration appears shallow and challenging for efficient commercial or medical office development, and asked if this contributed to the difficulty. Mr. Simon responded that while the site widens toward the east, past designs were limited by water retention needs and the requirement to establish industrial uses first. He noted that although the site offered highway visibility and some smaller buildings were accommodated, the layout was not ideal and limited interest from potential users.

Comm. Vinson asked if the bioscience overlay on the west side property could be removed and the site converted to R3 or another feasible designation. Mr. Sickler explained that the Overlay does not restrict uses and could be removed by a land use amendment. He noted the Overlay is a protective measure requiring a four-fifths Council vote to change the property to residential or commercial retail. Its purpose is to preserve industrial uses. Comm. Vinson asked about wetlands, Mr. Sickler stated he was not aware of any on site, only drainage water bodies.

Comm. Vinson stated that the main concern is the predominance of residential uses in Jupiter compared to commercial or industrial. Comm. Vinson noted that converting both properties to residential seems inconsistent with the Town's prior planning, especially since Jupiter is nearly 90% built out and there are limited options for other uses. Comm. Vinson asked which zoning limits the building height. Mr. Sickler clarified that the distinction is between R1 and R1A zoning and that R1 allows two-story buildings, whereas R1A permits three-story buildings.

Comm. Rogol raised concerns about removing the Bioscience Research Overlay, noting that the Town's strategy has been to encourage commercial and biotech development, citing companies like Scripps and Max Planck. Comm. Rogol questioned whether there has been any study showing the Overlay is no longer needed. Mr. Sickler responded that no specific study has been conducted. The Council previously chose to end multi-jurisdictional oversight of the Overlay, but maintained the Overlay in the Town's

Comprehensive Plan. Staff has identified inconsistencies with the proposed applications, making it a significant policy question for the Council.

Comm. Rogol asked if there is any data showing the area cannot remain bioscience. Mr. Sickler said there has been interest in developing the properties for bioscience uses, including the Hawkeye property to the south and a nine-acre parcel west of the Turnpike, though projects have stalled for various reasons. He noted that concerns have always existed regarding the intensity of development and its impact on intersections such as Island Way and Indiantown Road.

Mr. Sickler referred to the 2022 Jupiter Area Study update, which evaluated vacant parcels, approved but unbuilt trips, and the existing road network to ensure adequate traffic capacity. Mitigation strategies include completion of Indiantown Road expansions, Island Way South, and additional turning lanes. Based on this analysis, approximately 558,000 square feet could be reasonably developed on the property under the research and development land use category. Mr. Sickler added that past proposals often stalled due to the requirement that industrial properties maintain a predominance of industrial uses, while market demand favored commercial or non-industrial uses. Previous applications included hotels, retail strips with restaurants, hospital proposals, manufacturing projects, and corporate developments, but none reached completion.

Chair Kirn asked what aspects of the Overlay make the land attractive to bioscience users. Mr. Sickler explained that the Overlay protects the land for industrial use and was designed to prevent residential conversion, particularly during the 2004–2008 housing bubble. The Bioscience Overlay designation originated from a commitment to Governor Bush and Scripps, with a plan involving North County municipality to attract 8 million square feet of spin-off development. Incentives through the state and Business Development Board have also been available to attract life science users.

Chair Kirn added from his experience developing biotech labs across North America that the biotech market has collapsed since COVID. The initial high demand has dropped significantly, and much lab work can now be done digitally, reducing the need for physical lab space. While Scripps remains a center for biotech research, large-scale biotech expansion to South Florida is unlikely.

Comm. Rogol suggested that the Council should make a specific finding on the Overlay before proceeding. Chair Kirn noted that the Board's role is to provide recommendations on the Overlay, land use, and zoning.

Chair Kirn emphasized that traffic constraints on Indiantown Road limit further development capacity. Given the Town's need for workforce and affordable housing, converting the land could help meet housing needs while managing future traffic. While he is reluctant to give up developable land for local jobs, he noted housing availability is essential for workforce support. Comm. Rogol concluded that while the likelihood of biotech development is low, he would feel more comfortable providing the Council with substantive information to support any decision to remove the Overlay.

Comm. Blum asked about the lot sizes on the east versus west side if the property were developed for housing. Mr. Watson responded that lot sizes and parameters would be detailed during the site plan review. Preliminary plans are under staff review, and final details will be presented in a future site plan application.

Public Comment: None.

Deliberation by Commission:

Comm. Kelso was supportive of giving the developer flexibility so they could balance industrial, commercial, and residential uses, rather than converting the property entirely to residential. She noted that making it all residential risks turning the town into a “bedroom community” and reduces its economic vitality. She emphasized the importance of preserving commercial and industrial opportunities.

Chair Kirn asked whether the west side could have more flexible uses beyond I-4 zoning. Mr. Sickler explained that changing zoning or amending the development agreement would be a separate process after the Town Council makes its policy decision.

Comm. Vinson asked whether the Bioscience Overlay could be removed without changing the underlying zoning. Mr. Sickler confirmed that a motion could support removing the Overlay while leaving the land use and zoning intact, allowing more flexibility in the future. Chair Kirn noted that any recommendation would ultimately go to the Town Council.

Comm. Rogol questioned how to balance industrial versus residential uses given limited information about market viability. Mr. Baird advised that the Board should focus on the application before them and make a recommendation based on its merits. Chair Kirn reinforced that the recommendation should be made with the information available.

Motion:

Item 4A - Comm. Vinson moved to recommend approval of the requested EAST SIDE Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Low Density Residential, on 34.3± acres application including removing the property from the overlay; seconded by Comm. Blum. Final: Motion passed, with a 5-1 vote with Comm. Rogol dissenting.

Item 4B - Comm. Vinson moved to recommend denial of the requested WEST SIDE Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Medium Density Residential, on 23.4± acres with the recommendation for the Town Council to consider removing the property from the overlay and expanding the uses allowed on the property; seconded by Comm. Blum. Final: Motion passed, with a 5-1 vote with Comm. Thompson dissenting.

Item 4C - Comm. Blum moved to recommend approval of the EAST SIDE (34.3± acres) Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-1 (Residential, Single-Family District), based on findings 9 and 10 on Page 12 of the staff report including a trip cap and to allow for workforce housing; seconded by Comm. Vinson. Final: Motion passed unanimously, with a 6-0.

Item 4D - Comm. Blum moved to recommend denial of the requested WEST SIDE Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-3, Residential, Limited Multi-Family District, on 23.4± acres application; seconded by Comm. Vinson. Final: Motion passed, with a 5-1 vote with Comm. Thompson dissenting.

STAFF UPDATE:

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

ADJOURN:

Chair Kevin Kirn adjourned the meeting at 8:56 p.m.

Kevin Kirn, Chair

Vernisa Ayers, Secretary

**Planet Kids Annexation, Future Land Use and Zoning Map Amendments
TOWN MANAGER'S OFFICE**



DATE: January 6, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning
SUBJECT: **Planet Kids Annexation, Future Land Use and Rezoning** – Applications for two parcels totaling 1.4+/- acres located at 6910 174th Street N and the southwest corner of 174th Street N and 68th Terrace N, for a:
A. Voluntary Annexation;
B. Small-scale Future Land Use Map (FLUM) amendment from Palm Beach County (PBC) Medium Residential, 5 units per acre (MR-5) to Town of Jupiter (TOJ) High Density Residential (6 units per acre); and
C. Zoning Map amendment from PBC Residential High (RH) to TOJ Residential, Limited Multifamily District (R-3).

JS

Ordinances #17-26, 18-26, and 19-26	P&Z Commission:	1/13/26	
PZ 25-6511, 6512, 6513	Town Council:	2/17/26	1 st Reading
J. Johnston	Town Council:	3/17/26	2 nd Reading

Project Information

<i>Owner:</i>	PK Properties II Inc.
<i>Applicant:</i>	Zach Ciciera, Coteleur & Hearing
<i>Location:</i>	6910 174th Street N and the corner of 174th Street N and 68th Terrace N (see Attachment A - Location Map)
<i>Acreage:</i>	1.4±
<i>PCN Number:</i>	00424103020060000 and 00424103000007530
<i>Existing FLUM designation:</i>	Palm Beach County (PBC) Medium Residential, 5 units per acre (MR-5)
<i>Proposed FLUM designation:</i>	Town of Jupiter (TOJ) High Density Residential
<i>Existing use of property:</i>	Single-Family and Vacant
<i>Existing Zoning:</i>	PBC Residential High (RH)
<i>Proposed Zoning:</i>	TOJ Residential, Limited Multifamily District (R-3)

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning finds the proposed voluntary annexation and amendments to the Future Land Use Map and

Zoning Map are **consistent** with the goals, objectives, and policies of the Town of Jupiter's Comprehensive Plan and Zoning Code.

Background

Table 1. Surrounding land uses and designations

Location Map – Attachment A		
Location	Existing Land Uses	Future Land Use Designations/ Zoning Districts
North	Commercial (Shell gas station) and Vacant	Commercial / Central Boulevard District of the Indiantown Road Overlay Zoning District, with underlying Commercial, General (C-2)
South	Single family homes; Vacant (Unincorporated)	PBC Medium Residential, 5 units per acre (MR-5) / PBC Residential High (RH)
East	Kennedy Estates Park (Unincorporated)	PBC Medium Residential, 5 units per acre (MR-5) / PBC Residential High (RH)
West	Vacant (future Island Way South Drainage per TOJ plans)	High Density Residential / Residential, Limited Multi-Family (R-3)

For a comprehensive view of the above designations that surround the subject property refer to Attachment B for the Existing Future Land Use Map and Existing Zoning Map, and the Proposed Future Land Use Map and Proposed Zoning Map.

Photo 1.



Existing Conditions: The applicant has submitted a voluntary annexation application concurrent with the FLUM and Zoning Map amendment applications for the subject property. The subject property is a 1.4± acre site made up of two parcels. The western parcel is located at 6910 174th Street N and is currently developed with a single-family home. The eastern parcel is located at the corner of 174th Street N and 68th Terrace N and is vacant. The proposed annexation area is contiguous with the existing municipal limits of the Town to the north and

west. The annexation of this property is consistent with the Town's Annexation Study, which states the area is within the future annexation area of the Town.

The subject property is located along the planned collector roadway extension of Island Way. The southern extension of Island Way is identified as an urban collector road on Future Functional Circulation Map (Transportation Element Figure 8) in the Town's Comprehensive Plan. To provide better connectivity and relieve traffic at the intersection of Central Boulevard and Indiantown Road, the southern extension of Island Way was identified by the Town Council as a consensus mitigation strategy in the Town's Jupiter Area Study (JAS) for the Indiantown Road corridor. It is also a strategic priority and funds have been allocated in the Community Investment Program (CIP). Currently, the Town does not have all of the right-of-way necessary to construct the roadway. The concurrent Site Plan and Special Exception applications are among several recent applications submitted by owners who control most of the right-of-way needed to facilitate development of South Island Way. The Applicant has committed (Attachment C, page 2) to dedicating the necessary right-of-way they own as part of the subject property to the Town as part of the concurrent development application.

Reason for the Request: The Applicant has requested the annexation, land use change and rezoning (see Justification Statement - Attachment C) concurrent with Site Plan and Special Exception applications for a daycare facility (Attachment C, page 1). Based on the High Density Residential land use and Residential, Limited Multifamily zoning district, daycares are a compatible use and may be permitted as a special exception use. Special exceptions are subject to review by the Planning and Zoning Commission and approval by the Town Council.

Analysis.

1. Voluntary Annexation Request

The following section lists the applicable State, County, and Town regulations and analyzes the consistency of the subject annexation request with these regulations.

State Statutes Consistency: Section 171.044(1), Florida Statutes (F.S.), states that:
"The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed into the municipality."

In addition, Section 171.044, F.S. prohibits the annexation of a parcel which would create an enclave. The subject property is contiguous to the Town boundary (Attachment A) and the annexation will reduce the size of an existing enclave.

Intergovernmental Coordination: Staff has notified the Palm Beach County Planning Division of the application for annexation. As of the date of this report, staff has not received any comments from the County. Staff has also notified the County's Interlocal Plan Amendment Review Committee (IPARC) of the proposed FLUM amendment. As of the date of this report, staff has not received any comments from any adjacent local governments.

Comprehensive Plan Consistency: The proposed annexation is in conformance with the Future Land Use Element of the Town's Comprehensive Plan. The Town's Future Annexation Study criteria and priorities contained in Objective 1.6 of the Future Land Use Element are discussed in Attachment F.

Traffic impacts: There are no traffic impacts associated with annexing property into the Town.

Environmental impacts: The Town's Natural Resources staff did not have any concerns regarding the proposed annexation of the subject parcels. Any future development on the property will be required to comply with the Comprehensive Plan and Town Code.

Infrastructure Impact Analysis: All public facilities are available to the property without adversely impacting the Town's established levels of service (LOS) standards as required by the Comprehensive Plan; specifically, Policy 1.4.4 of the Infrastructure Element. The results of this analysis are contained in Infrastructure Impact Analysis section of the Annexation Criteria (Attachment E). It is important to note, the owner will be required to meet any and all connection requirements and associated costs for water and sewer service. Currently, the eastern lot does not have water service and the western lot has three-quarter inch water service line. At time of site plan review and approval, an allocation of capacity letter will need to be obtained, and the owner will need to enter into a water service agreement.

2. Future Land Use Map Amendments

Criteria for FLUM amendments. Section 27-178 provides four (4) criteria for the review of future land use amendments. The proposed 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 future land use amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as shown in 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 Future Land Use designation is consistent with the surrounding properties and will continue the established land use pattern in the area. The land uses to the south and east are designated Palm Beach County Medium Residential, 5 units per acre (MR-5) and developed with single family homes and a park to east. The properties to the west are designated Town of Jupiter High Density Residential and are currently vacant. The properties to the north are designated Commercial with one property developed with a gas station and the other properties are vacant. In addition, the subject parcels are located in close proximity to the intersection of Indiantown Road and Island Way and are near a major shopping area. The proposed High Density Residential designation of the subject property provides a transition in intensity from the commercial uses to the north to provide a buffer for the lower density residential of the south.

- 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, as the properties to the west are also designated High Density Residential. In addition, the County MR-5 land use designation allows a maximum of five dwelling units per acre. The most consistent Town land use designation is High Density Residential which allows four to six units per acre. Currently, the subject property is in an unincorporated enclave. Therefore, the annexation, Future Land Use amendment, and rezoning will reduce an existing enclave and provide consistent land use and zoning related to the adjacent and nearby designations and districts.

- 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 land use change is necessary because the applicant is seeking to voluntarily annex into the Town. Chapter 163 of the Florida Statutes requires annexed land to be assigned a municipal Future Land Use Designation and Zoning district. The annexation will reduce an isolated unincorporated county pocket.

Population impacts. The proposed land use change will have minimal residential density impacts to the Town. The subject property is 1.4 ± acres in size and will not support many residential units under either the Town or County land use designations. The County designation allows up to five units per acre, resulting in a maximum of seven units; while the Town High Density Residential land use allows up to six units per acre, resulting in a maximum of eight units. Based on the census average persons per household of 2.5, if residential is developed at six units per acre, this would result in an approximate population increase of 20 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 uses by right to the proposed designation, as well as comparing the current uses by right to the concurrently proposed special exception day care use. The existing MR-5 land use designation allows a maximum density of five dwelling units per acre. Using 1.4 acres, this would allow up to seven units. The proposed High Density Residential land use designation allows a maximum density of six dwelling units per acre. At 1.4 acres, this would allow up to eight dwelling units. The proposed land use designation allows "other compatible uses", including daycare, which per the proposed zoning is a special exception use, requiring Town Council review and approval.

According to the Trip Generation tables contained in the applicant's traffic analysis (Attachment G, p. 6), when evaluating the most intense by right use of six units per acre, the proposed FLUM amendment on the subject property would result in a slight increase of **10** Average Daily Traffic (ADT) trips, **1** AM peak hour trips, and **1** PM peak hour trips over the existing land use. In contrast, when analyzing the trip generation for the proposed special exception daycare use, the proposed FLUM amendment could result in a significant increase of **1,362** ADT trips, **268** AM peak hours trips, and **270** PM peak hours trips.

It is important to note that the existing PBC zoning also allows a daycare use as a conditional use (similar to TOJ special exception use) requiring Board of County Commission approval. Any special exception use is required to be reviewed through a separate quasi-judicial public hearing process. At that time, the applicant would be required to satisfy the Town's special exception criteria and demonstrate that the proposed use will not have a detrimental impact on traffic, or that any adverse impact can be mitigated to meet the acceptable level of service requirements.

Table 1. Traffic

Type	Dwelling Units/ Number of Students	Avg. Daily Trips	AM Peak Hour	PM Peak Hour
Existing	7 du	70	5	7
Maximum per proposed land use	8 du	80	6	8
Proposed through future special exception	350 students	1,432	273	277

The Town's Traffic Engineer has reviewed the applicant's traffic analysis and does not have any concerns.

Environmental impacts. The proposed future land use map amendment of High Density Residential will have minimal impact on the site. The Town's Natural Resources staff has reviewed the proposed FLUM amendment and does not have any concerns regarding environmental impacts. As noted previously, any future development on the property will be required to comply with the Comprehensive Plan and Town Code.

3. 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: See "Future Land Use Map Amendment" section above for discussion on consistency with the Comprehensive Plan. The proposed zoning district of Residential, Limited Multifamily is consistent with the Future Land Use designation of High Density Residential.

- 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 surrounding properties and will continue the established land use pattern in the area. As noted previously, the subject property is surrounded by vacant properties to the west, residential to the south and east, and commercial to the north. The current PBC zoning district of Residential High (RH) is consistent with the designation of the unincorporated parcels to the south and east and allows daycare as a conditional use (similar to TOJ special exception use) requiring Board of County Commission approval. The proposed zoning district of Residential, Limited Multifamily (R-3) is consistent with the Town of Jupiter parcels to the west and allows daycare as a special exception use requiring Town Council approval. The zoning districts to the north are designated Town of Jupiter Commercial, General (C-2). As stated previously, the proposed designation provides a transition of high density residential from the commercial uses of the north, to the existing single family residential of the south.

- 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 for the subject property will not create an isolated zoning designation, as the properties to the west are also designated Residential, Limited Multifamily. Therefore, the annexation, Future Land Use amendment, and rezoning will reduce an existing enclave and provide consistent land use and zoning related to the adjacent and nearby designations and districts.

- 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 map amendment is necessary because the applicant is seeking to voluntarily annex into the Town. Chapter 163 of the Florida Statutes requires annexed land to be assigned a municipal future land use designation and zoning district.

The data and analysis supporting the FLUM amendment 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 western subject property is currently developed with a single-family home and the eastern subject property is undeveloped.
2. The subject property is in an unincorporated enclave and is contiguous to the Town of Jupiter's Municipal boundaries.
3. Annexation of the subject property will not result in the creation of an enclave. It will reduce an existing enclave.
4. The property is within the Town's annexation area considered to be desirable for annexation, as noted in the Town's Future Annexation Study.
5. The subject property is currently assigned the PBC MR-5 future land use designation and PBC RH zoning district. Once annexed, the subject property must be assigned with the appropriate Town future land use and zoning district designation.
6. The proposed future land use designation of TOJ Residential High is consistent with the goals, objectives, and policies of the Comprehensive Plan.
7. The proposed zoning district of TOJ Residential, Limited Multifamily District is consistent with the proposed future land use designation.

Conclusions.

Staff has reviewed the requested Voluntary Annexation, FLUM, and Zoning Map amendments on the subject property totaling 1.4 acres. Based on existing and future potential uses, staff finds them to be consistent with the Comprehensive Plan and Land Development Regulations for the following reasons:

1. The annexation of this property is consistent with Town's Annexation Study and complies with Florida Statute 171.044(1) by not creating an enclave.
2. The proposed annexation, future land use and zoning map amendment applications are consistent with the Comprehensive Plan's goals, objectives and policies.

Attachments:

Attachment A – Location Map
Attachment B – Map Set
Attachment C – Annexation Justification Statement
Attachment D – FLUM and Rezoning Justification Statement
Attachment E – Annexation Criteria
Attachment F – Comprehensive Plan Objectives and Policies
Attachment G – FLU Traffic Statement

Contact Jenna Johnston at 561-741-2589 or email at jennaj@jupiter.fl.us for attachments.



1 inch equals 200 feet

0 100 200 Feet

Aerial Location Map

Planet Kids

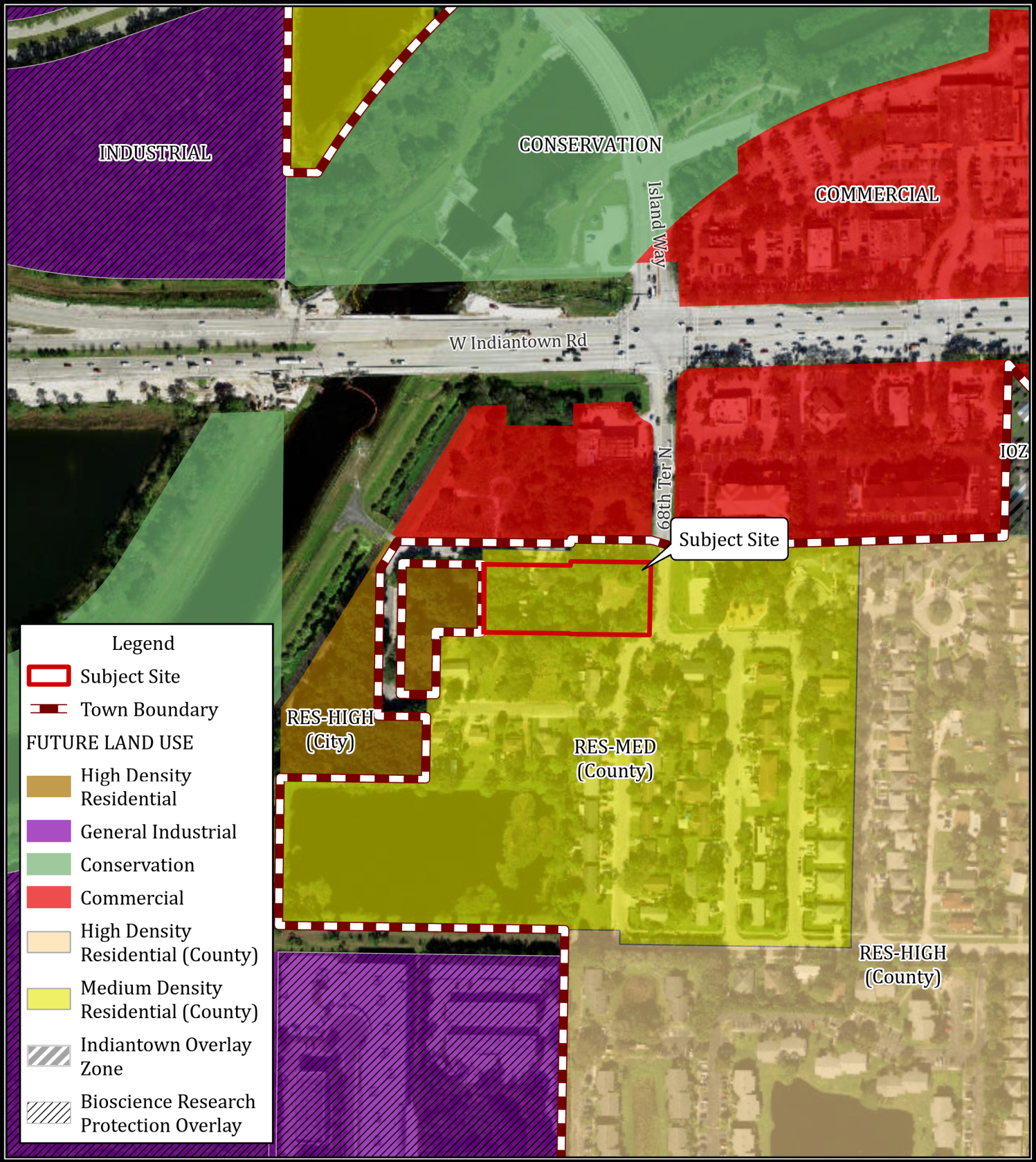
Jupiter, FL



Cotleur & Hearing

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

Map Document: "F:\Projects Active\24-1032 Planet Kids VIII\Maps and Graphics\ArcMap_Projects\ArcGIS Pro Base_Planet Kids"
[07/25/2025] ESS



1 inch equals 300 feet

0 150 300 Feet

Current FLU Map

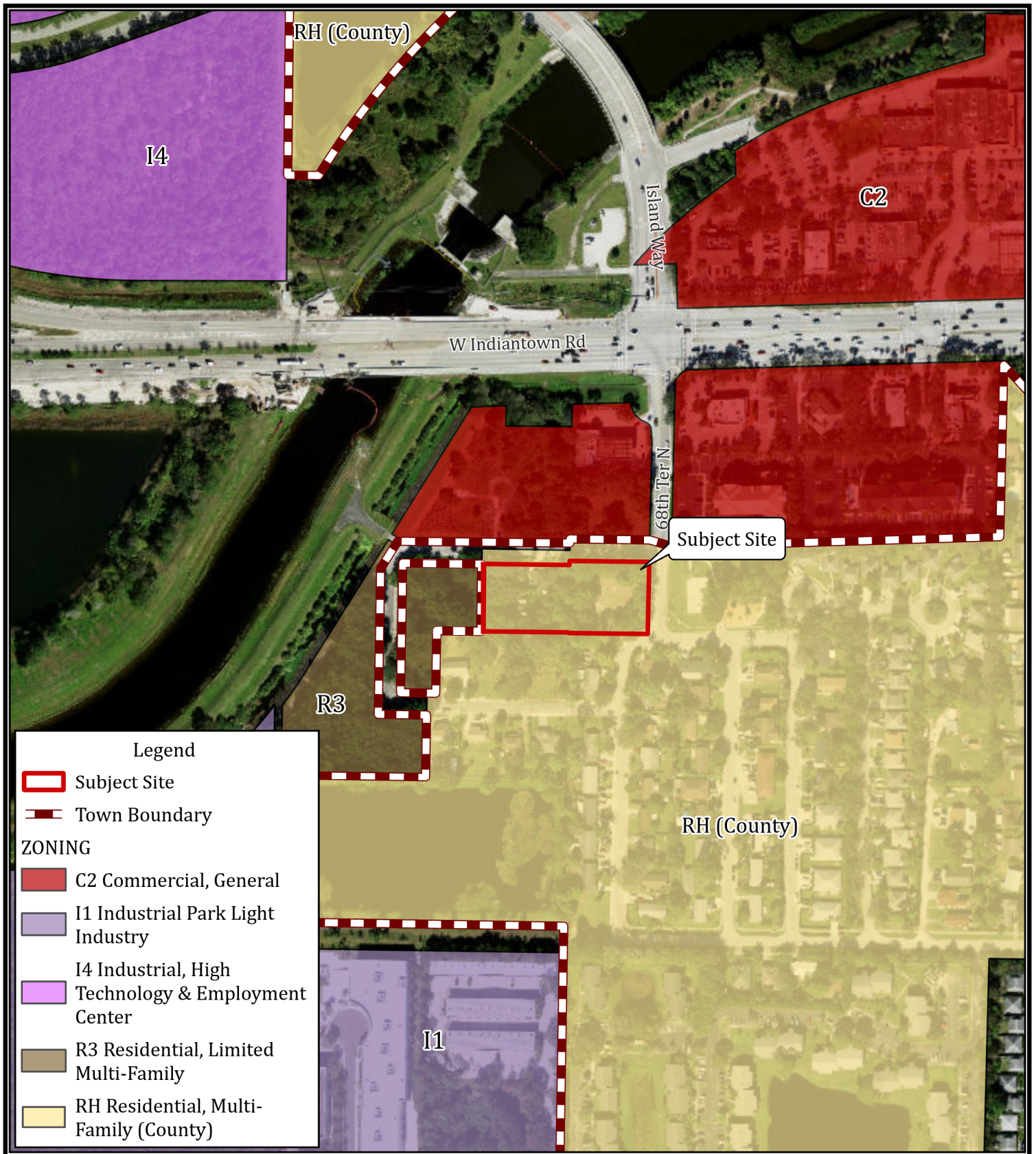
Planet Kids

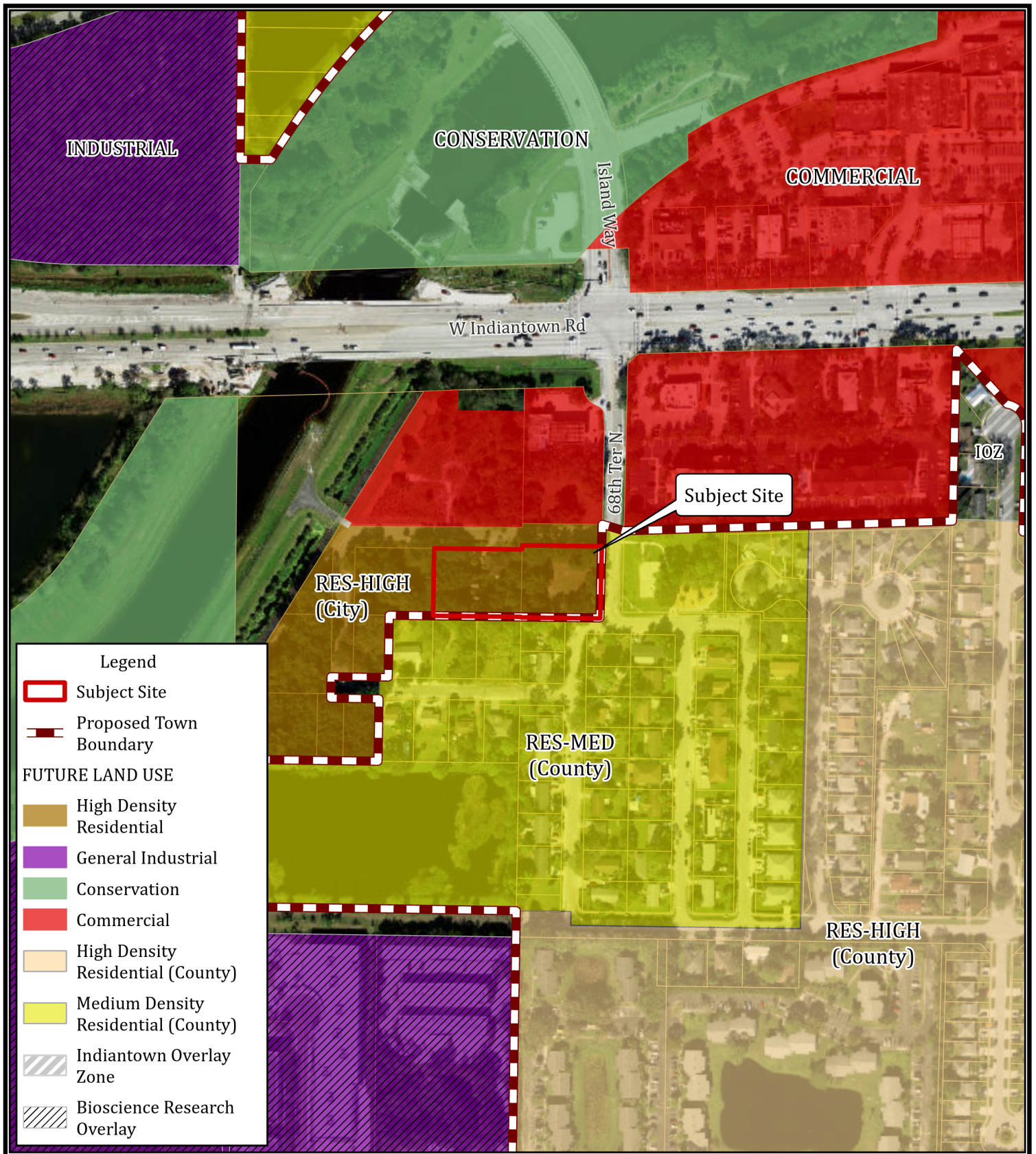
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[07/25/2025] ESS





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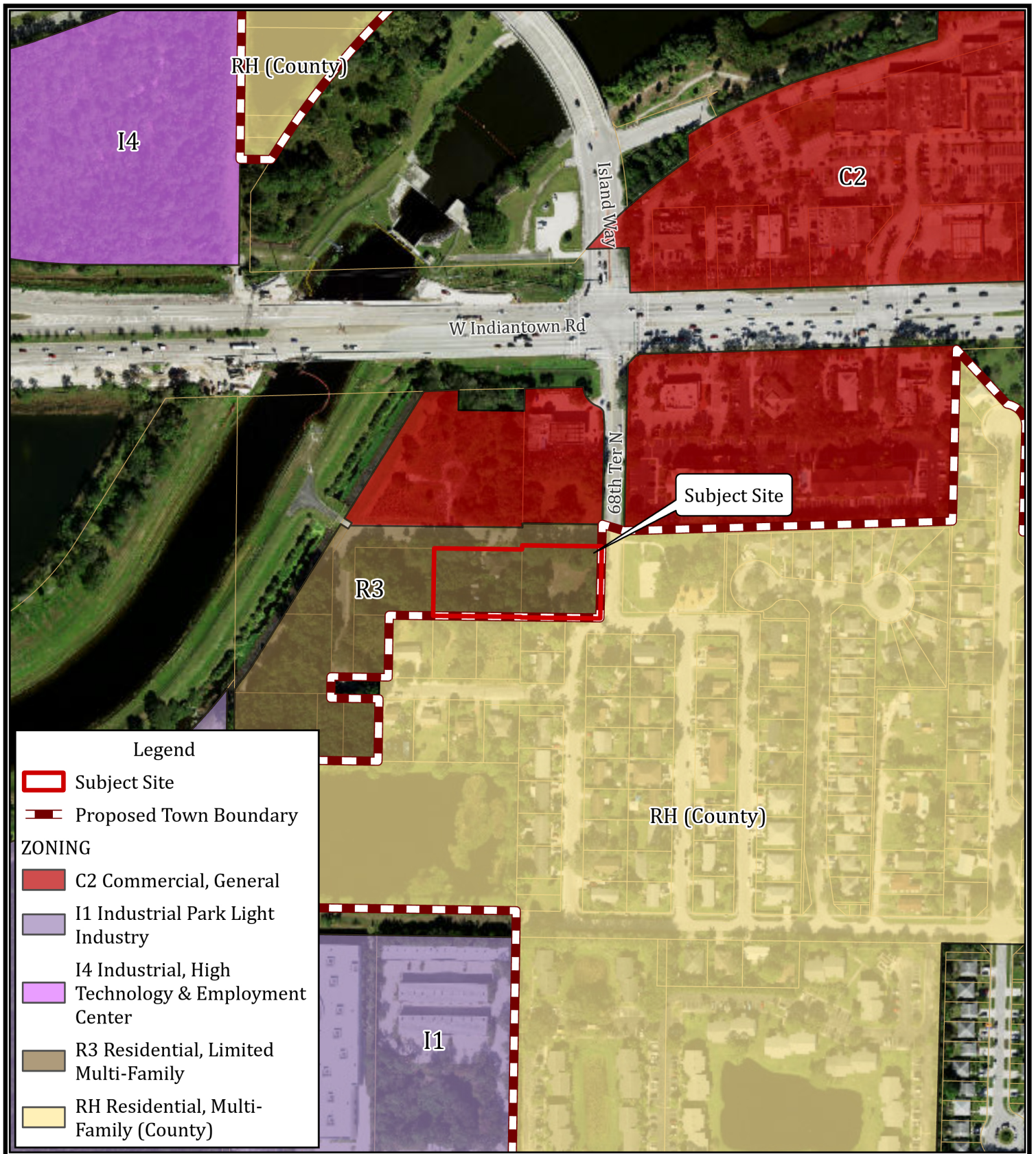
Proposed FLU Map **Planet Kids** *Jupiter, FL*



**Cotleur &
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Map Document: "F:\Projects Active\24-1032 Planet Kids VIII\Maps and Graphics\ArcMap_Projects\ArcGIS Pro Base_Planet Kids"
 [08/18/2025] ESS



1 inch equals 300 feet

0 150 300
Feet

Proposed Zoning Map **Planet Kids** *Jupiter, FL*



**Cotleur &
Hearing**

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Map Document: "F:\Projects Active\24-1032 Planet Kids VIII\
 Maps and Graphics\ArcMap_Projects\ArcGIS Pro Base_Planet Kids"
 [08/18/2025] ESS

Planet Kids Daycare

Voluntary Annexation

Statement of Use

November 10, 2025

REQUEST

The property owner PK Properties II Inc, is seeking the approval of a voluntary annexation into the Town of Jupiter for 2 parcels contiguous with the town's current municipal boundary and located within the Town's designated Future Annexation Area. The subject properties are located within unincorporated Palm Beach County at 6910 174th St N and the corner of 147th St N and 68th Terrace N.

Subject to annexation and related approval, the applicant intends to develop the properties with a new daycare facility to serve the surrounding community. Daycare facilities are identified as a compatible use in the High Density Residential future land use designation pursuant to Policy 1.3.3 of the Comprehensive Plan and are permitted as a special exception use.

The proposed annexation meets the Town's current annexation evaluation criteria based on infrastructure capacity, intergovernmental coordination, and consistency with the Comprehensive Plan. Water, sanitary sewer, stormwater, and solid waste services are all available to the subject property through existing infrastructure and utility providers. Police protection will be provided by Jupiter Police Department, and no impacts to services are anticipated. Fire rescue will be provided with adequate coverage by Palm Beach County Fire Rescue. The proposed annexation and daycare development are not expected to generate an increase for general government services. Additionally, because no residential development is proposed, school capacity is not needed. Approval of this annexation will result in the dedication of 3,886.7 square feet of future right of way towards the Town's Island Way South collector road.

LOCATION

The subject property on the corner of 147th St N and 68th Terrace N is 0.68 acres, and the subject property located at 6910 174th St N is 0.7 acres. The first property is currently vacant, and the second property features a single-family home constructed in 1948. Both properties are currently within the RH zoning district and the MR-5 Future Land Use Designation pursuant to Palm Beach County's Zoning and Future Land Use Maps.

ADJACENT FUTURE LAND USE & ZONING CLASSIFICATION

	Zoning	FLU	Use
N (Town of Jupiter)	C-2	COMM	COMM6

S (Unincorporated PBC)	RH	MR-5	RH
E (Unincorporated PBC)	RH	MR-5	ro1
W (Town of Jupiter)	R3	RH	sfr

As part of the annexation and subsequent development application, the applicant will provide the necessary right of way dedication to the Town of Jupiter to support the future construction of Island Way South, a planned collector roadway that will enhance the north to south connectivity in the area. Island Way South is anticipated to improve the overall mobility and reduce traffic. Its alignment is supported by the Town's growth management under Objective 1.1 of the Comprehensive Plan which emphasizes orderly development in areas that can support needed infrastructure. The applicant looks forward to working with staff through this annexation process to bring this new development opportunity to the Town of Jupiter. The owner applicant and Cotleur & Hearing are available to answer any questions staff might have and provide necessary information to supplement the information provided in the submittal. Please do not hesitate to contact Zach Ciciera of Cotleur & Hearing at zciciera@cotleur-hearing.com or 561.747.6336 ext. 135 for any additional information.

Planet Kids Daycare
Future Land Use Amendment | Rezoning
Statement of Use
November 10, 2025

INTRODUCTION

On behalf of the applicant, PK Properties II Inc., we respectfully request approval of a Future Land Use (FLU) map amendment and rezoning to follow the concurrent voluntary annexation application submitted to the Town of Jupiter for the subject properties located at 6910 174th Street North and the corner lot at 68th Terrace North and 147th Street North, currently with unincorporated Palm Beach County. In accordance with Florida Statute Section 171.0413, the application seeks to assign a Town FLU designation of High Density Residential (RH) and R3 zoning to the subject properties. The properties are currently designated Medium Residential (RM-5) with a zoning designation of RH under Palm Beach County. The proposed annexation area terminates at the eastern and southern boundaries of the two subject properties, which are contiguous with the existing municipal limits of the Town of Jupiter. Approval of these applications will allow the applicant to submit a request to construct a daycare facility and contribute to the town's future plans for Island Way South by dedicating the necessary portions of right of way.

PROJECT CONTACT

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

Agent/Planner

Cotleur & Hearing
Attn: Zach Ciciera / Donaldson Hearing
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
561.406.1033
zciciera@cotleur-hearing.com

Applicant / Owner

PK Properties II Inc
Attn: Manuel Sarria
14371 Halter Rd
Wellington, FL 33414
pkmanny@me.com

LOCATION

The subject properties are identified as PCNs: 00-42-41-03-00-000-7530 and 00-42-41-03-02-006-0000. Located adjacent to one another on the corner of 174th Street and 68th Terrace North.

The properties both have a Future Land Use designation of MR-5 (County) which permits up to 5 units per acre and current zoning of RH (County). The proposed designations of R3 zoning and RH Future Land Use within the Town of Jupiter would allow up to six (6) dwelling units per acre, bringing a small increase in density that would be compatible with the surrounding area and is consistent with the Town's Comprehensive Plan.

In accordance with Policy 1.3.3 of the Town's Comprehensive Plan, the following demonstrates how the subject site satisfies the seven High Density Residential (RH) location criteria:

- A) Adjacent to, at, or in close proximity to intersections of arterial and collector roadways.

RESPONSE: The site is located along the proposed Island Way South, which will function as a collector roadway. The Island Way South expansion is planned to be constructed prior to the commencement of Planet Kids construction, ensuring appropriate roadway access and connectivity upon development. As part of this application, a right of way dedication will be provided to the Town to support the construction of the Island Way South extension.

- B) Near and directly accessible to major shopping and employment centers.

RESPONSE: The site is close in proximity to the Island Way corridor, Indiantown Road commercial corridor, and major employment centers within Jupiter. Nearby commercial plazas include Chasewood Plaza, located less than half a mile away and featuring a Publix, Jersey Mike's Subs, Chipotle, and Bank of America. Jupiter West Plaza is located a quarter mile away, which includes a Duffy's Sports Grill, Aldi, Wells Fargo, and Planet Fitness. These locations provide convenient access to retail, dining, and employment opportunities for local residents.

- C) Near park and open space areas.

RESPONSE: The site is located across the street from Kennedy Estates Park.

- D) In areas that serve to spatially separate or buffer low and medium 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.

RESPONSE: The proposed RH land use provides a logical transition between the lower density residential areas to the south and east and the higher intensity commercial areas to the north.

- E) In areas where water supply and sewerage facilities are available.

RESPONSE: Water and sewer service are available to the site.

- F) In areas where adequate police and fire protection can be provided economically with a low time of response.

RESPONSE: Adequate police and fire protection are available from the Jupiter Police Department and Fire Department.

- G) Where a tract of land has a large percentage of sensitive environmental or upland habitat, clustering of densities shall be encouraged to protect the habitat.

RESPONSE: There are no sensitive environmental or upland habitat on the properties.

SURROUNDING LAND USE AND ZONING

	Zoning	FLU
Subject Properties	RH (PBC)	MR-5 (PBC)
N	C2	COMM
S	RH (PBC)	MR-5 (PBC)

E	RH (PBC)	MR-5 (PBC)
W	R3	RH

JUSTIFICATION

Sec. 27-178 – Criteria for future land use and zoning map amendments.

In addition to the applicable requirements of the Florida Statutes, the following criteria shall apply to all applications which propose to change the town's future land use or zoning map:

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

Future Land Use Response: As part of the annexation process, the assignment of a Future Land Use designation is required to ensure consistency with the Town's Comprehensive Plan and compatibility with surrounding development. The subject properties are contiguous with the Town's existing municipal boundary and are located within the Town's identified future annexation area. In accordance with Policy 1.3.3 of the Comprehensive Plan, the High Density Residential designation that is proposed for the subject properties permits a density range between 4 and 6 units per acre. This designation aligns with the character of the surrounding area and supports the Town's goals for managing growth and promoting compatible land use patterns.

Rezoning Response: The proposed R3 zoning district is consistent with the goals and objectives of the Town's comprehensive plan by allowing multifamily residential development that contributes to a diverse mix of housing options. The R3 designation supports the Town's intent to locate higher density residential uses near established commercial corridors and in areas targeted for infill and growth. Additionally, the proposed zoning represents a logical extension of the existing Town zoning to the north and to the west of the subject properties, further promoting a cohesive and compatible land use pattern. The applicant intends to provide a daycare facility on the site, subject to all necessary approvals. This use will offer a valuable service to nearby residents and employees, aligning with the Town's goal of supporting family and community serving amenities in appropriate locations.

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

Future Land Use Response: The proposed High Density Residential (HDR) Future Land Use designation is consistent with the surrounding land use pattern. To the north, the adjacent property is designated Commercial (COMM) within the Town. To the south and east, properties are designated Medium Residential, 5 units per acre (MR-5) under Palm Beach County jurisdiction. To the west, the adjacent property is designated High Density Residential (RH) within the Town. In accordance with Policy 1.3.3 of the Comprehensive Plan, the proposed HDR designation provides an appropriate transition between lower density residential uses and more intensive commercial designations and reflects the existing development pattern along this corridor.

Rezoning Response:

The proposed R-3 zoning is consistent with existing zoning patterns in the vicinity. The property to the north is zoned C2 (Commercial, Town of Jupiter), while properties to the south and east are zoned RH (Residential High, Palm Beach County). To the west, the adjoining property is zoned R-3 within the Town. The proposed zoning maintains compatibility with existing uses, promotes continuity in development, and avoids introducing conflicts with surrounding zoning districts. Additionally, the R3 district permits certain community-serving uses, such as daycares, by special exception, further supporting compatibility with the broader neighborhood context.

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

Future Land Use Response: The proposed High Density Residential (HDR) designation is not isolated and is compatible with the surrounding land use context. It is bordered by Commercial (COMM) to the north, Medium Residential (MR-5) under Palm Beach County to the south and east, and High Density Residential (RH) within the Town to the west. The HDR designation serves as a logical transition between commercial and lower-density residential uses, minimizing potential land use conflicts and supporting a balanced, integrated land use pattern along the corridor.

Rezoning Response: The proposed R3 zoning district represents a logical extension of the Town's existing zoning framework and does not constitute spot zoning. It is directly contiguous to an R3-zoned property to the west and complements the RH-zoned properties to the south and east under Palm Beach County jurisdiction. This zoning pattern promotes compatibility with surrounding uses, reinforces the Town's urban form, and supports a cohesive interface between the Town and adjacent unincorporated areas. The intended use of the property as a daycare center further supports the appropriateness of the R3 zoning designation, as it aligns with the district's allowance for community serving low intensity uses.

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

Future Land Use Response: The proposed Future Land Use amendment is necessary due to the concurrent voluntary annexation of the subject properties into the Town of Jupiter. Assigning the HDR designation ensures consistency with adjacent land uses within the Town and provides an appropriate framework to accommodate ongoing residential growth and shifting demographic trends in the area.

Rezoning Response: The proposed rezoning to R3 is warranted as a result of the change in jurisdiction following annexation and represents a logical extension of the Town's existing zoning pattern. While the surrounding area of unincorporated Palm Beach County is primarily developed with single family and duplex homes, both the current County zoning and Future Land Use designations already permit higher-density residential uses by right, indicating that increased residential intensity is anticipated and appropriate in

this area. The subject site is located at the edge of the Town’s municipal boundary where land uses transition from residential to commercial. The R3 zoning district provides an appropriate transitional designation that maintains compatibility with nearby residential neighborhoods while supporting the Town’s goal to promote cohesive, well planned development along key corridors such as Island Way. The proposed daycare use further reinforces this transition by serving as a low intensity use that fits the intensity of the neighborhood, while also providing an essential community service to surrounding residents and bridging the commercial and residential character of the area.

TRAFFIC

The report evaluates changing a 1.38-acre site at the southwest corner of Indiantown Road and Island Way from Palm Beach County MR-5 (≈7 SFD units max) to Jupiter High Density Residential (RH), using a day care as a compatible use under Policy 1.3.3. The proposed day care (tested at 16,674 sf and at 350 students, with the higher “students” scenario carried forward) generates about 716 net new daily trips, 136 AM peak-hour trips (72 in/64 out), and 138 PM peak-hour trips (65 in/73 out). Short-range (2030) Test 2 significance within a 2-mile RDI found no roadway links significantly impacted (no link exceeds 3% of LOS E peak-hour service volume), so no capacity analysis was required. Long-range (2045) daily analysis per Palm Beach County FLUE Policy 3.5-d—assuming FDOT’s widening of Indiantown Road to eight lanes between I-95 and Central Boulevard—also found no significant impacts on analyzed links. Overall, the FLUA to RH (day care) does not create new roadway deficiencies and can be accommodated by the network with planned improvements by others.

WASTEWATER ANALYSIS

The project will be served by existing water and sewer facilities located within the adjacent roads (68th Ter. N and 174th St. N.). Review of as-built drawings shows an existing 8” gravity sanitary sewer main located within both roads and an existing 8” potable water main located on the west side of 68th Ter. N. A 6” water main connects to the 8” and loops around the property within 174th St. to the north and 173rd St. to the west. There is an existing fire hydrant connected to the 6” water main on 174th St. that is available serve the proposed development.

The projected average daily flow is calculated assuming 20 GPD/100 SF and totals **3,400 GPD**. Using a peaking factor of 4.0 the peak flow is calculated to be **9 GPM**.

CONCLUSION

The proposed Future Land Use Amendment and Rezoning requests are necessary to establish land use and zoning consistency following annexation into the Town of Jupiter. The RH and R3 designations will promote compatible, efficient growth that aligns with the Town’s Comprehensive plan. This provides the framework for the applicant to later seek approval for a daycare facility, ensuring that the property contributes positively to the Town’s residential and service landscape. Please contact Zach Ciciera or Donaldson Hearing with Cotleur & Hearing for any questions regarding this request.

Attachment E – Town's Annexation Criteria

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 yard 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 High Density Residential land use designation should not significantly change the 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. 19, which is located on Central Boulevard just north of Indiantown Road.
7. *General Government.* No significant increase in demand for general government services is anticipated.
8. *Intergovernmental Coordination.* The Town has notified the Palm Beach County Planning Division of the application for annexation. As of the date of this report, staff has not received any comments from the County.

Staff has notified the County's Interlocal Plan Amendment Review Committee (IPARC) of the proposed FLUM amendment. As of the date of this report, staff has not received any comments from any adjacent local governments.

9. *Recreation.* The proposed FLUM amendment on the subject property to assign the High Density Residential land use designation will not have a significant increase in demand for recreation facilities in the Town.

10. *School Capacity Impacts.* The proposed High Density Residential land use designation is not likely to have significant additional impacts to school facilities. The Palm Beach County School District has been provided a copy of the Statement of Use for the applications.

Comprehensive Plan Consistency:

Future Land Use Element Objective 1.6 states that annexations will be based on the criteria and priorities set forth in the “Future Annexation Study,” as amended, which includes the following:

- A. Existing Town Policy:* The subject properties are located in an unincorporated enclave as identified in the Future Annexation Study. According to the study, unincorporated properties within enclaves should be annexed into the Town.
- B. Legal Considerations:* The subject properties are consistent with the requirements of Chapter 171, F.S. Annexation of the properties will reduce the size of an existing enclave.
- C. Fiscal Considerations:* Once the properties are annexed into the Town, taxes paid will contribute to provide roads, police, fire services, etc, as applicable.
- D. Impact* The subject properties are serviced by a local road that is planned to be upgraded to an urban collector as part of the southern extension of Island Way on the Future Functional Circulation Map (Transportation Element Figure 8). The subject properties are within the Town’s water service and the LRD sewer system. Any water or sewer connection fees required will be the responsibility of the owner.
- E. Community Values:* If annexed, any future development will be required to be consistent with the community values established in the Town’s Comprehensive Plan and Land Development Regulations.
- F. Land Use Considerations:* The Future Annexation Study states that the land use designation of any recently annexed property should be evaluated in light of the capacity of both existing and programmed infrastructure.
- G. Management/Planning:*
1. *Annexation of enclaves:* The subject properties are part of an existing enclave.
 2. *Areas which are currently or are projected to be moderate to high growth potential areas:* The subject properties are located adjacent to existing commercial properties to the north and an established residential area to the south and east making it suitable for moderate growth potential.
 3. *Areas with essential infrastructure:* As noted above, water and sanitary service is available to the subject property.
 4. *Urban services can be provided cost efficiently:* All urban services noted above are available at the Town’s adopted level of service standards.
 5. *Areas which square off the Town’s limits:* The annexation of the subject properties will reduce the size of an existing enclave.

Attachment F – 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 High 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. 19, which is located on Central Boulevard just north of Indiantown Road. 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 proposed FLUM amendment on the subject property to assign the High Density Residential land use designation will not have a significant increase in demand for recreation facilities in the Town.
10. *School Concurrency.* The proposed High Density Residential land use designation is not likely to have significant additional impacts to school facilities. The Palm Beach County School District has been provided a copy of the Statement of Use for the applications.

PLANET KIDS PALM BEACH COUNTY, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

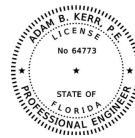
FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

PLANET KIDS PALM BEACH COUNTY, FL

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



August 18, 2025
Revised October 27, 2025
Revised December 18, 2025
Kimley-Horn Project # 241251000
Registry No. 64773
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Digitally signed
by Adam B Kerr
Date: 2025.12.18
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Adam B. Kerr, P.E.
Florida Registration Number 64773

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INTRODUCTION

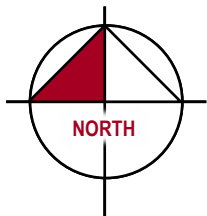
Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 1.38-acre site located on the southwest corner of Indiantown Road and Island Way, in Palm Beach County Florida. **Figure 1** illustrates the location of the project site. The site currently has a Palm Beach County FLU designation of Medium Residential (MR-5); which permits 5 dwelling units per acre. The proposed development has a Jupiter FLU designation of High Density Residential (RHD).

The parcel control numbers for this site are:

- 00-42-41-03-02-006-0000
- 00-42-41-03-00-000-7530

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures accepted by the Town of Jupiter. Currently, the site has a Single Family Detached designation (MR-5), which permits 5 dwelling units per acre. Therefore, the 1.38-acre site permits 7 dwelling units. The proposed future designation is High Density Residential. Per Policy 1.3.3 of Jupiter's Future Land Use Element, a compatible use for this land use includes single family detached. High Density Residential permits six units per acre. Therefore, the 1.38-acre site permits 8 dwelling units.

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



LEGEND

- Site Location
- Project Traffic %

FIGURE 1
Planet Kids
KH# 241251000
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 current trip generation occurring on site. The existing site contains three single family detached dwelling units however; to provide a conservative analysis no credit was taken for the existing site.

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**, Single Family Detached was used for the land use, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 70 net new external daily trips, 5 net new external AM peak hour trips (+1 inbound,+4 outbound), 7 net new external PM peak hour trips (+4 inbound, +3 outbound).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLUE designation, which equates to 8 dwelling units of single family detached use. As indicated in **Table 1**, the maximum density of development under the proposed future land use designation has the potential to generate 80 new external daily trips, 6 net new external AM peak hour trips (+2 inbound, +4 outbound), and 8 net new external PM peak hour trips (+5 inbound, +3 outbound). An additional scenario was included in the trip generation calculations to show the maximum development permitted under day care use. The result of the additional scenario is included in Table 1.

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 and for the long range (2045) scenario using methodologies accepted by the Town of Jupiter.

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 Site Development										
PBC	Vacant		0	0	0	0	0	0	0	0
Subtotal				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										
PBC	Single Family Detached	ITE 210	7 DU	70	5	1	4	7	4	3
Subtotal				70	5	1	4	7	4	3
Pass-By Capture			Daily	AM	PM					
	Single Family Detached		0.0%	0.0%	0.0%	0	0	0	0	0
Subtotal				0	0	0	0	0	0	0
Driveway Volumes				70	5	1	4	7	4	3
Net New External Trips				70	5	1	4	7	4	3
Proposed FLU Maximum Intensity (Students)										
PBC	Day Care	ITE 565	350 student(s)	1,432	273	145	128	277	130	147
Subtotal				1,432	273	145	128	277	130	147
Pass-By Capture			Daily	AM	PM					
	Day Care		50.0%	50.0%	50.0%	716	137	73	65	74
Subtotal				716	137	73	64	139	65	74
Proposed FLU Maximum Intensity (Residential)										
PBC	Single Family Detached	ITE 210	8 DU	80	6	2	4	8	5	3
Subtotal				80	6	2	4	8	5	3
Internal Capture			% Daily	% AM	% PM					
	Single Family Detached		0.0%	0.0%	0.0%	0	0	0	0	0
Subtotal				0	0	0	0	0	0	0
Pass-By Capture			Daily	AM	PM					
	Single Family Detached		0.0%	0.0%	0.0%	0	0	0	0	0
Subtotal				0	0	0	0	0	0	0
Driveway Volumes				80	6	2	4	8	5	3
Net New External Trips				80	6	2	4	8	5	3
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)				80	6	2	4	8	5	3
Radius of Development Influence:				Directly Accessed Links						
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)				10	1	1	0	1	1	0
Radius of Development Influence:				No Significant Impact						
Driveway Volumes				1,432	273	145	128	277	130	147
Net New External Trips				716	136	72	64	138	65	73
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)				716	136	72	64	138	65	73
Radius of Development Influence:				2 miles						
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)				646	131	71	60	131	61	70
Radius of Development Influence:				Directly Accessed Links						
Land Use			Daily	AM Peak Hour			PM Peak Hour		Pass By	
Single Family Detached			10 trips/DU	0.7 trips/DU (26% in, 74% out)			0.94 trips/DU (63% in, 37% out)		0.0%	
Day Care Center			47.62 trips/ksf	11 trips/ksf (53% in, 47% out)			11.12 trips/ksf (47% in, 53% out)		44.0%	
Day Care			4.09 trips/student(s)	0.78 trips/student(s) (53% in, 47% out)			0.79 trips/student(s) (47% in, 53% out)		50.0%	

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 existing, 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 is 8 single family detached dwelling units. Therefore, the net increase in peak hour trip generation potential is 6 net new external AM peak hour trips (+2 inbound, +4 outbound) and 8 net new external PM peak hour trips (+5 inbound, +3 outbound). For the purposes of this analysis, the radius of development influence is the directly accessed links. Significance was determined in accordance with the 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 under Test 2 standards, 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?
Indiantown Road	Island Way	Central Boulevard	8LD	3,940	11%	o	7	8	0.18%	No	0.20%	No
Indiantown Road	Central Boulevard	Center Street	6LD	2,830	16%	o	10	12	0.35%	No	0.42%	No
Indiantown Road	Center Street	Military Trail	6LD	2,830	10%	o	6	7	0.21%	No	0.25%	No
Church Street	Island Way	Central Boulevard	2L	880	0%	i	0	0	0.00%	No	0.00%	No
Center Street	Indiantown Road	Alternate A1A	2L	880	0%	o	0	0	0.00%	No	0.00%	No
Florida Turnpike	PGA Boulevard	Indiantown Road	4LX	4020	7%	i	5	4	0.12%	No	0.10%	No
Florida Turnpike	Indiantown Road	North of Indiantown Road	4LX	4020	6%	o	4	4	0.10%	No	0.10%	No
I-95	PGA Boulevard	Donald Ross Road	10LX	10580	15%	i	11	10	0.10%	No	0.09%	No
I-95	Donald Ross Road	Indiantown Road	10LX	10580	12%	i	9	8	0.09%	No	0.08%	No
I-95	Indiantown Road	SE Bridge Road	10LX	10580	11%	o	7	8	0.07%	No	0.08%	No
Central Boulevard	Frederick Small Road	Indian Creek Parkway	4LD	3760	25%	i	18	16	0.48%	No	0.43%	No
Central Boulevard	Indian Creek Parkway	Indiantown Road	4LD	1960	30%	i	22	19	1.12%	No	0.97%	No
Roebuck Road	Indiantown Road	Church Street	2L	860	5%	o	3	4	0.35%	No	0.47%	No
Roebuck Road	Church Street	Loxahatchee River Road	2L	860	5%	o	3	4	0.35%	No	0.47%	No
Military Trail	Donald Ross Road	Indian Creek Parkway	6LD	2830	5%	i	4	3	0.14%	No	0.11%	No
Military Trail	Indian Creek Parkway	Indiantown Road	6LD	2830	0%	i	0	0	0.00%	No	0.00%	No
Alternate A1A	Frederick Small Road	Indiantown Road	6LD	2940	3%	i	2	2	0.07%	No	0.07%	No
Alternate A1A	Indiantown Road	Center Street	6LD	2940	0%	o	0	0	0.00%	No	0.00%	No
Alternate A1A	Center Street	South Beach Road	6LD	2830	0%	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					
							TRIPS			% IMPACT		
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Toney Penna Drive	Central Boulevard	Military Trail	2L	880	10%	o	7	7	0.80%	No	0.80%	No
Toney Penna Drive	Military Trail	Alternate A1A	2L	880	0%	o	0	0	0.00%	No	0.00%	No
Indiantown Road	120th Avenue North	Florida Turnpike	4LD	1,960	8%	i	5	6	0.26%	No	0.31%	No
Indiantown Road	Florida Turnpike	I-95 West	6LD	2,940	21%	i	14	15	0.48%	No	0.51%	No
Indiantown Road	I-95 West	I-95 East	8LD	3,940	32%	i	21	23	0.53%	No	0.58%	No
Indiantown Road	I-95 East	Island Way	8LD	3,940	44%	i	29	32	0.74%	No	0.81%	No
Indiantown Road	Island Way	Central Boulevard	8LD	3,940	11%	o	8	7	0.20%	No	0.18%	No
Indiantown Road	Central Boulevard	Center Street	6LD	2,830	16%	o	12	10	0.42%	No	0.35%	No
Indiantown Road	Center Street	Military Trail	6LD	2,830	10%	o	7	7	0.25%	No	0.25%	No
Church Street	Island Way	Central Boulevard	2L	880	0%	i	0	0	0.00%	No	0.00%	No
Center Street	Indiantown Road	Alternate A1A	2L	880	0%	o	0	0	0.00%	No	0.00%	No
Florida Turnpike	PGA Boulevard	Indiantown Road	4LX	4,020	7%	i	5	5	0.12%	No	0.12%	No
Florida Turnpike	Indiantown Road	North of Indiantown Road	4LX	4,020	6%	o	4	4	0.10%	No	0.10%	No
I-95	PGA Boulevard	Donald Ross Road	10LX	10,580	15%	i	10	11	0.09%	No	0.10%	No
I-95	Donald Ross Road	Indiantown Road	10LX	10,580	12%	i	8	9	0.08%	No	0.09%	No
I-95	Indiantown Road	SE Bridge Road	10LX	10,580	11%	o	8	7	0.08%	No	0.07%	No
Central Boulevard	Frederick Small Road	Indian Creek Parkway	4LD	3,760	25%	i	16	18	0.43%	No	0.48%	No
Central Boulevard	Indian Creek Parkway	Indiantown Road	4LD	1,960	30%	i	20	22	1.02%	No	1.12%	No
Roebuck Road	Indiantown Road	Church Street	2L	860	5%	o	4	3	0.47%	No	0.35%	No
Roebuck Road	Church Street	Loxahatchee River Road	2L	860	5%	o	4	3	0.47%	No	0.35%	No
Military Trail	Donald Ross Road	Indian Creek Parkway	6LD	2,830	5%	i	3	4	0.11%	No	0.14%	No
Military Trail	Indian Creek Parkway	Indiantown Road	6LD	2,830	0%	i	0	0	0.00%	No	0.00%	No
Alternate A1A	Frederick Small Road	Indiantown Road	6LD	2,940	3%	i	2	2	0.07%	No	0.07%	No
Alternate A1A	Indiantown Road	Center Street	6LD	2,940	0%	o	0	0	0.00%	No	0.00%	No
Alternate A1A	Center Street	South Beach Road	6LD	2,830	0%	o	0	0	0.00%	No	0.00%	No

LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing land use is Medium Residential. The existing land use permits 5 dwelling units per acre. Therefore, the 1.38-acre site equates to 7 dwelling units of Single Family Detached.. Therefore, the net increase in daily trip generation potential is 10 daily trips. For this analysis there is no radius of development. A link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in **Table 5**.

Table 5: Long-Range Significance Determination

NET EXTERNAL DAILY TRIP GENERATION			RADIUS
1	through	50	No Significant Impact
50	through	1,000	Directly Accessed Link(s)
1,001	through	4,000	1 mile
4,001	through	8,000	2 miles
8,001	through	12,000	3 miles
12,001	through	20,000	4 miles
20,000	and	Up	5 miles

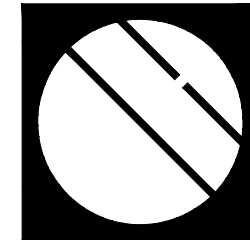
Note: Source table 3.5-1 - Significant Impact of PBC FLUE

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing Single Family Detached (MR-5) to the proposed future land use of High Density Residential (RHD). The project is located on the southwest corner of Indiantown Road and Island Way, in Palm Beach County, 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

APPENDIX



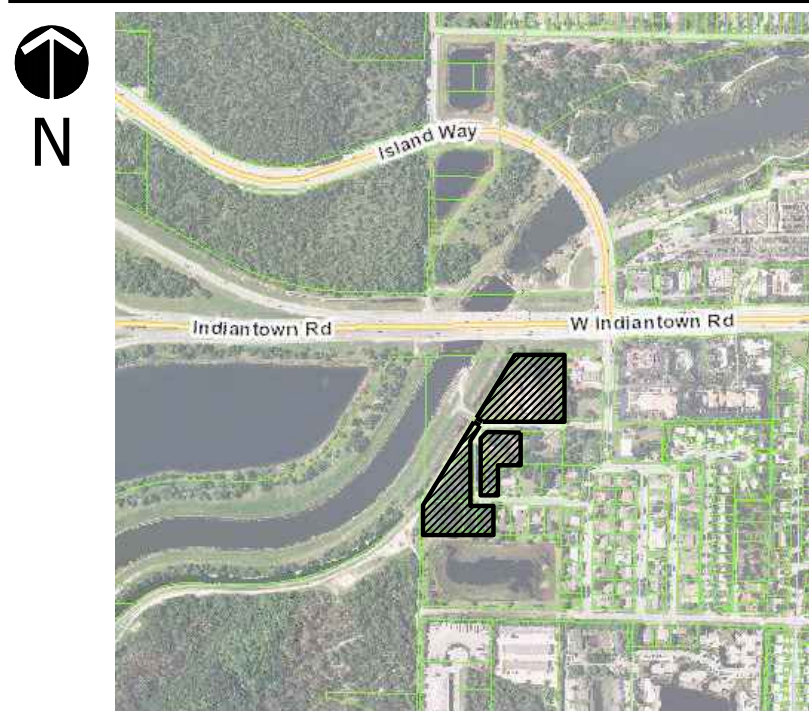
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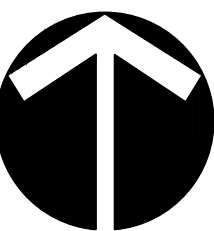
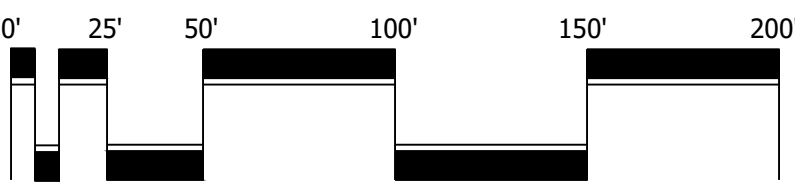
Island Way South

Jupiter, Florida

LOCATION MAP



ROW Impact Map



Scale: 1" = 50'-0"

North

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0306
DATE	12-27-21
REVISIONS	05-16-25

May 16, 2025 12:47:22 p.m.
Drawing: 15-0306_IWS MP.DWG

SHEET 1 OF 1

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Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

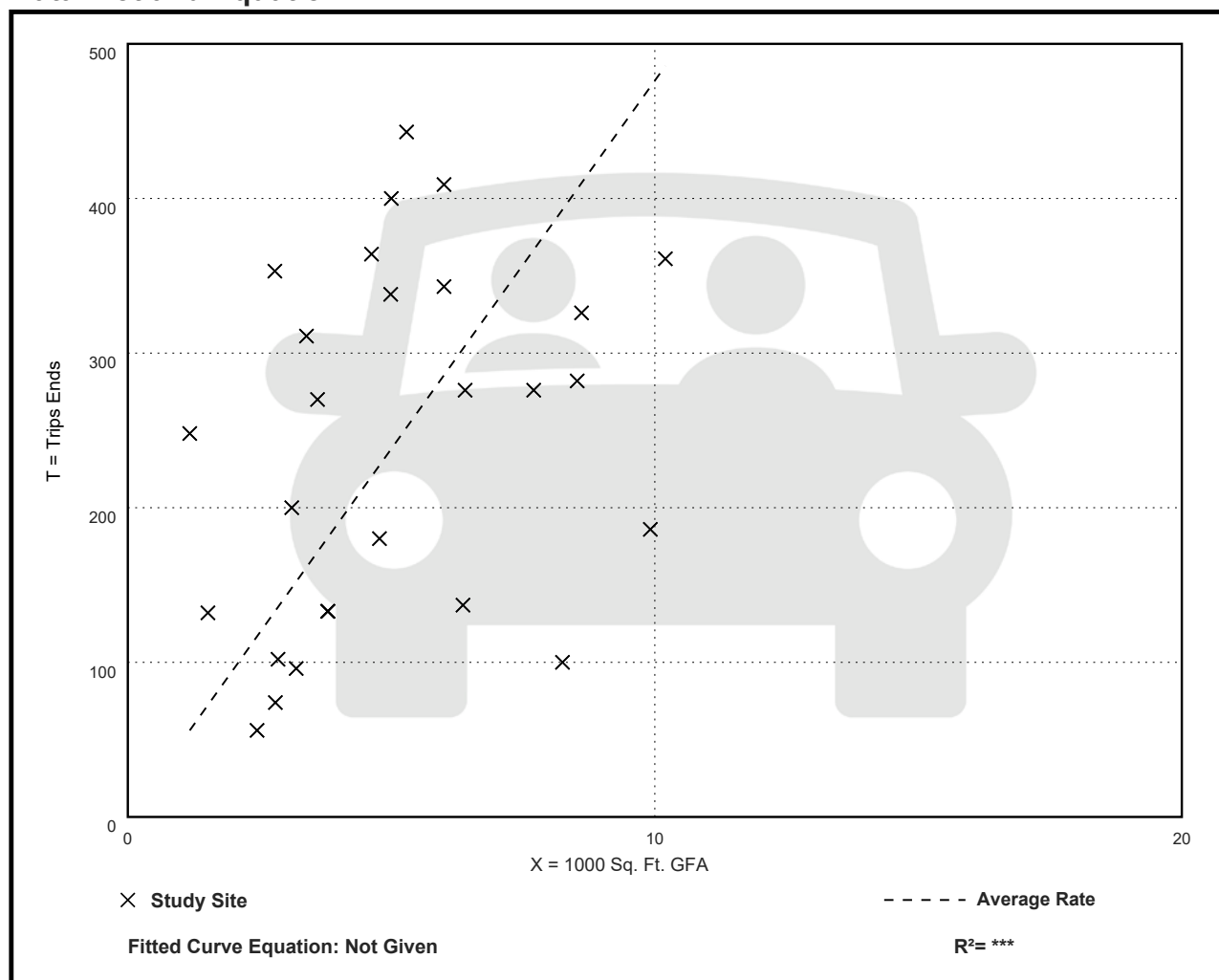
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
47.62	12.12 - 211.06	29.78

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 89

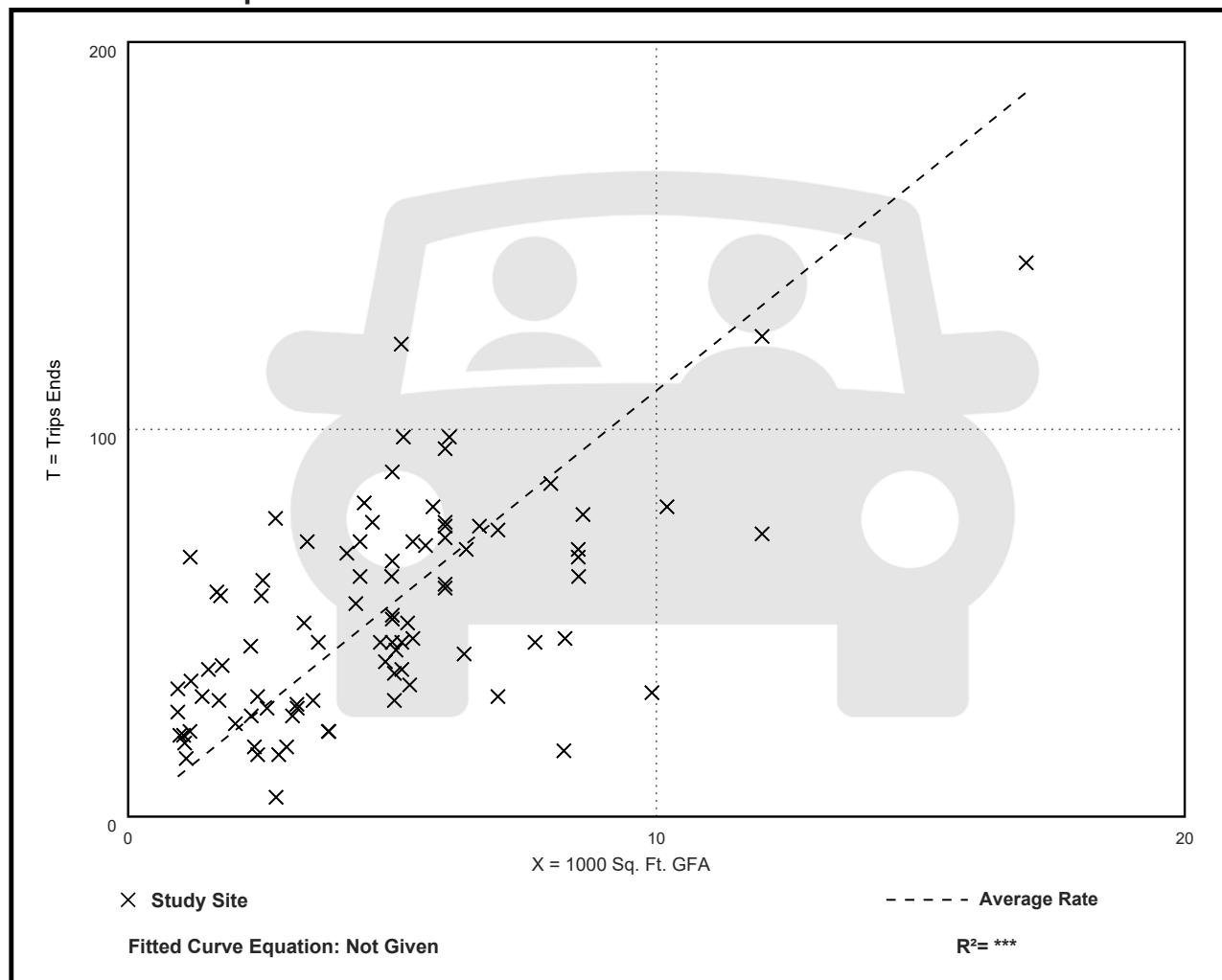
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.00	1.79 - 57.02	6.08

Data Plot and Equation



Day Care Center (565)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 90

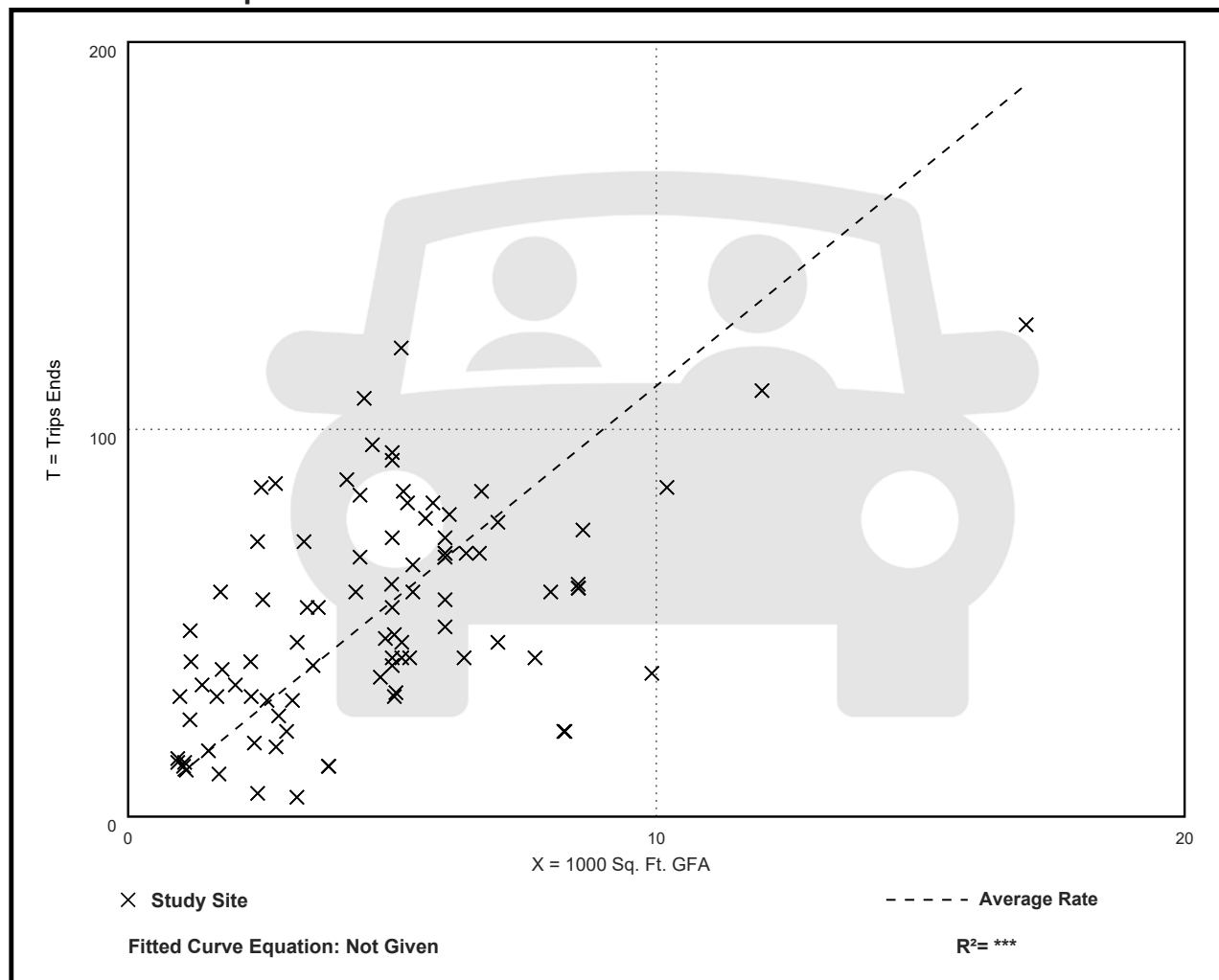
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.12	1.56 - 40.85	6.28

Data Plot and Equation



Vehicle Pass-By Rates by Land Use									
Source: ITE <i>Trip Generation Manual</i> , 11th Edition									
Land Use Code	565								
Land Use	Day Care Center								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	1								
Average Pass-By Rate	44%								
	Pass-By Characteristics for Individual Sites								
	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	
GFA (000)					Primary (%)	Diverted (%)	Total (%)		Source
7.2	Pennsylvania	1990	—	44	24	32	56	—	23

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,

religious institutions, cemeteries, daycares and limited public uses).

Location Criteria

- a) Adjacent to, at or in close proximity to intersections of arterial and collector roadways.
- b) Near and directly accessible to major shopping and employment centers.
- c) Near park and open space areas.
- d) In areas that serve to spatially separate or buffer low and medium 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.
- e) In areas where water supply and sewerage facilities are available.
- f) In areas where adequate police and fire protection can be provided economically with a low time of response.
- g) Where a tract of land has a large percentage of sensitive environmental or upland habitat, clustering of densities shall be encouraged to protect the habitat.

Policy 1.3.4 Residential densities in the Comprehensive Plan shall not exceed six units per gross acre except under the following conditions:

- a) An additional two units per gross acre may be granted if the residential project is developed as a planned unit development.
- b) A density bonus of up to 65 percent of the density allowed by the underlying zoning may be granted by the Town Council for the inclusion of very-low and low-income housing in a development, subject to the provisions in Policy 1.2.6 of the Housing Element.

- c) Additional density may be granted by the Town Council based on Housing Policy 1.2.11 for infill and redevelopment projects when workforce housing is provided.
- d) Additional density in the Inlet Village Residential, Riverwalk Flex, Inlet Village Flex, and Mixed Use land use designations and the Mixed Use Residential and the Waterway, Commercial and Entertainment Sectors of the U.S. Highway One/Intracoastal Waterway Corridor are permitted consistent with the specific policies.
- e) Master planned transit oriented developments within a radius of one-half mile of a designated Tri-Rail station may be granted density bonuses when workforce housing is provided, which increases the total density up to a maximum of 15 dwelling units per acre.
- f) In no case shall the gross residential density of a development utilizing one or more of the above exceptions exceed 15 dwelling units per acre.

Policy 1.3.5 The Town shall make provisions for a residential density bonus for the purpose of encouraging enlightened and imaginative approaches to site design that leads to increases in affordable housing, conserves or preserves environmentally sensitive areas, creates additional open space, or results in reduced infrastructure.

Policy 1.3.6 The Town shall maintain land development regulations that implement the Comprehensive Plan, and which at a minimum address: subdivision of land; signage; wellfield and aquifer protection; drainage and stormwater management; periodic flooding; open space needs; off-street parking; and, environmentally sensitive areas/habitats. In addition, these regulations shall ensure that

Table 2.2.1-g.1
Residential Future Land Use Designation Maximum Density

Future Land Use Designation		Dwelling Units per Gross Acre ⁵
Agricultural Reserve	AGR	0.20 / 1 ³
Essential Housing	EH	8 ⁶
Agricultural Enclave ²	AGE	---
Rural Residential, 1 unit per 20 acres	RR-20	0.05
Rural Residential, 1 unit per 10 acres	RR-10	0.10
Rural Residential, 1 unit per 5 acres	RR-5	0.20
Rural Residential, 1 unit per 2.5 acres	RR-2.5	0.40
Western Communities Residential	WCR	0.80
Low Residential, 1 unit per acre	LR-1	1
Low Residential, 2 unit per acre	LR-2	2
Low Residential, 3 unit per acre	LR-3	3
Medium Residential, 5 unit per acre	MR-5	5
High Residential, 8 unit per acre	HR-8	8
High Residential, 12 unit per acre	HR-12	12
High Residential, 18 unit per acre	HR-18	18
Congregate Living Residential	CLR	8/12 ⁴

1. The Entitlement density is 1 unit per lot or as follows: Rural Residential 0.05 du/acre; Western Communities Residential 0.05 du/acre; Low Residential 0.10 du/acre; Medium Residential 0.20 du/acre; and High Residential 0.40 du/acre, whichever is greater.
2. The density of an Agricultural Enclave shall be determined utilizing the provisions of s. 163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.
3. See Agricultural Reserve Policy 1.5-h.
4. The CLR future land use designation allows a maximum density for a Congregate Living Facility Type 3 of up to 12 units per acre in the Urban/Suburban Tier, and up to 8 units per acre in the Agricultural Reserve Tier. See Congregate Living Residential Policy 2.2.1-l.
5. For the purposes of calculating the percentage of Workforce Housing Program units, the following units per acre are considered 'standard density' for each future land use designation: 1.5 for LR-2; 2 for LR-3; 4 for MR-5; 6 for HR-8; and 8 for HR-12 and HR-18. The remaining density shall be considered planned unit development density.
6. See Agricultural Reserve Policy 1.5.1-t.

**Comprehensive Plan Text Amendment – Water Supply Plan
TOWN MANAGER’S OFFICE**



DATE: January 6, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning
SUBJECT: **Infrastructure Element Comprehensive Plan Text Amendment** – To modify Policy 1.3.13 to adopt by reference the Town’s 2025 10-year Water Supply Facilities Work Plan

JS

Ord #16-26	P&Z Commission:	01/13/26
PZ 25-6656	Town Council:	02/03/26 – 1 st Reading
M. Schneider	Town Council:	TBD – 2 nd Reading

Project Information

Applicant: Town-initiated
Request: Amendment to Infrastructure Element Policy 1.3.13 to adopt by reference the Town’s 2025 10-year Water Supply Facilities Work Plan (Attachment A) to provide for the coordination of the [South Florida Water Management District’s 2023-24 10-year Lower East Coast Regional Water Supply Plan Update](https://www.sfwmd.gov/our-work/water-supply/lower-east-coast) (<https://www.sfwmd.gov/our-work/water-supply/lower-east-coast>)

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning finds that the following amendment is consistent with Town’s Comprehensive Plan and Town’s Zoning Code (as shown in a ~~strike-through~~ and underline format):

Policy 1.3.13 The Town’s 2022 Water Master Plan Update and ~~2019~~ 2025 10-year Water Supply Facilities Work Plan prepared by the Utilities Department are adopted by reference in the Comprehensive Plan.

Based upon raw water demands forecasted for the Town of Jupiter’s water service area in the 2025 update to the 10-year Water Supply Facilities Work Plan, the Town’s existing traditional water supply and alternative water supply sources are adequate to meet future demands through the year 2045. Nevertheless, the Town will continue to pursue water conservation efforts and evaluate alternative water supply projects to protect and sustain its water supply resources.

Background

The South Florida Water Management District (the District) Governing Board adopted the Lower East coast Water Supply Plan Update on September 23, 2024. As noted in Section 163.3177(6)(c)4, Florida Statutes (F.S.), the Town is required to update its Water Supply Facilities Work Plan within 18 months of the Governing Board's adoption. The Work Plan adopted by the Town must cover a minimum of 10 years. The 2022 [Water Utility Master Plan Update](https://www.jupiter.fl.us/2351/Water-Utility-Master-Plan) (https://www.jupiter.fl.us/2351/Water-Utility-Master-Plan) was completed in June 2022 (Adopted by Resolution 60-22 on October 6, 2022). The Town Council adopted the 2022 Update to the Water Utility Master Plan Update into the Infrastructure Element of the Comprehensive Plan by reference (Ordinance #7-23) at their December, 22, 2023 meeting, as part of the Town's EAR process. The 2025 update to the 10-year Water Supply Facilities Work Plan is included with this staff report (Attachment A). This 2025 update of the Town of Jupiter 10-Year Water Supply Facilities Work Plan forecasts future population projections, finished water demands, and raw water demands based upon Palm Beach County's 2025 Allocation Model as applied to the Town's water service area to verify if existing water supply sources and treatment facilities are adequate to serve existing and future development within the local government's water service area, or if additional supplies and facilities will be needed.

Analysis

A. Supporting Data and Analysis

The District has provided local governments with a [Technical Assistance Guide](https://www.sfwmd.gov/sites/default/files/documents/SFWMD_Work_Plan_Updates_Technical_Assistance_Guide.pdf) (https://www.sfwmd.gov/sites/default/files/documents/SFWMD_Work_Plan_Updates_Technical_Assistance_Guide.pdf) that provides a framework for reviewing and upgrading its 10-year Water Supply Facilities Work Plan and Comprehensive Plan, as necessary, to be consistent with the District's 2023-24 10-year Lower East Coast Water Supply Plan Update. The checklist includes the following six general consistency requirements:

1. Population Projections;
2. Water Suppliers (not applicable to the Town);
3. Water Demand Projections;
4. Water Supply Sources and Treatment Capacities;
5. Water Supply Projects;
6. Comprehensive Plan Goals, Objectives and Policies (see section B below).

The Town's 2025 10-Year Water Supply Facilities Work Plan updates the following four applicable statutory consistency requirements with the District's 2023-24 10-year Lower East Coast Water Supply Plan Update, as summarized below:

1. *Population Projections (Attachment A, pages 4-1 to 4-2)* – The following population projections through 2045 are based on 2025 Palm Beach County Allocation Model for the Town's water service area:

Location	2025	2030	2035	2040	2045
Jupiter	62,867	65,027	66,733	68,459	69,500
Juno Beach	2,451	2,489	2,599	2,639	2,682
Unincorporated Palm Beach County*	12,908	13,247	13,463	13,683	13,882
Unincorporated Martin County	2,574	2,657	2,724	2,789	2,831
Total	80,800	83,420	85,519	87,570	88,895
Jupiter Farms (residential areas)	13,183	13,492	13,630	13,831	14,126

* Excludes residential areas of Jupiter Farms

In 2026, the Town will begin working on the 5-year update to its 2022 Water Master Plan, which will include an in-depth population study conducted by the University of Florida's Bureau of Economic and Business Research (UFBEER) specific to the Town's Water Service Area, which includes the Town of Jupiter, Town of Juno Beach, and areas of Unincorporated Palm Beach and Martin Counties.

2. *Water Demand Projections (Attachment A, pages 4-2 to 4-6)* – The following water demand projections through 2045 are based on respective population forecasts and assume that the Town's average gross per capita water demand from 2020 to 2025 remains stable through 2045:

Year	Water Service Area Population	Finished Water Demand (mgd)		Surficial Aquifer Raw Water Demand (mgd)		Floridan Aquifer Raw Water Demand (mgd)	
		Avg Day	Max Day	Avg Day	Max Day	Avg Day	Max Day
2025	80,800	16.3	21.2	10.5	14.2	9.9	13.4
2030	83,420	16.9	21.9	10.9	14.7	10.2	13.8
2035	85,519	17.3	22.5	11.1	15.1	10.5	14.2
2040	87,570	17.7	23.0	11.4	15.4	10.7	14.5
2045	88,895	18.0	23.4	11.6	15.7	10.9	14.7

The Water Demand Projections above illustrate that through the year 2045, the annual average day combined raw water demand (22.5 MGD) does not exceed the annual average day combined raw water allocation (24.4 MGD) established by the Town's Water Use Permit (#50-00010-W) as issued by the District. It also shows that the Town's total treatment capacity rating of 30.0 million gallons per day is sufficient to meet the maximum day projected demand with all treatment units in service through Year 2045.

It should be noted that the Town's Water Utility will be required to complete and submit a Capacity Analysis Report (CAR) to the Palm Beach County Department of Health at such time as actual treated flows reach 75% of the total permitted operating capacity of the treatment plant. The purpose of the CAR is to assess the water facility's ability to handle

future growth and demand and indicates if expansion or upgrades are needed to meet regulatory requirements and community needs. Based on the maximum day finished water demands projected in the table above, a CAR will likely need to be completed by or before 2035.

3. *Water Supply Sources and Treatment Capacities (Attachment A, pages 3-1 to 3-16)* - This section briefly describes the water supply, treatment, storage and distribution infrastructure that is owned and operated by the Town of Jupiter. Notable infrastructure includes the Town's reverse osmosis, ion exchange, and nanofiltration water treatment plants and its 49 Surficial Aquifer and 12 Floridan Aquifer production wells.
4. *Water Supply Projects (Attachment A, pages 7-1 to 7-2)* – The work plan concludes with a brief description of the Town's Capital Improvements Program (it is noted that the terminology "Community Investment Plan" and "Community Investment Program" is utilized by the Town) for Water Supply. Additionally, the Town plans on the following actions relative to water supply planning over the next 10 years.
 - a. The Town of Jupiter will continue to implement its ongoing conservation programs as outlined in Section 5 of the Work Plan.
 - b. The Town plans to continue addressing regional issues within the planning period as outlined by the 2023-24 LECWSP Update as outlined in Section 6 of the Work Plan.

Based upon the raw water demand forecast, further development of traditional water supply, alternative water supply, and reuse projects are not required to meet the demand within the Town of Jupiter's water service area over the period from 2025 to 2045.

The analyses contained in the Town's 2025 10-year Water Supply Facilities Work Plan concludes these documents are consistent with the District's 2023-2024 10-year Lower Coast Water Supply Plan Update in all six areas of the checklist. Therefore, the proposed text amendment to Infrastructure Element Policy 1.3.13 will accomplish the consistency requirement with the District's Plan Update, as mandated in Section 163.3177(6)(c)4, F.S.

- B. Internal Consistency with the Comprehensive Plan** – The proposed modification to Infrastructure Element Policy 1.3.13 is internally consistent and supported by the following policies of the Town's Comprehensive Plan:

Infrastructure Element

Policy 1.3.12 - The Town, through the Utilities Department, shall continue to update, no less than every five years, and implement the recommendations of the Water System Master Plan. The Water System Master Plan shall include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the Town's utility is responsible. The Town's Water System Master Plan shall consider and be coordinated with the SFWMD's Lower East Coast Regional Water Supply Plan.

Intergovernmental Coordination Element

Policy 1.1.37 - Within 18 months of the adoption of SFWMD's 10-year Lower East Coast Regional Water Supply Plan update and any future updates to the Plan, the Town shall amend its Infrastructure Element to consider the District's plan updates. These updates will include the following:

- a) The Town's 10-year water supply plan;
- b) Identification of adequate water supply sources to meet future demand;

c) Identification of alternate water supply projects.

Implementing Infrastructure Element Policy: The Town's Utility Department shall continue to update, no less than every five years, and implement the recommendations of the Water System Master Plan. The Water System Master Plan shall include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the Town's utility is responsible. The Town's Water System Master Plan and inclusive 10-year Water Supply Facilities Work Plan shall consider and be coordinated with the SFWMD's Lower East Coast Regional Water Supply Plan.

Staff Comment (for both policies): The proposed text amendment to Policy 1.3.13 adopts by reference the Town's 2025 10-year Water Supply Facilities Work Plan. The 2025 10-year Water Supply Facilities Work Plan consider and are consistent with the SFWMD's 2023/24 10-year Lower East Coast Regional Water Supply Plan Update. The proposed text amendment is consistent with and is supported by Infrastructure Element Policy 1.3.12 and Intergovernmental Coordination Element Policy 1.1.37.

C. Intergovernmental Coordination – Staff has submitted an executive summary of the proposed Infrastructure Element text amendment to the Palm Beach County Interlocal Plan Amendment Review Committee (IPARC). As of the date of this report, staff has not received any comments related to the text amendment.

Findings

Based on the analysis herein, staff has identified the following findings related to the request:

1. The South Florida Water Management District (the District) Governing Board adopted the Lower East coast Water Supply Plan Update on September 23, 2024.
2. As noted in Section 163.3177(6)(c)4, Florida Statutes (F.S.), the Town is required to update its Water Supply Facilities Work Plan within 18 months of the Governing Board's adoption.
3. The 10-Year Water Supply Facilities Work Plan (Attachment A) updates and is consistent with the applicable statutory consistency requirements with the District's 2023/24 10-year Lower East Coast Water Supply Plan Update.

Conclusions

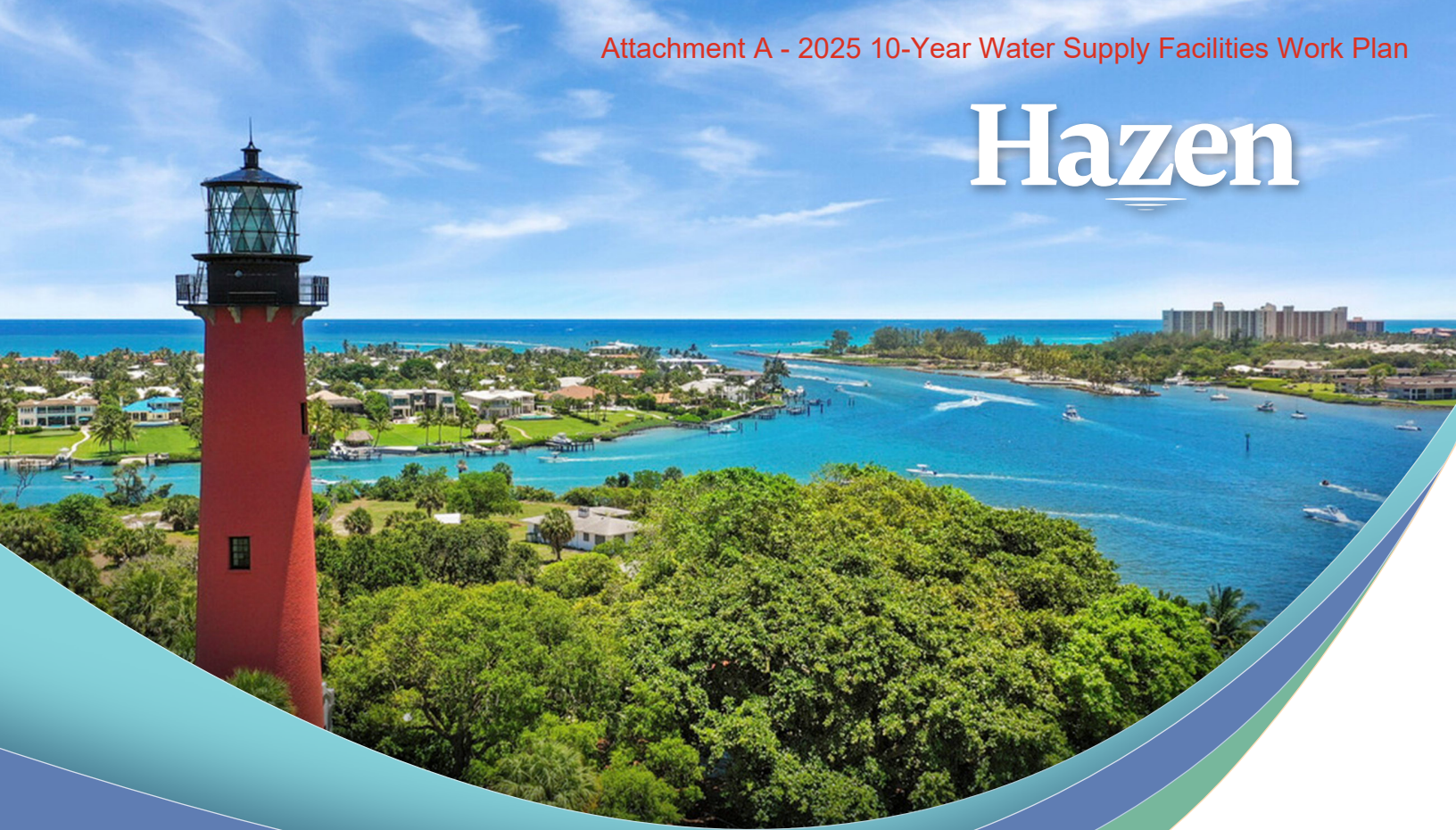
The conclusions of the Town Council shall be based on the findings and recommendations of the Local Planning Agency, and Planning and Zoning Commission. Staff finds the proposed comprehensive plan text amendment necessary, consistent with the comprehensive plan, and supported by data and analysis.

Attachments:

Attachment A – 2025 10-year Water Supply Facilities Work Plan

Contact Martin Schneider at martins@jupiter.fl.us or 561-741-2290 for attachments.

Hazen



— TOWN OF —
JUPITER

Water Supply Facilities Work Plan 2025 Update

December 2025

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1. Introduction

The Town of Jupiter (Town) 10-Year Water Supply Facilities Work Plan Update (Work Plan) identifies water supply sources and their availability in addition to the facilities needed to serve existing and new development within the local government’s jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt 10-Year Water Supply Facilities Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update.

The 2023-2024 Lower East Coast Water Supply Plan Update (2023-2024 LECWSP Update) was adopted by the District’s Governing Board on September 23, 2024. Therefore, local governments within the Lower East Coast Region are required to amend their comprehensive plans and include an updated 10-year Water Supply Facilities Work Plan and related planning elements by March 23, 2026.

The State of Florida requires that the Work Plan update addresses the development of traditional and alternative water supplies and management strategies, including conservation and reuse. The data and analyses, including population projections, water demands and service areas must cover at least a 10-year planning period and be consistent with the 2023-2024 LECWSP Update and the updated comprehensive plan amendment.

The Town’s 2025 Work Plan Update is divided into eight sections:

- 1.0 – Introduction
- 2.0 – Water Service Area Overview
- 3.0 – Summary of Existing Water Infrastructure
- 4.0 – Population and Water Demand Projections
- 5.0 – Conservation and Reuse Efforts
- 6.0 – Regional Supply Issues
- 7.0 – Capital Improvements Program
- 8.0 – Goals, Objectives and Policies

1.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 sessions to address the state’s water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S., by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use and water supply planning.

1.2 Statutory Requirements

The Town has considered the following statutory provisions in updates to this 10-year Water Supply Facilities Work Plan.

1. Coordinate appropriate aspects of its comprehensive plan with the 2023-2024 LECWSP [Section 163.3177(4) (a), F.S.].
2. Ensure the future land use plan is based upon availability of adequate water supplies and public facilities and services [Section 163.3177 (6) (a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [Section 163.3180 (2), F.S.].
4. Revision of the related comprehensive planning elements within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the 2023-2024 LECWSP, or alternative project(s) proposed by the local government under Section 373.709(8)(b), F.S. [Section 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the 2023-2024 LECWSP [Section 163.3177(6)(c)3, F.S.]; and
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [Section 163.3177(6)(c)3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the 2023-2024 LECWSP, as well as applicable consumptive use permit(s) [s.163.3177 (6) (d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the 2023-2024 LECWSP [s.163.3177 (6) (h) 1., F.S.].
8. An Evaluation and Appraisal Report is required every seven years. Local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government needs to update their 10-year Water Supply Facilities Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191 (3), F.S.].

2. Water Service Area Overview

The Town of Jupiter service area encompasses a total area of 58 square miles, approximately one-tenth the total area of urban Palm Beach County. The Town provides potable water service to residential, commercial, and industrial properties within the Town of Jupiter municipal limits, the Town of Juno Beach, and unincorporated areas of Palm Beach and Martin Counties. The utility has no wholesale customers. As of December 2025, the Town’s water service area has 31,243 individual accounts. **Figure 2-1** depicts the Town’s municipal boundary, water service area, and key Town assets including, the Water Treatment Plant (WTP), Central Boulevard High Service Pump Station, Juno Beach Repump Station, and Riverbend Repump Station.

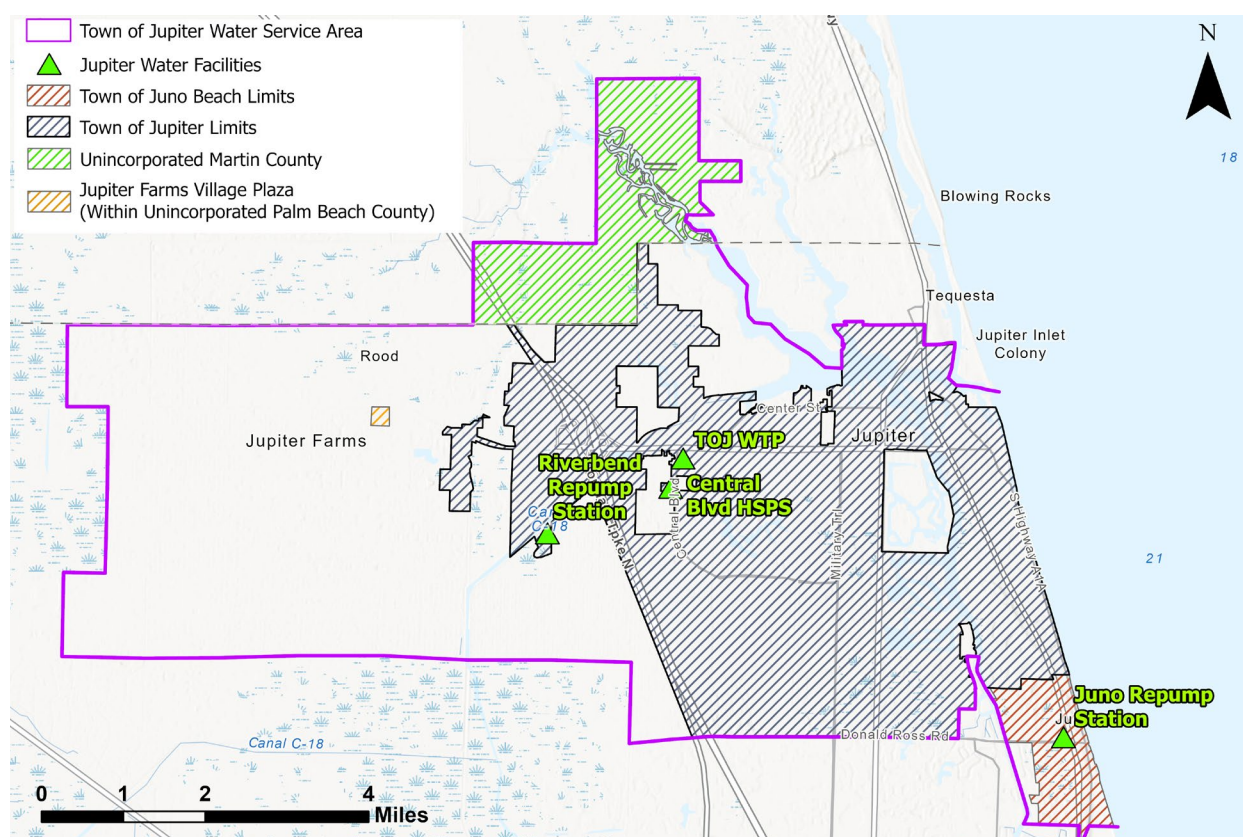


Figure 2-1: Town of Jupiter Water Service Area

2.1 Description of Town’s Water Supply System

The Town of Jupiter currently owns and operates 61 water supply wells; 49 surficial aquifer (SA) supply wells and 12 Floridan aquifer (FA) supply wells. Raw water is treated using advanced membrane technologies at the Town’s WTP, and finished water is pumped into the storage and distribution system. Section 3 of this report provides a detailed description of the Town’s existing water system infrastructure.

2.2 Areas of Self Supply

Residents of the Jupiter Farms community, an unincorporated area of Palm Beach County, self-supply potable water by using private wells. The Town supplies potable water service to commercial customers in Jupiter Farms at the Sierra Square and Jupiter Farms Village plaza. The Town currently does not have plans to extend potable water service within Jupiter Farms during the planning period of this report. However, requests for potable water service will be evaluated and considered on a case by case basis.

2.3 Summary of Existing Interlocal Water Supply Agreements

The Town currently has multiple interlocal agreements in place for the purpose of emergency water supply and conservation efforts.

- The Town of Jupiter has emergency water interconnect agreements with both the Village of Tequesta and Seacoast Utility Authority. The agreements allow for the sharing of water supplies in times of emergency through designated piped and metered connections within the water distribution systems.
- The Town currently has an agreement with the Loxahatchee River District (LRD) that provides for collaborative approaches to regional water supply issues. Under this agreement, the Town supplies nanofiltration (NF) treatment by-product water to the LRD to augment their reuse water supply. For the past 12 months, from the date of this report, an average 1.65 MGD was supplied to LRD. The existing agreement is set to expire in June 2026. The Town and the LRD plan to enter into a new agreement. Construction of a deep injection well for concentrate disposal is underway at the Town's water plant and completion is expected Summer 2027.
- The Town has an interlocal agreement with the SFWMD for development of the Town's FA wellfield along the C-18 Canal right of way. The agreement provides easements and the District's support of the Town's FA wellfield.
- Agreements for the operation of the Town's SA recharge system exist with LRD, the South Indian River Water Control District, Northern Palm Beach County Improvement District, North Palm Beach Heights Water Control District, and multiple homeowner associations within the Town. The Town has a permit from the SFWMD for the operation of the surficial aquifer recharge system.

The Town does not provide wholesale water to other jurisdictions via master meters. The Town will enter into a new interlocal agreement with the LRD for supply of NF treatment by-product water.

2.4 Sector Plans

This section applies to local governments that have adopted a Sector Plan consistent with the requirements of Section 163.3245, F.S. This section is not applicable to the Town of Jupiter.

3. Summary of Existing Water Infrastructure

This section provides the following:

- Summary of Existing Water Supply Infrastructure
- Summary of Existing Water Treatment Infrastructure
- Summary of Existing Treatment Byproduct Disposal Infrastructure
- Summary of Existing Water Distribution System Infrastructure
- Summary of Historical Distribution System Water Losses
- Summary of Outstanding Compliance Issues

3.1 Summary of Existing Water Supply Infrastructure

The Town obtains its raw water supply from the SA and FA. The following subsections describe the Town's water allocation, water sources, and water infrastructure.

3.1.1 Water Use Permit

The Town's water use permit (WUP) under Consumptive Use Permit number 50-00010-W, was issued by the SFWMD on August 23, 2010, and will expire on September 30, 2030. The WUP was most recently modified on March 3, 2021. The permit allows the Town to withdraw up to 8,909 million gallons per year (MGY) with a maximum monthly withdrawal of 925 million gallons per month. The Town's annual withdrawal average must not exceed 24.4 MGD, but this is not a daily limit; on any day, the Town may withdraw as much water from wells as needed to meet demand while also abiding by the withdrawal limits of the WUP. **Table 3-1** provides the Town's WUP limitations for annual and maximum monthly withdrawals from each source.

Table 3-1: WUP Source Allocation Limitations

Source	Annual (MG)	Maximum Monthly (MG)
Surficial Aquifer	6,862	617
Floridan Aquifer	4,275	555
SA Wellfield		
2		319.3
3		512.12
4		98.27

Refer to Table 3-2 and Figures 3-1, 3-2, and 3-3 for SA well details and wellfield maps, respectively. Table 3-3 and Figure 3-4 present well construction details and map location of the FA wellfield.

3.1.2 Raw Water Supply Wells

The Town utilizes two distinct water supply sources to meet the needs of its water treatment facilities. Raw water from the SA (fresh) is used to supply the NF membrane and anion exchange (IX) treatment plants, while raw water from the FA (brackish) is used to supply the reverse osmosis (RO) plant.

While each source has a permitted maximum withdrawal rate (annual and max month), the total allowable withdrawal rate is less than the sum of the two sources. The Town's general approach to operating the utility is to depend more heavily on the brackish water source (and the RO Plant) during low rainfall (dry season) periods. This operating approach aids in reducing impacts on the SA, which is typically strained during periods of the year with low rainfall. During periods of high rainfall (wet season), the Town can rely more heavily on the SA and the NF plant, which has lower operating costs as compared to RO. Increased salinity and reduced well production of the Town's FA raw water supply wells has limited the Town's flexibility to rely more heavily on FA supply over the past several years. However, with construction of three additional FA wells, currently underway, the Town expects to restore operational flexibility. The new wells will serve to supplement the FA supply, not increase it. Permitted withdrawal rates will remain unchanged. Permitted resources and facilities provide the capacity and operational flexibility needed by the system to serve demand through service area build out.

3.1.2.1 Surficial Aquifer Wellfield

The Town of Jupiter's SA raw water supply currently includes 49 in service production wells that have a combined raw water producing capacity of approximately 21,800 gallons per minute (gpm) or 31.4 MGD. The wells are located throughout the largely residential areas of the Town; located as far north as Island Way north of Indiantown Road and as far south as the Abacoa Golf Course on Heights Blvd. As of 2025, the Town's SA wells range from 4 to 50 years old. The Town's SA production wells typically produce between 170 and 800 gpm (0.25 and 1.15 MGD) with the older wells producing at the lower end of the scale and the newer wells having higher capacities.

The Town is permitted for six additional SA wells (Wellfield 4) through its WUP, for a total of 55 SA supply wells. Four of these additional wells have been drilled and are expected to be placed into service within the next two years. The remaining two wells are programmed to be drilled in 2031, but timing is dependent upon development of the surrounding area.

Table 3-2 provides an inventory of the Town's existing and proposed SA supply wells, while **Figures 3-1, 3-2, and 3-3** depicts the location of SA wells in Wellfield 2, 3 and 4, respectively.

Table 3-2: Town of Jupiter Surficial Aquifer Supply Wells

SA Well Number	WUP Well ID Number	Wellfield	Diameter (inch)	Total Depth (feet)	Casing Depth (feet)	Capacity (gpm)	Status
8A	281226	2	20	160	120	500	Existing
9A	281227	2	20	160	120	500	Existing
10A	281228	2	20	160	120	500	Existing
11A	281229	2	20	160	120	500	Existing
12A	281230	2	20	160	120	700	Existing
13	23542	2	12	200	136	430	Existing
14	23543	2	12	201	117	270	Existing
15	23544	2	12	185	110	325	Existing
16	23545	2	12	165	130	370	Existing
17	23546	2	12	165	132	550	Existing
18	13563	2	12	177	120	285	Existing
19R	259139	2	16	153	138	385	Existing
20	23548	2	16	148	104	220	Existing
21	23549	2	16	161	144	190	Existing
22	23550	2	16	153	137	450	Existing
23	23551	3	12	148	142	520	Existing
24	23552	3	12	148	142	500	Existing
25	23554	3	12	140	138	440	Existing
26	23553	3	12	145	140	280	Existing
27	23555	3	12	140	135	480	Existing
28	23556	3	12	158	125	170	Existing
29	23557	3	12	175	130	255	Existing
30	23558	3	12	175	130	315	Existing
31	27767	2	10	202	103	360	Existing
32	27768	3	10	160	105	300	Existing
33	27769	3	10	207	105	300	Existing
34	27770	3	10	220	120	360	Existing
35	27771	2	10	205	120	300	Existing
36	27772	2	10	200	120	300	Existing

SA Well Number	WUP Well ID Number	Wellfield	Diameter (inch)	Total Depth (feet)	Casing Depth (feet)	Capacity (gpm)	Status
37R	259138	2	10	153	135	300	Existing
39	23559	3	8	116	112	750	Existing
40	23560	3	8	131	117	700	Existing
41	23561	3	8	138	116	840	Existing
42	23562	3	8	138	116	1000	Existing
43	23563	3	8	140	118	1200	Existing
44	23564	3	8	118	113	400	Existing
45	24661	3	8	141	124	400	Existing
46	23633	3	8	122	105	750	Existing
47	23634	3	8	132	126	500	Existing
48	27787	3	8	180	124	300	Existing
49	27788	3	8	180	138	300	Existing
50	23635	3	8	131	109	400	Existing
51	27789	3	8	152	114	300	Existing
52	27790	3	8	142	110	300	Existing
53	27791	3	8	150	110	300	Existing
54	27792	3	8	142	118	300	Existing
55	27793	3	8	143	112	300	Existing
56	23636	4	20	160	120	500	Proposed (permitted)
57	23637	4	20	160	120	500	Proposed (permitted)
58	23638	4	20	160	120	500	Existing (not yet in service)
59	23639	4	20	160	120	500	Existing (not yet in service)
60	23640	4	20	125	92.5	367	Existing (not yet in service)
62	23642	4	20	125	96	367	Existing (not yet in service)
67	27581	3	8	135	111	400	Existing
68	27582	3	8	145	121	1000	Existing

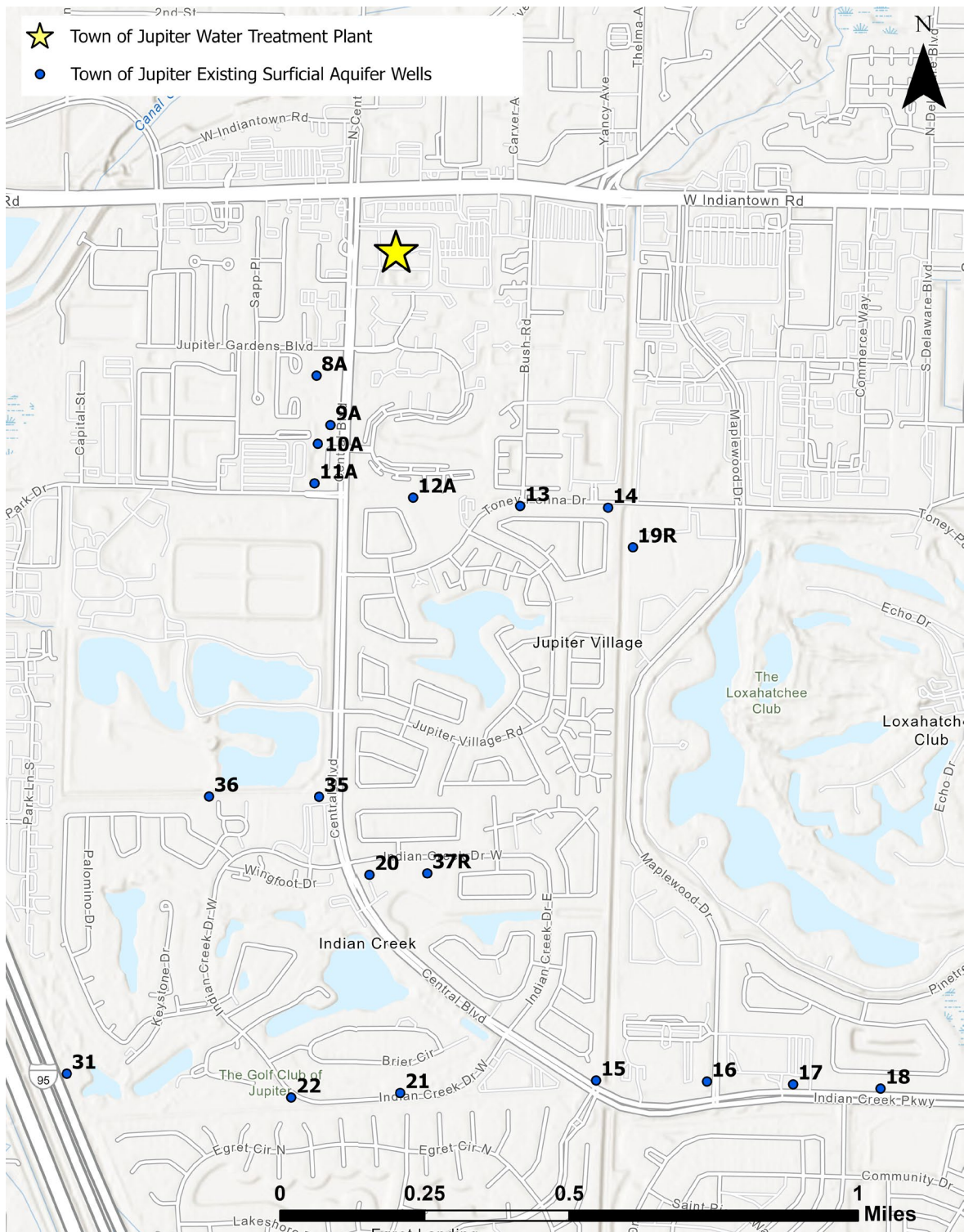


Figure 3-1: Town of Jupiter's Surficial Aquifer Supply Wellfield No. 2

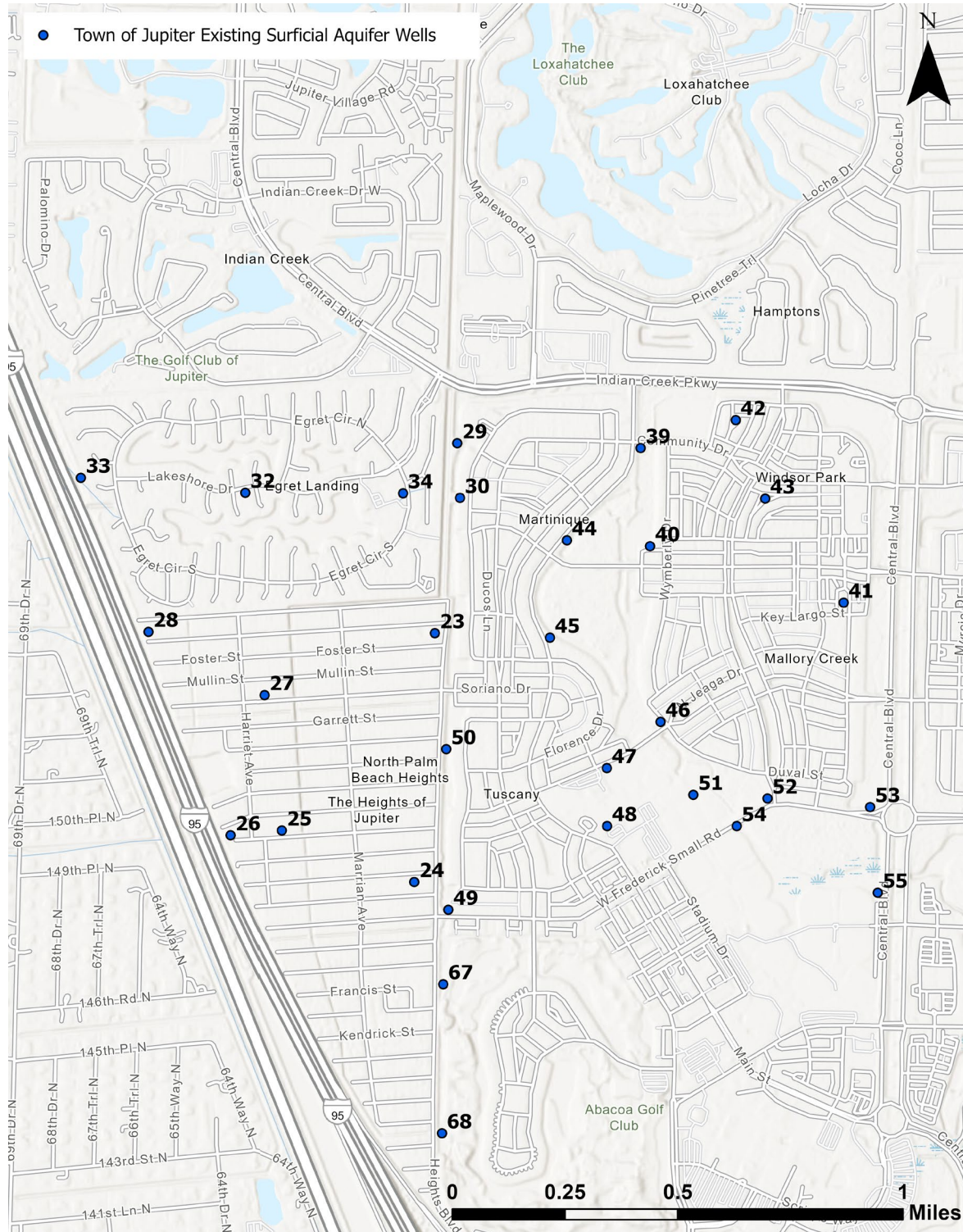


Figure 3-2: Town of Jupiter's Surficial Aquifer Supply Wellfield No. 3

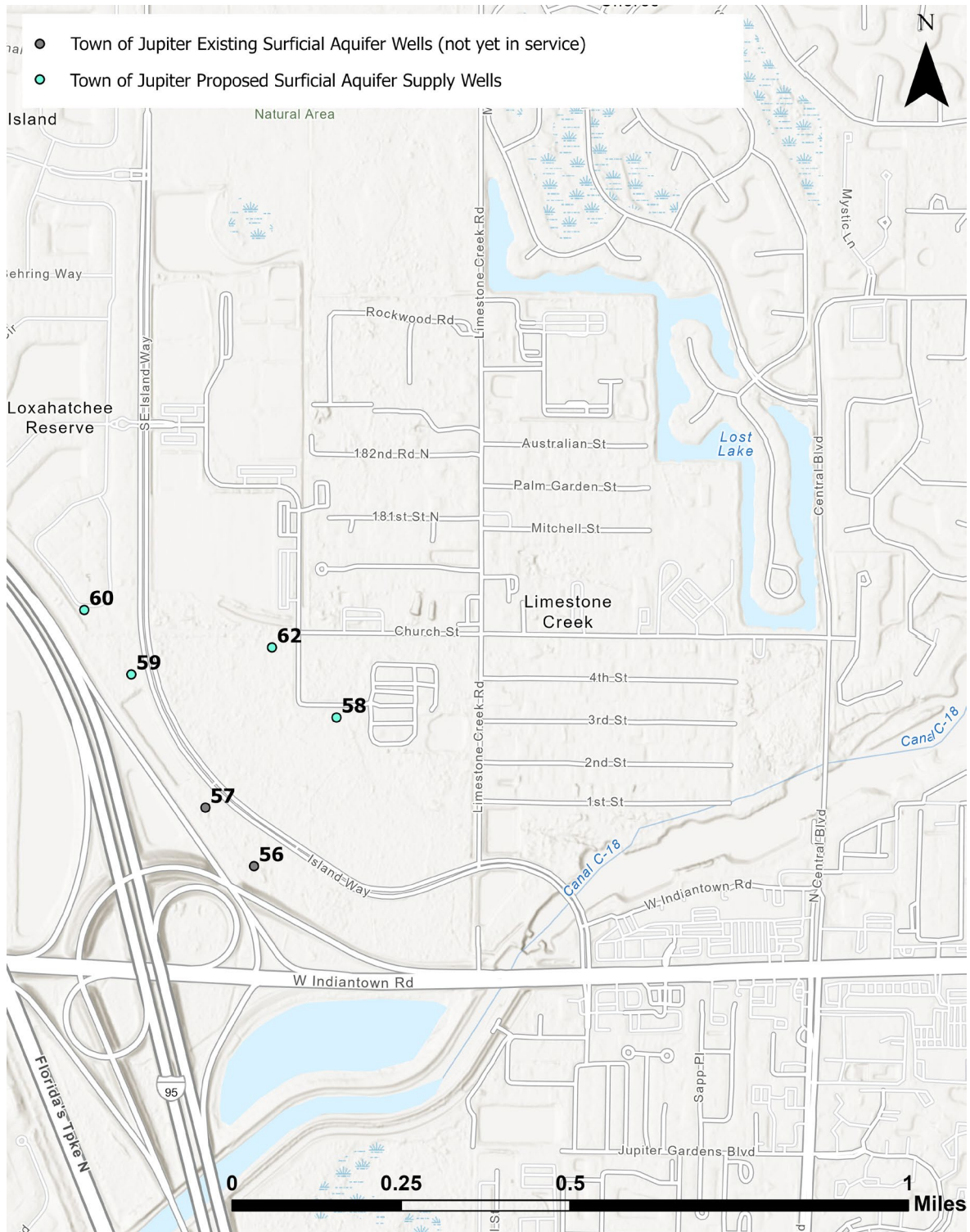


Figure 3-3: Town of Jupiter's Surficial Aquifer Supply Wellfield No. 4

3.1.2.2 Floridan Aquifer Wellfield

The Town of Jupiter's Floridan aquifer raw water supply currently includes 12 production wells with a combined raw water production capacity of approximately 12,500 gpm or 18 MGD. Individually these wells produce between 600 and 1,700 gpm. Existing FA wells are completed within the Upper FA at depths between 1,373 feet and 1,673 feet below land surface. Existing FA wells are located at the Central Blvd Ground Storage Tank and High Service Pumping Facility (RO-2 and RO-3); at the WTP site (RO-4); along the South Indian River Water Control District outfall canal (RO-7 and RO-10); and within the SFWMD C-18 Canal Right of Way (RO-5, RO-6, RO-8, RO-9, RO-11, RO-12 and RO-13).

As of 2025, the Town's FA wells range between 19 and 37 years old. Due to the brackish conditions of the FA, the raw water is naturally corrosive, therefore the wells are constructed with either fiberglass reinforced plastic (FRP) casing or polyvinyl chloride (PVC) casing. Six additional permitted FA wells (RO-14, RO-15, RO-16, RO-17, RO-18 and RO-19) will be constructed to supplement existing limited supply. FA wells RO-14, RO-15, and RO-16 are currently under construction and scheduled to become operational in 2027. Construction of wells RO-17, RO-18, and RO-19 are planned for 2031; however, construction timing is contingent upon on development of the surrounding areas. These three additional wells are designed to be completed to approximately 1,650 feet below land surface, however completed depths will be dependent on aquifer water quality and geologic conditions. **Table 3-3** provides an inventory of the Town's existing and proposed FA supply wells. **Figure 3-4** depicts the locations of the FA supply wells.

Table 3-3: Town of Jupiter Floridan Aquifer Supply Wells

FA Well Number	WUP Well ID Number	Wellfield	Diameter (inch)	Total Depth (feet)	Casing Depth (feet)	Capacity (gpm)	Status
RO-2	23566	Floridan	16	1,673	1,032	2,000	Existing
RO-3	23567	Floridan	16	1,615	1,017	2,000	Existing
RO-4	23568	Floridan	16	1,373	1,065	2,040	Existing
RO-5	27794	Floridan	16	1,665	1,451	1,100	Existing
RO-6	27795	Floridan	16	1,660	1,465	1,300	Existing
RO-7	27796	Floridan	16	1,662	1,330	2,000	Existing
RO-8	27797	Floridan	16	1,540	1,295	1,500	Existing
RO-9	27798	Floridan	16	1,520	1,235	1,500	Existing
RO-10	27799	Floridan	16	1,617	1,224	1,500	Existing
RO-11	23569	Floridan	16	1,500	1,050	1,000	Existing
RO-12	23570	Floridan	16	1,500	1,050	1,000	Existing
RO-13	23571	Floridan	16	1,500	1,050	1,000	Existing
RO-14	281222	Floridan	16	1,437	1,070	1,390	Existing (not yet in service)
RO-15	281223	Floridan	16	1,514	1,119	1,500	Existing (not yet in service)
RO-16	281224	Floridan	16	1,633	1,245	1,395	Existing (not yet in service)
RO-17	281225	Floridan	16	1,650	1,050	1,500	Proposed (permitted)
RO-18	286841	Floridan	16	1,650	1,050	1,500	Proposed (permitted)
RO-19	286842	Floridan	16	1,650	1,050	1,500	Proposed (permitted)

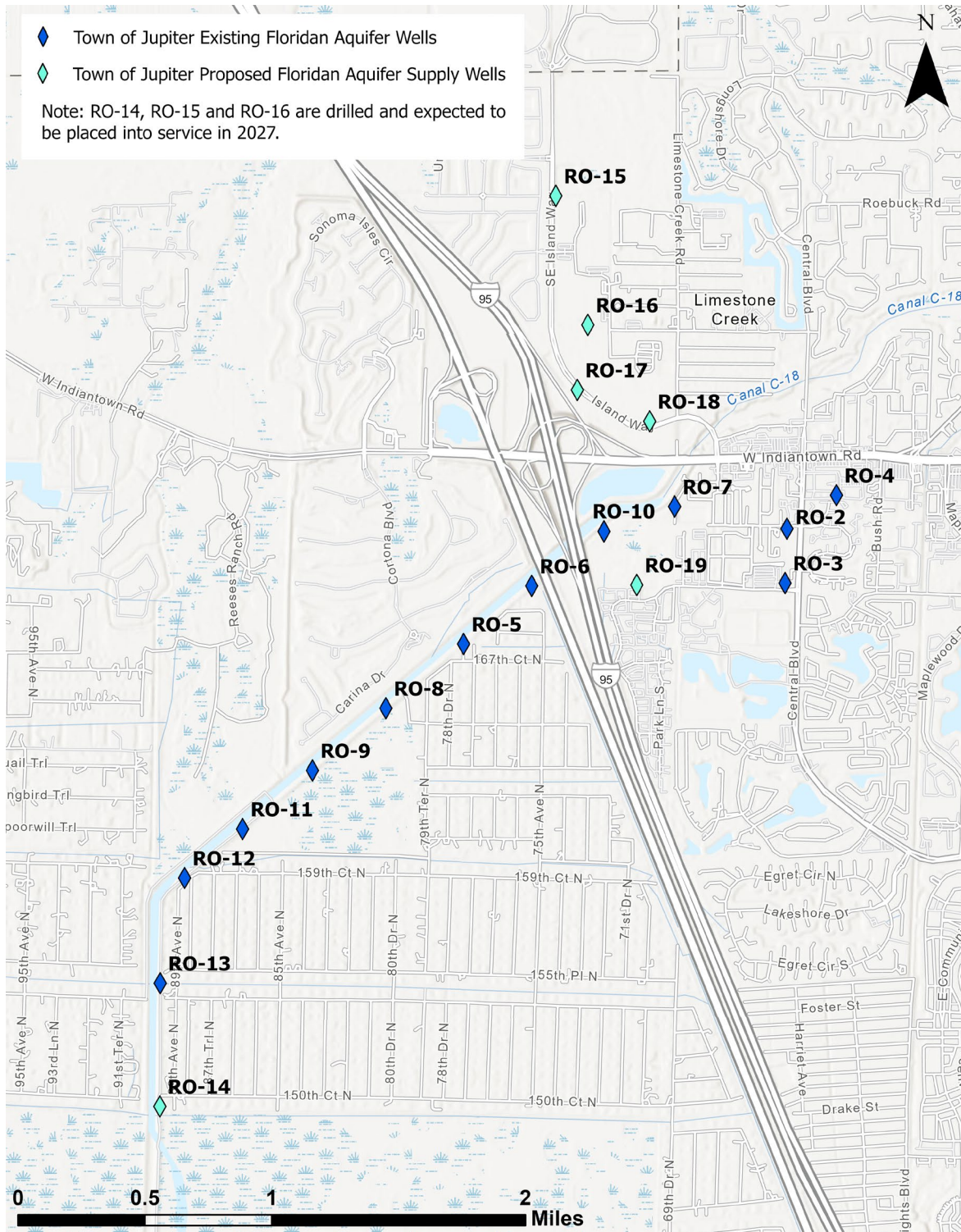


Figure 3-4: Town of Jupiter's Floridan Aquifer Supply Wellfield

3.1.3 Deep Injection Well

Currently, the Town disposes of nanofiltration concentrate by conveyance to the Loxahatchee River Environmental Control District (LRD) where it is blended with secondary treated effluent from the LRD's Wastewater Treatment Facility and sold as irrigation supply or pumped down LRD's deep injection well. The Town is constructing a deep injection well for disposal of RO concentrate and NF concentrate, which is anticipated to be placed into service in the summer of 2027. The Town and the LRD intend to execute a new agreement for supply of NF concentrate.

In 2024, the Town began construction of a Class I injection well under Florida Department of Environmental Protection (FDEP) Underground Injection Control (UIC) Construction and Testing Permit Number: 0427187-001-UC/1X. A petition for Variance from Rule 62-521.400(1)(f), F.A.C was granted on May 4, 2023, to construct the injection well within 500 feet of a water FA supply well (RO-4). The injection well is designed to dispose of membrane concentrate from RO and NF membrane treatment processes. The maximum allowable injection velocity is 10 feet per second (fps) which corresponds to a peak flow rate of 7,913 gpm (11.4 mgd) for the nominal 20-inch FRP tubing (except during planned testing, maintenance or emergency conditions, in which case the flow rate shall not exceed 12 fps). The injection well is expected to operational in the summer of 2027.

A summary of the construction details of each facility's injection well is presented in **Table 3-4**.

Table 3-1: Injection Well Construction and Operation Details

Owner	Well Name	Final Casing (inches OD)	Final Casing Depth (feet bls)	Injection Tubing (inches OD)	Injection Tubing Depth (feet bls)	Injection Interval (feet bls)	Maximum Permitted Injection Rate (gpm)	Maximum Permitted Injection Rate (mgd)
TOJ	IW-1	28-inch steel ¹	2,850 ¹	20-inch FRP ¹	2,840 ¹	2,850 – 3,300 ¹	7,913 ¹	11.4 ¹
LRD	IW-1	34-inch steel	2,839	24-inch Steel	2,839	2,839 – 3,505	12,950	18.65

¹Proposed construction and operation details in accordance with FDEP UIC Permit 0427187-001-UC/1X

3.1.4 Surficial Aquifer Recharge

Since 1990, the Town has incrementally constructed a system of control structures, flow-ways and salinity barriers intended to increase surface water storage and SA recharge utilizing freshwater that would otherwise be wasted to tide. The recharge system, when fully developed, is expected to offset some of the effects of urban groundwater withdrawals by replenishing the local aquifer, thereby minimizing the risk of environmental harm, including wetland drawdowns and saltwater intrusion. The recharge system is seen as a prudent insurance policy for Jupiter's water supply given its susceptibility to impacts. The long-term sustainability of the region's water resources and freshwater environment will be greatly enhanced through operation of this system.

Currently, the Town is permitted to withdraw approximately 12 cfs from the C-18 Canal to supply to the SA recharge system. The SFWMD plans to supply 25 cfs of recharge flows to Limestone Creek and the C-18 Canal as part of the CERP Loxahatchee River Watershed restoration Project, which the Town hopes will increase opportunities to utilize the recharge system that has been constructed. Implementation of these recharge flows would aid significantly in reducing natural area impacts to groundwater levels during dry periods (low rainfall and drought) while providing protection to natural systems and wetlands. The renewed permit was issued November 2019 however; restrictive permit conditions are not conducive to use the system.

3.2 Summary of Existing Water Treatment Facilities

The Town’s existing water treatment facility consists of three separate processes: Reverse Osmosis, Ion Exchange, and Nanofiltration. Each of the processes is permitted by the FDEP and have rated treatment capacities as shown in **Table 3-5**.

Table 3-5: Existing Rated Plant Capacities

Facility	FDEP Permitted Treatment Capacity (MGD)
Reverse Osmosis	13.7
Ion Exchange	1.8
Nanofiltration	14.5
Total	30.0

The RO plant is capable of producing 13.7 MGD of finished water. The Utility has a permitted (by SFWMD) daily withdrawal allocation from the Floridian aquifer of 17.90 MGD (max month basis), which allows the RO plant the ability to produce 13.7 MGD of finished water at the 75% recovery rate of the process.

In 1999, a 1.8 MGD ion exchange treatment plant was constructed. The ion exchange plant utilizes SA water to produce water of increased alkalinity and low color which when blended with the RO permeate waters improves the chemical and aesthetic characteristics of the total blended finish water. However, the Town’s strategy to comply with forthcoming PFAS regulations will require that the use of the ion exchange treatment plant be discontinued. Therefore, the Town plans to increase the capacity of the NF system and demolish the ion exchange treatment plant.

In 2010, the Town commissioned a 14.5 MGD NF plant. The plant utilizes raw water from the SA, which is the same source used by the ion exchange plant. As mentioned above, the Town strategy will discontinue usage of the ion exchange treatment plant and increase the capacity of the NF system by adding one NF train and demolishing the IX system.

The Utility has a permitted (by SFWMD) daily withdrawal allocation from the SA of 19.90 MGD (max month basis), which allows the ion exchange plant to operate in conjunction with the NF plant. The NF plant produces 14.5 MGD of product at an 85% process recovery rate.

3.2.1 Treatment Losses

Treatment losses, for the purpose of this report, is defined as the difference between raw water pumped and finished water pumped. Treatment losses vary with the efficiency of the treatment technology utilized. The treatment loss for the Town’s WTP, which uses a combination of NF and RO technologies, is roughly 16 to 20 percent of the raw water pumped. Figure 3-5 depicts the system treatment losses from the years 2020 to 2024.

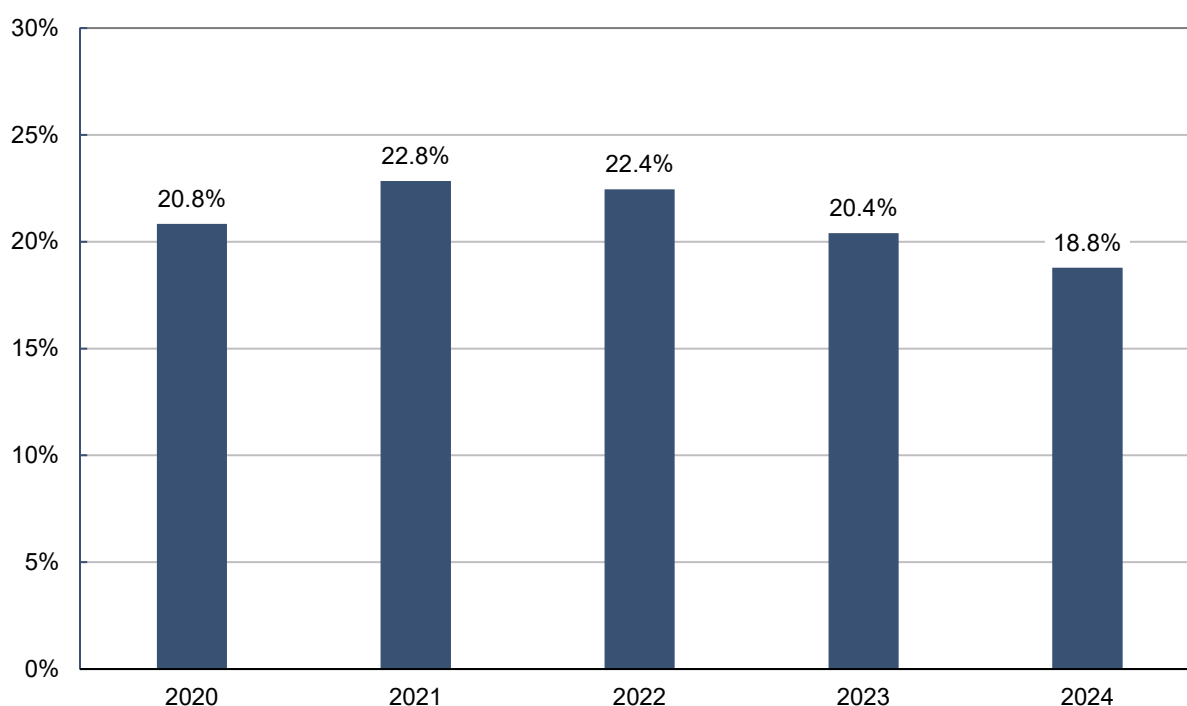


Figure 3-5: Annual Average Percent Water Treatment Loss

3.2.2 Level of Service Criteria

The Town of Jupiter has set level of service standards for its water system as summarized in **Table 3-6**.

Table 3-6: Level of Service Standards

Component	Level of Service Standard / Goal
Raw Water Supply	26.2 MGD – SA 23.5 MGD – FA 49.7 MGD – Total
Treatment Capacity	30 MGD
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 45 psi in the distribution system
Minimum system pressure during peak hour demand with largest pump out of service during fire flow conditions	Maintain a minimum of 20 psi in the distribution system
Finished Water Pumped Per Capita – 2019 Comprehensive Plan Volume 1, Infrastructure Element	Policy 1.4.4 of the Comprehensive Plan Volume 1, Infrastructure Element indicates that the level of service for finished water pumped shall be 153 gallons per capita per day for residential customers and 100 gallons per 1,000 square feet for non-residential customers
Finished Water Storage	A minimum of 5.1 MG based on water demand in the past 12 months (FAC 62-555.320). Current storage capacity: 29.5 MG.
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped

3.2.3 Outstanding Compliance Issues

FDEP issued an Administrative Order (AO-22-001-IW-50-SED) to cease the primary disposal of RO concentrate into Class II Marine Waters via outfall to the C-18 Canal (Southwest Fork of the Loxahatchee River) within 28 months from issuance of the UIC permit. The existing outfall will remain in place and is permitted for emergency/backup use only.

3.3 Finished Water Distribution System

The Town's water distribution system consists of over 467 miles of 2 to 30-inch diameter water mains that convey finished water from the ground storage and repumping facilities to the Town's water customers. In general the larger diameter transmission mains originate at the WTP ground storage and high service pumping and repumping stations, and decrease in size as they extend through the water service area. The majority of the Town's water customers are to the east, north and south of the WTP. The distribution system is interconnected in a loop configuration that provides reliable service throughout the entire water service area. **Figure 3-6** illustrates the Town's water customers within the water service area.

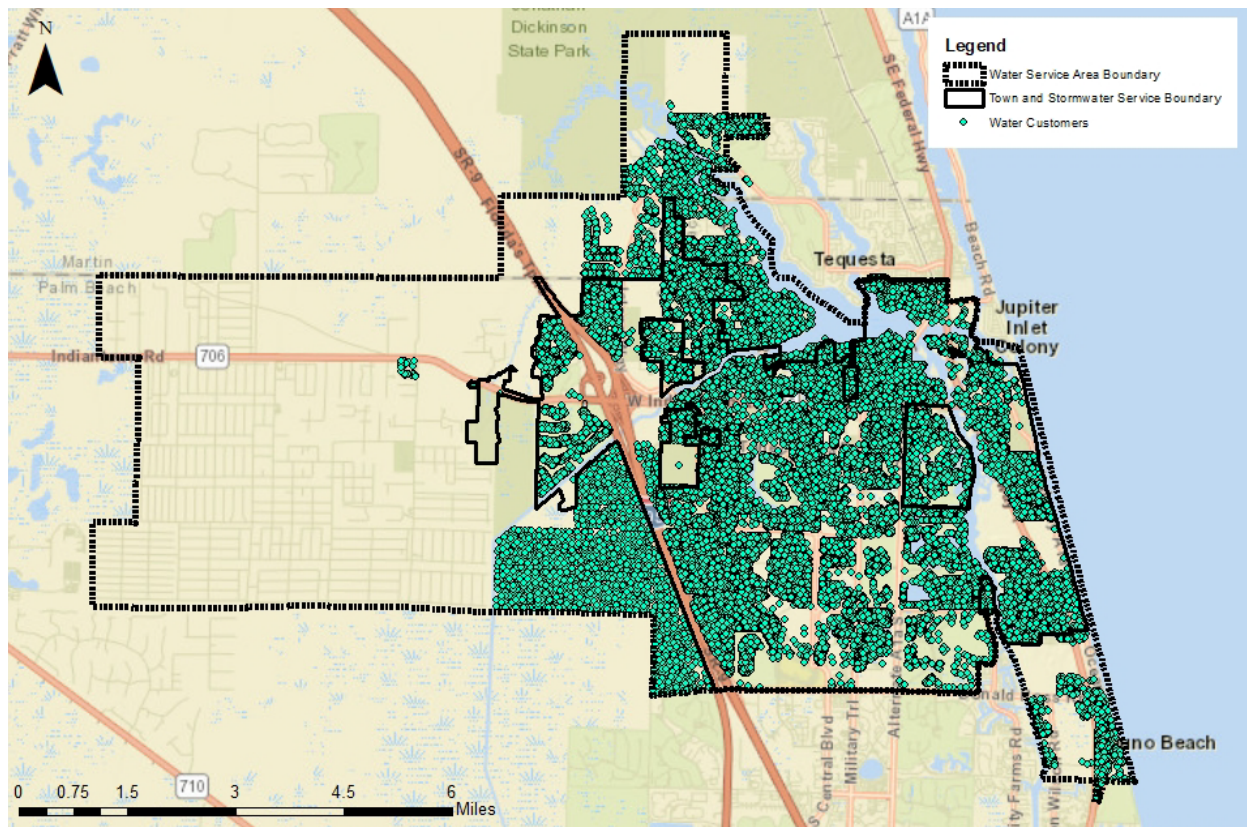


Figure 3-6: Town of Jupiter Water Customers

3.3.1 Distribution System Interconnects

The Town maintains metered distribution system interconnections with two neighboring utilities, the Village of Tequesta to the north, and the Seacoast Utility Authority to the south. These interconnections are closed during normal operations. The interconnects are maintained to allow for the sharing of water supplies in case of an emergency need. The Town's interconnects are listed below:

- There are two interconnections with the Village of Tequesta: one 8-inch, and one 12-inch.
- There are three interconnections with Sea Coast Utility Authority: one 8-inch, one 10-inch and one 12-inch.

3.3.2 Distribution System Water Storage Facilities

The Town's water storage system consists of a total of seven ground storage tanks (GSTs), with a total combined storage capacity of 29.5 MG:

- Two of the GSTs are located at the Town's WTP, and have a combined capacity of 4.5 MG.
- Three of the GSTs are located at the Central Boulevard Repumping Station, with a combined capacity of 21.0 MG.

- One GST is located at the Juno Beach Repump Station, and has a capacity of 1.0 MG.
- One GST is located at the Riverbend Repump Station and has a capacity of 3.0 million gallons.

3.3.3 Distribution System Losses

Historical distribution system losses are presented in **Figure 3-7**. The percent distribution system loss refers to the difference in the percent of finished water pumped vs. what is measured at the customer meters. The distribution system losses have averaged 9.9 percent over the timeframe from 2020 through 2024.

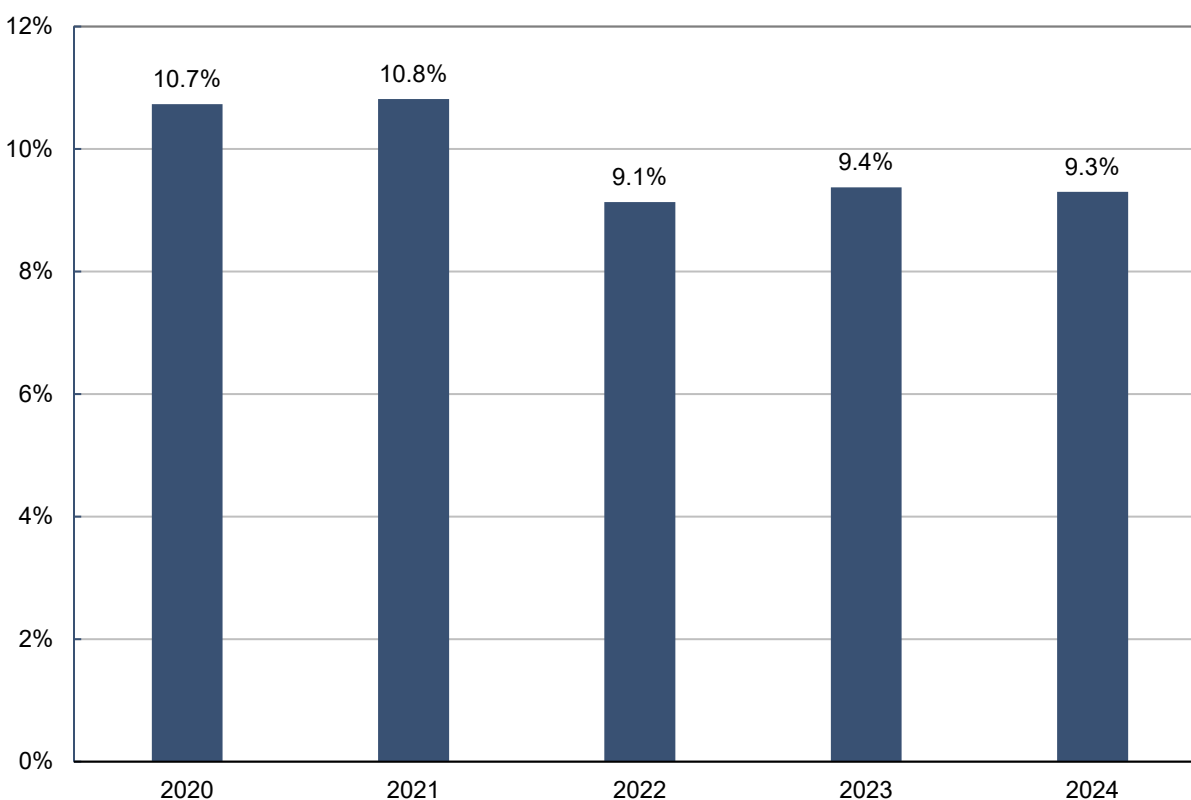


Figure 3-7: Annual Average Percent Distribution System Loss

4. Population and Water Demand Projections

4.1 Introduction

This section summarizes historical and forecasted population along with historical and forecasted water demand through 2045.

4.2 Population Projections

The population modeling used for the water demand forecast was performed by Palm Beach County Planning and Zoning Department (PBCPZD) using the Countywide Population Projections Through 2045 by Traffic Analysis Zones, to develop the projected populations based on the Office of Economic and Demographic Research (OEDR) and University of Florida's Bureau of Economic and Business Research (UFBEER). Palm Beach County utilizes the OEDR/BEER medium range projections for the County's Population Allocation Model. Note that the Town has requested UFBEER to conduct an in-depth population study specific to the Town's water service area. The study is underway but will not be completed in time for this update.

Martin County does not disaggregate population to traffic analysis zones. Therefore, values for this service area were derived by multiplying the number of Martin County service area households by average persons per household for the entire utility service area, then projected using the average annual percent change within the Palm Beach County portion of the service area.

Jupiter Farms, located generally west of the Florida's Turnpike/Interstate 95 corridor, represents the largest portion of the Town of Jupiter service area to which potable water service has yet to be extended. Jupiter Farms was excluded from the population projections because there are currently no plans to extend water service to the residential areas of Jupiter Farms. If potable water service were to be extended to this area, it is expected that demand for water would not likely include an irrigation component, as households have existing private water systems that could be utilized for irrigation. Hence, per capita water demand would likely be lower than the rest of the service area by approximately 25%.

Table 4-1 presents the population forecast for the Town of Jupiter's water service area from 2025 through the year 2045.

Table 4-1: Population Projections for the Town's Water Service Area

Location	2025	2030	2035	2040	2045
Jupiter	62,867	65,027	66,733	68,459	69,500
Juno Beach	2,451	2,489	2,599	2,639	2,682
Unincorporated Palm Beach County	12,908	13,247	13,463	13,683	13,882
Unincorporated Martin County	2,574	2,657	2,724	2,789	2,831
TOTAL	80,800	83,420	85,519	87,570	88,895
Jupiter Farms (unincorporated PBC)	13,183	13,492	13,630	13,831	14,126

4.3 Historical Raw Water Used

Table 4-2 presents the Town of Jupiter's water system historical raw water use from the FA and SA from 2020 to 2024. This period also includes information on historical per capita water usage and maximum day peaking factors. From 2020 to 2024, the average raw water usage per person was 253 gallons per capita per day (gpcd). The raw water max day factor, average of 2020 to 2024, is 1.42.

Table 4-2: Historical Combined Raw Water Used

Year	Water Service Area Population	Combined Raw Water Demand					
		Annual Withdrawal (mgy)	Avg Day Demand (mgd)	Avg Day Per Capita (gpcd)	Max Day Factor	Max Day Demand (mgd)	Max Day Per Capita (gpcd)
2020	78,180	7,133	19.5	250	1.55	30.3	387
2021	78,704	7,435	20.4	259	1.49	30.3	385
2022	79,228	7,316	20.0	253	1.28	25.7	324
2023	79,752	7,382	20.2	254	1.39	28.1	352
2024	80,276	7,289	19.9	249	1.38	27.5	343

4.4 Historical Finished Water Distribution

Finished water distribution demand is defined as water pumped to customers from the high service pumps, before distribution system losses. **Table 4-3** presents the historical finished water production demand for the Town's water service area from 2020 to 2024. From 2020 to 2024, the average finished water production demand was 202 gpcd. Finished water max day factor, average from 2020 to 2024, is 1.30.

Table 4-3: Historical Finished Water Production Demand

Year	Water Service Area Population	Finished Water Production Demand					
		Annual Finished Water Production (mgd)	Avg Day Demand (mgd)	Avg Day Per Capita (gpcd)	Max Day Factor	Max Day Demand (mgd)	Max Day Per Capita (gpcd)
2020	78,180	5,703	15.6	200	1.32	20.6	264
2021	78,704	5,941	16.3	207	1.30	21.2	270
2022	79,228	5,830	15.9	202	1.24	19.8	249
2023	79,752	5,907	16.2	203	1.27	20.6	258
2024	80,276	5,834	15.9	199	1.34	21.3	266

4.5 Water Demand Forecast

Table 4-4 summarizes the raw and finished water distribution demand forecasts on an annual average day and maximum day basis for the Town’s water service area for 2025 to 2045 in five-year increments. **Figure 4-1** illustrates the finished water distribution demand in bar chart format in five-year increments through 2045. **Figure 4-2** and **Figure 4-3** illustrate the SA and FA raw water demand, respectively, in bar chart format in five-year increments through 2045.

Table 4-4: Water Demand Forecast

Year	Water Service Area Population	Finished Water Distribution Demand (mgd)		Surficial Aquifer Raw Water Demand (mgd)		Floridan Aquifer Raw Water Demand (mgd)	
		Avg Day	Max Day	Avg Day	Max Day	Avg Day	Max Day
2025	80,800	16.3	21.2	10.5	14.2	9.9	13.4
2030	83,420	16.9	21.9	10.9	14.7	10.2	13.8
2035	85,519	17.3	22.5	11.1	15.1	10.5	14.2
2040	87,570	17.7	23.0	11.4	15.4	10.7	14.5
2045	88,895	18.0	23.4	11.6	15.7	10.9	14.7

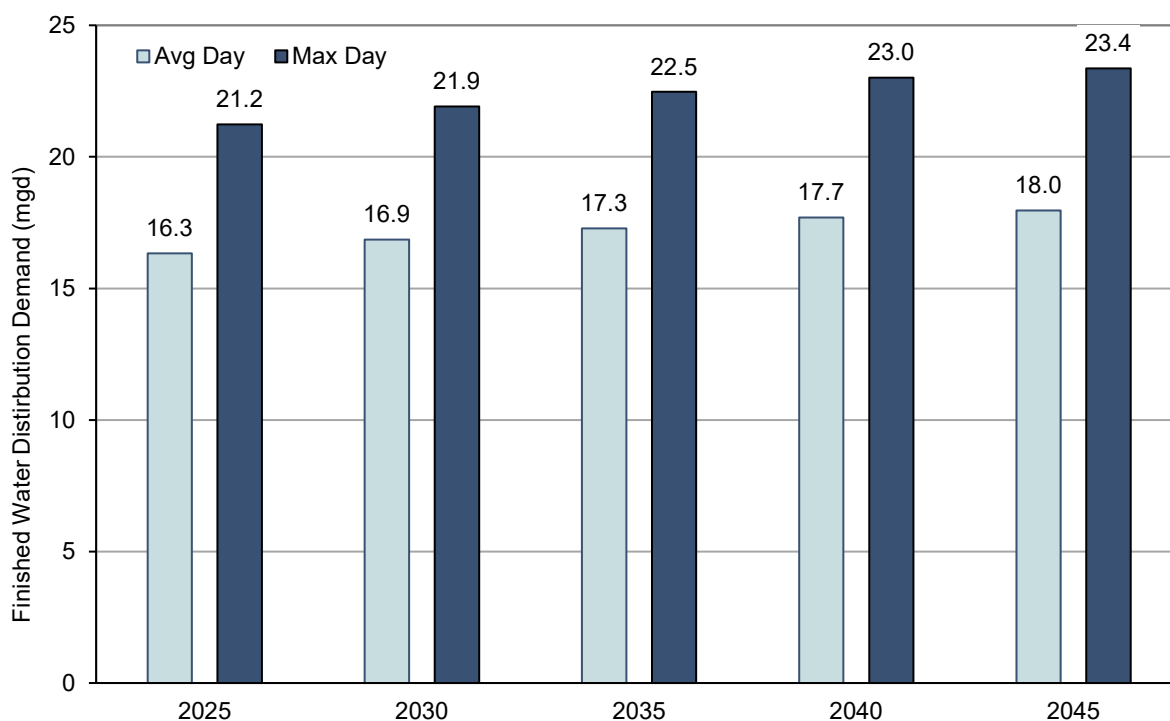


Figure 4-1: Finished Water Distribution Demand Forecast 2025 to 2045

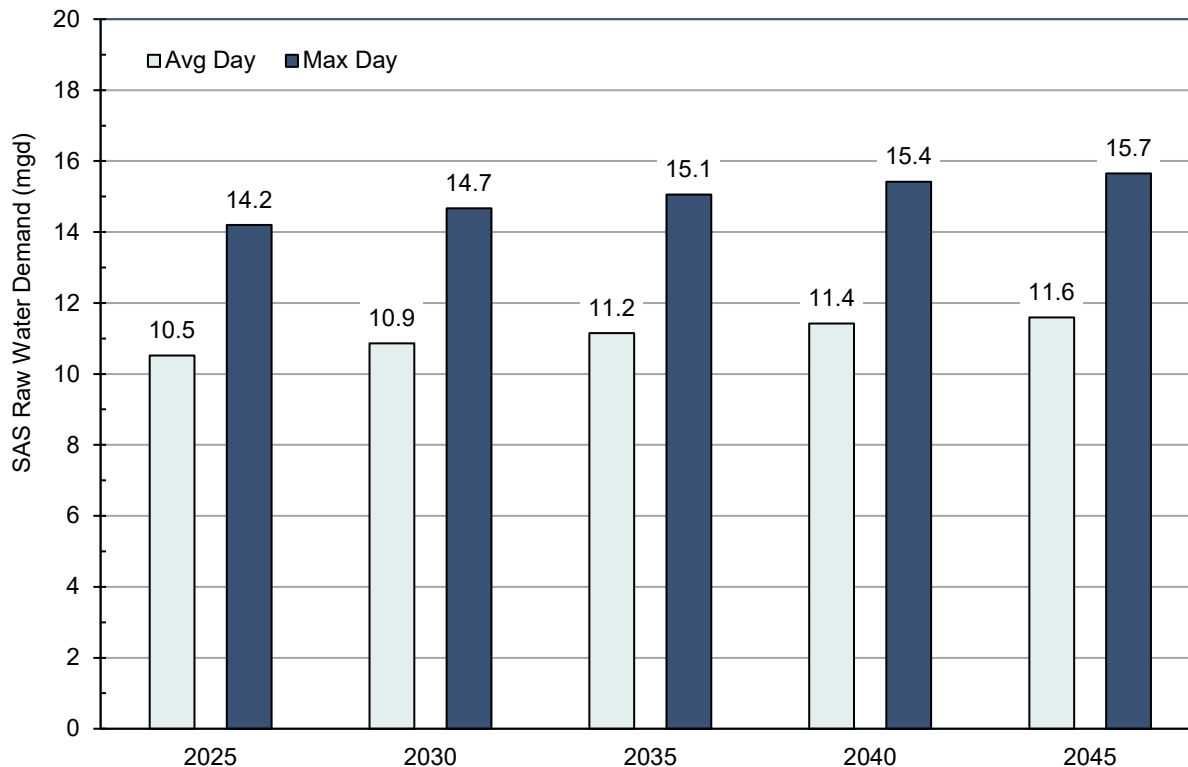


Figure 4-2: Surficial Aquifer Raw Water Demand Forecast 2025 to 2045

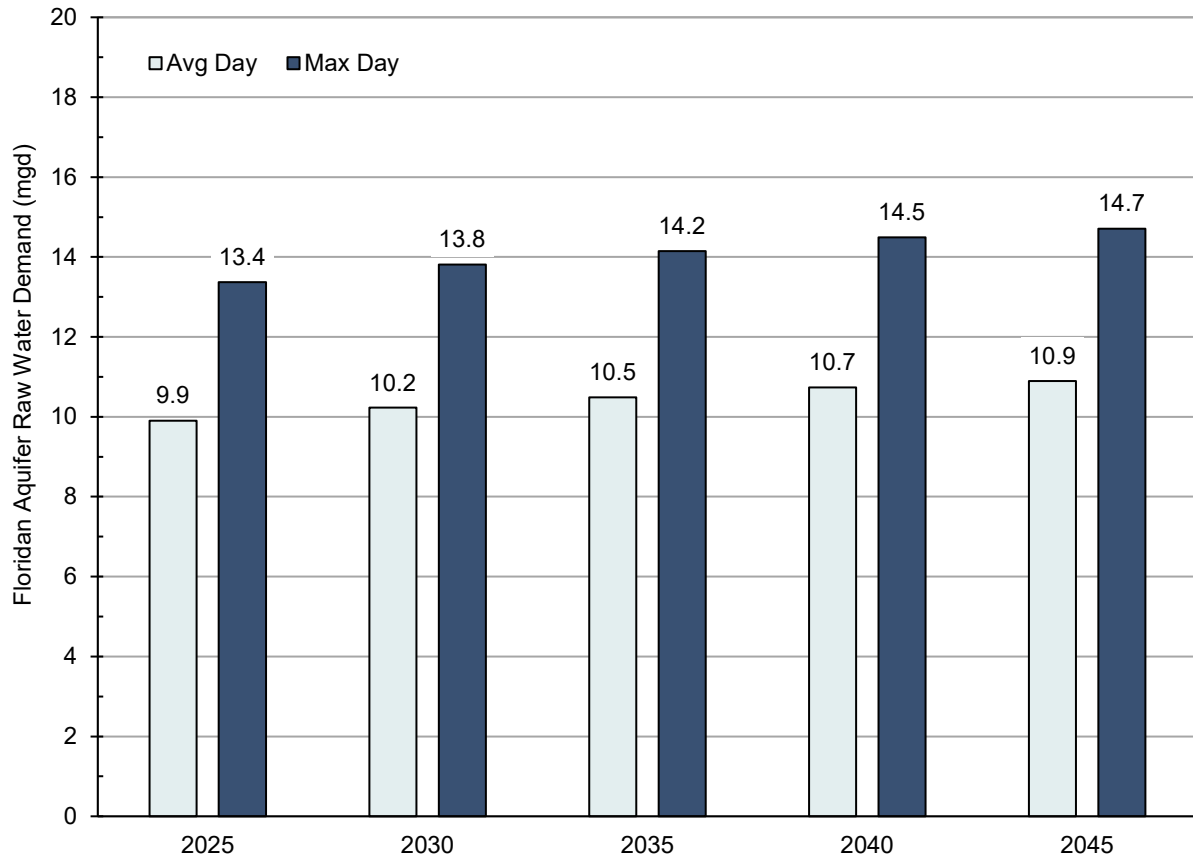


Figure 4-3: Floridan Aquifer Raw Water Demand Forecast 2025 to 2045

4.6 Finished Water Production Capacity is Adequate to Meet Demand

Figure 4-4 illustrates that water treatment plant finished water production capacity is adequate to meet demand through the year 2045. The figure is based upon the planned infrastructure improvements defined in **Table 4-4**.

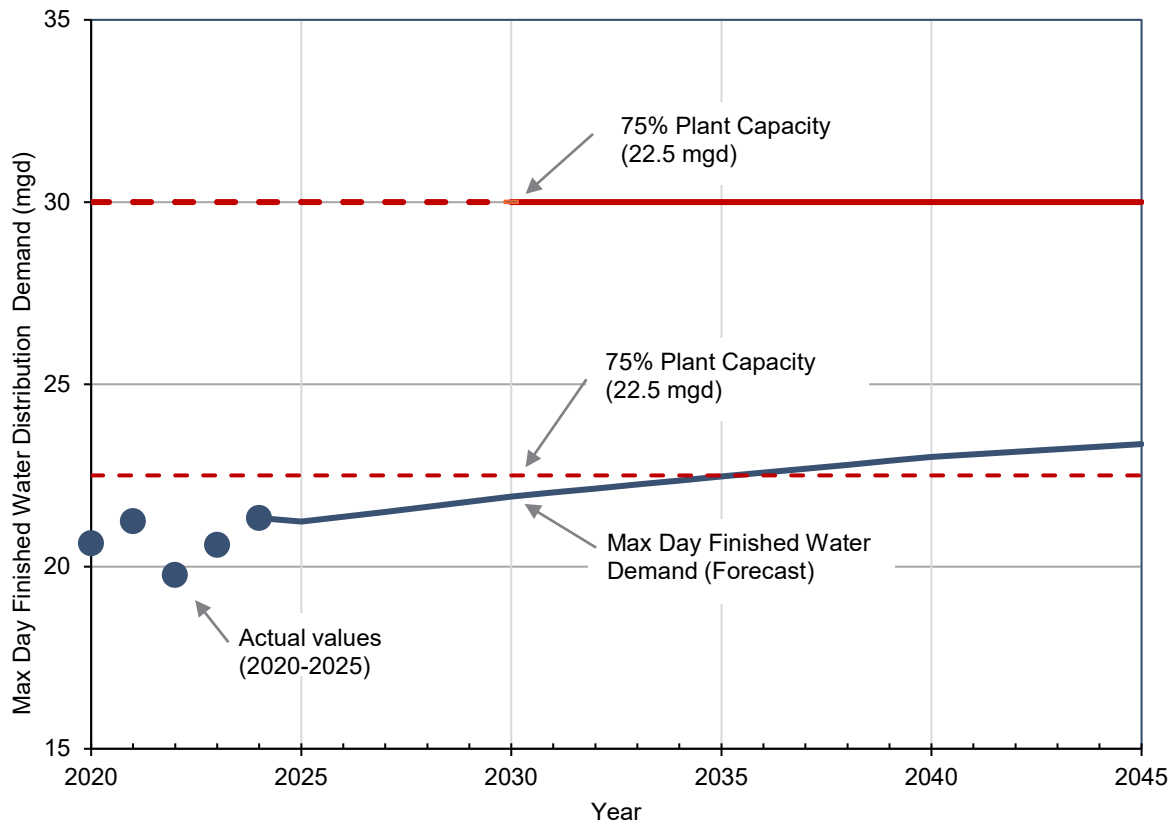


Figure 4-4: Max Day Finished Water Demand vs Water Production Capacity

5. Conservation and Reuse Efforts

5.1 Conservation

5.1.1 Conservation Rate Structure

The Town has implemented a progressive conservation rate structure that increases rates as water usage increases. **Table 5-1** presents the residential conservation-based block rate structure, effective October 1, 2025. Section 20-159 of the Town Code includes a surcharge of up to 100 percent on customer accounts whose water use exceeds the average of the preceding four months by 10 percent.

Table 5-1: Residential Rate Structure

Gallons	Consumption Cost per 1,000 Gallons
0 – 6,000	\$1.61
6,001 – 14,000	\$2.16
14,001 – 30,000	\$3.84
Over 30,000	\$5.05

5.1.2 Water Shortage Restrictions

Section 20-149 through 20-164 of the Town’s Code of Ordinances provides for the imposition of water restrictions under an array of circumstances, including drought, requests by the SFWMD (pursuant to section 40E-21 of the Florida Administrative Code), deterioration of aquifer, saltwater intrusion, and water availability. Restricted water uses are established and provisions for enforcement are addressed. The Town has been successful in enforcing the various implemented restrictions and requirements. Water restrictions shall include, but are not limited to the following:

1. The intentional wasting of water by the excessive and unnecessary use thereof.
2. The sprinkling, watering or irrigation of shrubbery, trees, lawns, grass, ground covers, plants, vines, gardens, vegetables and crops.
3. The washing of automobiles, trucks, trailers, mobile homes, campers, boats, railroad cars, or any type of mobile equipment; except a bona fide business enterprise where vehicle washing is done.
4. The washing of sidewalks, driveways, filling station aprons, porches, exteriors of homes, apartments, office buildings or other outdoor surfaces.
5. The washing of any business or industrial equipment and machinery, except where required by public health.
6. The operation of any ornamental fountain or other structure using water without a recirculating system.

7. The filling of swimming and wading pools not using a filter and recirculating system.
8. Permitting the wasting or escape of water through defective plumbing, which means to knowingly allow water to escape through a system that is in disrepair.
9. Unnecessary or excessive water uses by business and industries, which shall be restricted to the minimum amount of water necessary to reasonably conduct operations.
10. The use of water to serve a customer in a restaurant, unless requested by a customer.
11. The use of water for the expansion of a commercial nursery.
12. The use of water from hydrants for construction purposes, fire drills, or any other than firefighting.
13. The use of water to put new agricultural land into production.
14. The use of water by a golf course, except those areas designated as tees and greens.
15. The use of water of dust control.

5.1.3 Landscape Irrigation Restrictions

The Town has successfully implemented progressive landscape irrigation restrictions under Section 20-156 and Section 20-344 of the Town Code that meet the requirements of the SFWMD. These restrictions can apply to all individuals who use the Town's water, as well as water from private wells, lakes, canals, or other sources. Violators are subject to fines and imprisonment.

5.1.4 Advanced Metering Infrastructure Project

The Town currently uses a drive-by radio read system (AMR). While this radio-read system was a significant process improvement over in-person visits to each meter every month to obtain a single read, it has now become outdated technology. As such, the Town is planning to undertake a program to systematically convert to the latest best management practice for the water meter reading industry known as Advanced Metering Infrastructure (AMI). The system upgrade is expected to prove pivotal in minimizing system losses or non-revenue water losses which continue to rise as the Town's infrastructure ages. The proposed AMI system fully automates meter reading, billing and data collection processes making it a sustainable long-term solution for the Town.

This AMI project will also contribute to the transition of small multi-jet meters to solid state meters, which represents the most advanced and accurate metering technology. Solid state meters, also known as ultrasonic or electromagnetic meters, have no moving parts and generally warrant 98.5% to 101.5% accuracy over the lifetime of the meter. In contrast, positive displacement and multi-jet meters generally warrant 99% accuracy for 10 years, and above 91.7% for meters over 10 years of age. By maintaining meter accuracy, water loss due to underbilling actual usage can be kept to a minimum, allowing the utility to have a more refined water loss estimate due to leaks, breaks, and other events. The AMI system is expected to be in service in 2028.

5.1.5 Leak Detection Program

The aforementioned AMI Project allows the utility to advance its leak detection program due to the following:

1. Installation of pressure sensors throughout the distribution system which will automatically alert utility staff when pressure drops below a certain threshold, such as due to a leak or main break or when water is being used from a hydrant without permission.
2. Meter reads, which occur 4 times a day in the proposed AMI system rather than once a month with the AMR system. This increased frequency allows for alerts to be generated the same day an issue occurs, such as a leak downstream of a customer’s meter.
3. The AMI system can be coupled with virtual District Metering Areas to identify problem areas that have high water loss, comparing the amount of water entering a region versus amount used by the meters in the region.
4. Smart online platform to quickly obtain and analyze flow and pressure data from sensors.

5.1.6 Plumbing Code

An essential part of the Town’s conservation program is the implementation of high efficiency plumbing requirements. Section 20-158 establishes the requirements for water saving devices on water supply faucets or valves which limit flows to 3.0 gpm. Tank-type water closets discharging more than 3½ gallons per flush shall be provided with volume-limiting devices or methods. Palm Beach County (including the Town of Jupiter) adopts each update of the Florida Building Code (FBC) Plumbing Table 604.4 that requires new construction within Palm Beach County to use “low flow” plumbing fixtures. **Table 5-2** documents the most recently adopted 2023 FBC (Florida Department of Business and Professional Regulation, 2023) flow requirements of key fixtures.

Table 5-2: Maximum Flow Rates and Consumption for Key Fixtures in New Construction

Fixture	2023 FBC
Lavatory, Private	2.2 gpm
Shower Head	2.5 gpm
Urinal	1.0 gallon per flush
Toilet	1.6 gallons per flush

5.1.7 Public Outreach

The Town prides itself in being a very environmentally conscious community that embraces water conservation, which is encouraged through the Town’s public outreach efforts. On an annual basis, the utility works with local schools and Jupiter area students to promote resource protection and conservation through a water conservation poster contest. The program has been a tremendous success in increasing awareness

of natural resource issues and advocating for conservation efforts to the many local students who participate.

5.2 Reuse

Florida law supports reuse efforts. Florida’s utilities, local governments, and water management districts have led the nation in the quantity of reclaimed water reused and public acceptance of reuse programs. Section 373.250(1)(a) F.S. provides “the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by FDEP, are state objectives and considered to be in the public interest.” In addition, Section 403.064(1), F.S., states “reuse of reclaimed water is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.”

5.2.1 Local Government Specific Actions, Programs, Regulations, or Opportunities

The Loxahatchee River District, founded in 1971, began its reuse program, also known as irrigation quality (IQ) Water, in 1983. Today, this respected wastewater recycling program serves residential communities, golf courses, public parks and recreational facilities such as Roger Dean Stadium, with an average of 6.8 MGD of reuse water distributed in 2024.

The LRD operates an extensive network of reuse distribution throughout the Town of Jupiter and the Village of Tequesta communities with almost 184,000 feet or 35 miles of 2 inch to 36-inch force mains. Because IQ Water must meet strict health standards, using it to water lawns and landscaping provides for a safe, economical and environmentally beneficial use of this resource.

Thoroughly treated and disinfected according to exacting regulations, IQ Water must meet the requirements of the FDEP and the Public Health Department. LRD's IQ Water system is monitored 24 hours a day by trained operators and tested at an on-site, state-certified laboratory, as well as other independent research laboratories. The LRD IQ Water program has garnered numerous awards from state and national environmental managers for its safety and innovation.

LRD continues to expand its reuse program to reach a larger customer base by installing additional infrastructure and by evaluating options to supplement the reclaimed water produced. LRD also plans to evaluate alternative beneficial uses for the IQ water during wet periods when demand is not as great. LRD also plans to develop additional IQ water storage facilities. The goal of these improvements is to minimize the amount of IQ water disposed of through LRD’s deep injection well by increasing the amount of reuse water able to be used and stored.

5.2.2 Local Financial Responsibilities

The Town does not have any financial responsibilities relative to reuse. Therefore, this section is not applicable to the Town.

6. Regional Issues

6.1 Introduction

Investigations and evaluations conducted at the national, regional, and local levels have reinforced the need to plan for the predicted impacts of more frequent and severe drought, increases in tidal and storm-related flooding, and ensuring that future planning efforts are flexible to adapt to changes to ensure a sustainable water supply infrastructure.

The Town, together with its municipal and regional partners, understands it is imperative that local governments and water utilities begin to formalize the integration of water supply and climate change considerations as part of coordinated planning efforts and work to provide relevant updates to the 10-Year Water Supply Facilities Work Plan and enhance Goals, Objectives and Policies (GOPs) of its comprehensive plan. The Town is a leader in developing planning tools and identifying achievable and cost-effective goals that meet the needs of its community.

The 2023-24 LECWSP Update identified eight key regional water supply issues. Of these eight issues the following four impact the Town of Jupiter:

1. Climate change and sea level rise are increasingly likely to negatively affect the availability of freshwater resources.
2. Increased withdrawal from the surficial aquifer system (SAS) are limited by the Biscayne aquifer minimum flow and minimum water level (MFL), LEC Regional Water Availability criteria, potential impacts on the regional system, wetlands, pollution, and existing legal users as well as the potential for saltwater intrusion of upconing relict seawater in the western portions of the planning area.
3. Withdrawals from the FAS are expected to increase to meet future demands. Continued monitoring of water levels and water quality in the FAS is necessary to ensure long-term sustainability of the resource.
4. Recent developments by the United States Environmental Protection Agency on the regulatory criteria for polyfluoroalkyl substances (PFAS) could require changes in the level of treatment required and may result in increased demands.

The following subsections further describe regional issues affecting the Town of Jupiter within the planning period.

6.2 Climate Change

Investigations and evaluations conducted at the national, regional, and local levels have reinforced the need to plan for the predicted impacts of more frequent and severe drought, increases in tidal and storm related flooding, and ensuring that future planning efforts are flexible to adapt to changes to ensure a sustainable water supply infrastructure. The Town is currently completing a flood vulnerability assessment of critical infrastructure in the Town's water service area.

6.3 Saltwater Intrusion

The Town operates a saltwater intrusion monitoring program in accordance with the limiting conditions of its SFWMD Water Use Permit. Its goal is to locate and monitor the saltwater interface in and around the Town's wellfields. The purpose of the program is to provide an early warning monitoring system to assist wellfield managers in tracking the location and to manage withdrawals to limit the inland movement of the saltwater interface. The Town currently has 24 active saltwater monitoring wells.

There is an increased probability of the saltwater interface migrating within the immediate proximity of portions of the Town's wellfields, especially in times of prolonged drought. Sustainability of the SA would be reinforced through frequent and substantive deliveries of excess stormwater to the Town's recharge system during dry periods and heightened limitations on additional permitted SA withdrawals (i.e. private wells) in the areas between the SA wellfield and the saltwater interface.

In 2024, the SFWMD published an updated saltwater intrusion map presenting the position of the position of the 250 mg/L chloride concentration (isochlor). **Figure 6-1** presents the 2019 and 2024 isochlor in relation to the Town's supply wells. From 2019 to 2024 the isochlor migrated approximately 1,200 feet southwest towards the Town's wellfields in the area near the intersection of West Indiantown Road and Maplewood Drive. Within this timeframe the isochlor also migrated approximately 0.8 miles southwest in the Pine Gardens South and Jonathan's Landing neighborhood area.

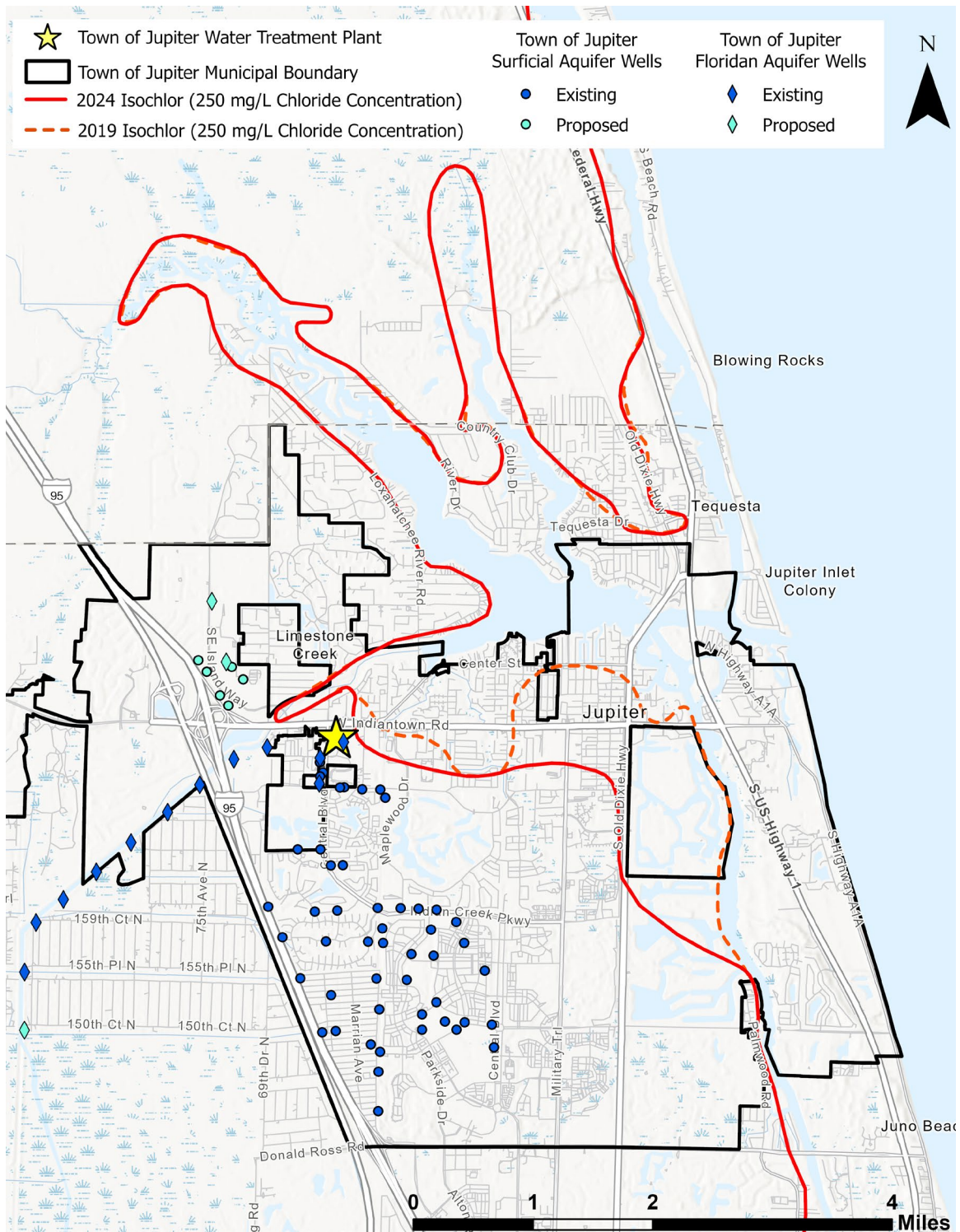


Figure 6-1: Extent of Saltwater Intrusion in the Town of Jupiter

6.4 Northwest Fork of the Loxahatchee River Minimum Flows and Water Levels

The SFWMD adopts minimum flows and minimum water levels (MFLs) to establish the point at which either water resources or the ecology of an area would be expected to experience significant harm from further withdrawals. The SFWMD also adopts prevention and recovery strategies alongside the MFL to recover waterbodies to the MFL and prevent future violations of the MFL (SFWMD, 2024).

The SFWMD has adopted the MFL for the Northwest Fork of the Loxahatchee River through subsection 40E-8.221(4), F.A.C. as 35 cubic feet per second over Lainhart Dam for and an average daily salinity of less than 2 parts per thousand (ppt) at river mile 9.2. An MFL exceedance occurs when flows decline below 35 cfs for more than 20 consecutive days or salinity, expressed as a 20-day rolling average, is greater than 2 ppt at river mile 9.2. **Figure 6-2**, adopted from Chapter 40E-8 of the F.A.C., provides a map defining the extent of the MFL waterbody for the Northwest Fork of the Loxahatchee River.

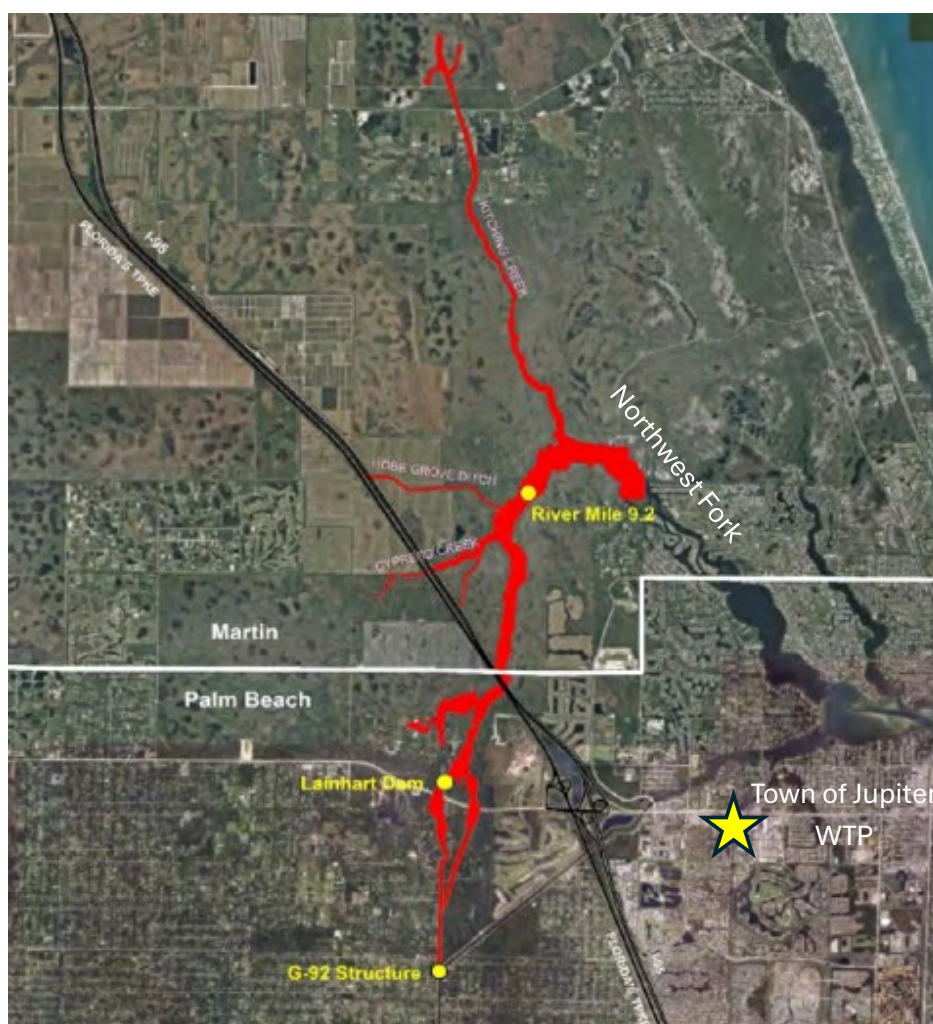


Figure 6-2: Northwest Fork of Loxahatchee River MFL

6.5 Loxahatchee River Watershed Restoration Project

Regional water managers have long recognized the importance of capturing excess surface water runoff and the use of such water for SAS recharge, for protecting natural systems, maintaining public water supplies and providing a barrier to saltwater intrusion to the SA. The Loxahatchee River Watershed Restoration Project (LRWRP), (formerly known as Northern Palm Beach County - Part 1), which is a component of the Comprehensive Everglades Restoration Plan (CERP) can benefit the SA supply in Jupiter in these ways provided that excess surface water upstream of the SFWMD S-46 discharge structure is diverted to the Town's surface water recharge system instead of being discharged to tide. The SFWMD expects that the increased diversion and attenuation of stormwater runoff to the Town through the CERP will also reduce nutrient levels reaching the impaired waters in the Southwest Fork and main embayment of the Loxahatchee River.

The Loxahatchee River is a blend of freshwater and estuarine environments, which was originally connected to the Everglades via the Loxahatchee Slough, where freshwater was freely exchanged with the Everglades based on water levels in the river and slough. Over time, natural areas across the watershed were converted to agricultural and urban uses that created barriers to freshwater flows and disconnected the river from the everglades (USACE, 2023). The purpose of the LRWRP is to restore and sustain the overall quantity, quality, timing, and distribution of fresh waters to the federally designated "National Wild and Scenic" Northwest Fork of the Loxahatchee River. The project was authorized under the Water Resources Development Act of 2020 and is currently ongoing as a joint effort between the United States Army Corps of Engineers (USACE) and the SFWMD.

The recommended plan would restore volume and seasonal timing of flows by using a 9,500 acre-foot reservoir, a 4-well aquifer storage and recovery system, and associated small pump stations, canals, and water control structures in the watershed to capture and store water that is currently discharged away from the Northwest Fork of the Loxahatchee River, and then release the water to the river with a natural seasonal timing. Wet season flows would be 98% and dry season flows would be 91% of the restoration targets, versus 78% and 65% for the future without the project (USACE, 2020).

The Town supports the LRWRP and other CERP projects through the South Florida Ecosystem Restoration Take Force and other relevant working groups. The Town also publicizes the role of CERP as a regional climate resilience strategy, particularly to increase freshwater flows to the Everglades system, which improves water quality, maximizes regional freshwater storage and aquifer recharge, and creates the potential to abate saltwater intrusion, an increasingly important effort under variable climate conditions and sea level rise.

6.6 Excess Surface Water for Aquifer Recharge

Since 1990, the Town has incrementally constructed a system of control structures, flow-ways and salinity barriers intended to increase surface water storage and SA recharge utilizing freshwater that would otherwise be wasted to tide. The recharge system is expected to offset some of the effects of urban groundwater withdrawals by replenishing the resource, thereby minimizing the risk of environmental harm, including wetland drawdowns and saltwater intrusion. The long-term sustainability of the Town's water resources and freshwater environment will be greatly enhanced through operation of this system. See Section 3.1.4 for additional details on the Town's recharge system.

6.7 Floridan Aquifer Water Quality

Since initial construction of the Floridan aquifer wellfield in 1990, the utility has monitored water quality trends and strategized wellfield operation to minimize withdrawal impacts to water quality in the aquifer. It is expected that chloride concentrations in the FA will continue to increase over time; however, it is believed that the rate of increase can be reduced or controlled by operationally managing the wellfield by sustainable pumping rates and rotation of wells in service. Since 2004, the Town has implemented, when possible, more equal pumping from each of the FA wells which has slowed the increasing trend in chloride concentrations.

The Town also recognizes the need for additional FA wells to reduce the rate of water quality decline and protect wells from over pumping. The Town's plans for construction of new FA wells is further discussed in Section 3.1.2 of this report. In addition to preventative measures, the Town is also planning to construct improvements to the Reverse Osmosis membrane treatment plant equipment to continue producing drinking water that meets membrane design criteria if total dissolved solids (TDS) continue to increase, as observed.

Finally, the Town is exploring another alternative water supply strategy to re-purpose nanofiltration membrane concentrate as a source water by blending it with FA raw water supply to the RO membrane treatment plant. Pilot testing of this strategy is underway.

6.8 Changes in the Regulatory Criteria for PFAS

6.8.1 The PFAS Rule

The Per- and Polyfluoroalkyl Substances (PFAS) National Primary Drinking Water Regulation (a.k.a., PFAS Rule) was promulgated in April 2024 (USEPA, 2024), requiring removal of PFAS from drinking water to four parts per trillion (ppt) for key compounds (i.e., PFOA and PFOS). Utilities impacted by this rule would be required to reduce PFOA and PFOS by late 2029 to ensure compliance. On May 14, 2025, the EPA announced a plan to modify the PFAS Rule to extend the compliance deadline to 2031.

6.8.2 SFWMD Position on the PFAS Rule

Regulatory criteria for PFAS will require changes in the level of treatment for many water utilities resulting in increased raw water demands (SFWMD, 2024). Compliance with the 4 ppt MCLs for PFOA and PFOS by 2031, will have a significant impact on the Lower East Coast Planning Area during the 10-year planning period. Conventional lime softening and filtration treatment processes, employed by the majority of the public water systems in the LEC Planning Area, do not sufficiently remove PFAS compounds. As a result, many public water systems will be transitioning to membrane treatment, which is the most common and effective treatment process for removing PFAS compounds. Membrane treatment requires higher raw water demands than conventional treatment methods. In accordance with the Regional Water Availability Rule, additional water demands would have to be met with Alternative Water Sources (AWS), likely through increased withdrawals from the FA.

6.8.3 Impact of the PFAS Rule on the Town and the Town's Strategy for Compliance

The Town recently completed an evaluation of PFAS in its water supply along with an evaluation of its current treatment processes. These evaluations are detailed in the report titled “Town of Jupiter Utilities Ion Exchange (IX) System and Polyfluoroalkyl Substances (PFAS) Evaluation” dated April 28, 2025 (Hazen and Sawyer, 2025). Sampling results indicate that the Town’s SA raw water supply does contain PFAS.

However, evaluations have shown that a blend of the Town’s finished water (RO and nanofiltration permeate blend) is well below the compliance level of 4 ppt. Treated water produced by the IX system exceeds the EPA MCL for PFAS, the projected blend of 90% RO permeate with 10% IX product water would meet the MCLs depending on what surficial aquifer wells are in service. To address PFAS, the Town has plans to replace its 1.8 mgd IX facility with an additional (2.9 mgd) NF membrane treatment train to ensure regulatory compliance is achieved in all instances. This change will increase surficial raw water demand of the nanofiltration facility by 1.6 mgd with the addition of a 6th treatment train. NF treatment capacity will increase from 14.5 mgd to 17.4 mgd.

7. Capital Improvements

This section provides a brief description of the Town’s Capital Improvements Program (it is noted that the terminology “Community Investment Plan” and “Community Investment Program” is utilized by the Town) for Water Supply.

7.1 Water Utility Capital Improvement Projects

Table 7-1 presents the water supply, treatment, storage and distribution system projects identified in the Town’s current Community Investment Program (Fiscal Year 2026 – 2030).

Table 7-1: Fiscal Year 2026-2030 CIP Water Projects

Project No.	Project Name
W0002	New Meters
W0002	Small Meter Replacements
W0329	Large Meter Replacements
W1290	Water Asset Maintenance Program
W1402	Pump Replacement Program
W1702	Generator Replacement Program
W1704	Loxahatchee River Road Area Dist. Sys Improv - Ph II
W1817	Production Well Replacement Program
W1914	WTP Control System Cybersecurity
W2007	WTP Hardened Server Building
W2010	RO Plant Improvements to Address Raw Water Degradation
W2011	Construction of FA Wells RO-14, RO-15 & RO-16
W2120	Distribution System Water Quality Sampling Stations
W2313	Deep Injection Well System
W26XX	Water Treatment Plant South Wall Replacement
W26XX	Holly Lane Distribution Improvements
W27XX	Church Street Water Main Relocation
W27XX	Via Rio Road-New 6" Watermain and Water Services
W27XX	SE Island Way Water Main Bridge Crossing Replacement
W28XX	Water Treatment Plant Asphalt Mill and Overlay

Project No.	Project Name
W28XX	Bendross Road Distribution Improvements
W28XX	Center St Valves and Services Replacement
W28XX	Storage Reservoir Replacement Program
W28XX	Water Treatment Plant (WTP) Liquid Chlorine Conversion
W28XX	Ion Exchange System Replacement for PFAS Compliance
W29XX	Hampton Place and Hampton Circle Distribution Improvements
W30XX	Water Treatment Plant Replacement Program
W30XX	New 30-inch SA Raw Water Main

7.2 Work Plan Projects

A detailed description and implementation schedule of each of the projects listed in Section 7.1 is provided within the approved Community Investment Program budget published on the Town’s website. The information is located starting within the “Water” section on pages 69 through 126. The document can be accessed at the link below:

<https://www.jupiter.fl.us/DocumentCenter/View/36773/Adopted-2026-CIP-Budget?bidId=>

8. Goals, Objectives and Policies

The Town of Jupiter Comprehensive Plan addresses the needs and aspirations of the community. This has tremendous implications regarding the importance of community input in the development and implementation of the Comprehensive Plan. The Comprehensive Plan also plays a significant role within Florida's growth management system. The Comprehensive Plan is required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), and to be consistent with the Regional and County Comprehensive Plans. The Comprehensive Plan connects Town, State of Florida, Regional, and Palm Beach County plans. The Comprehensive Plan establishes long-term direction of goals as well as short-term objectives and policies to guide implementation efforts.

The Comprehensive Plan Goals, Objectives and Policies have been reviewed for consistency with the 10-Year Water Supply Facilities Work Plan – 2025. Overall, no conflicts were found between the Comprehensive Plan and this 10-Year Water Supply Facilities Work Plan. Therefore, this 10-Year Water Supply Facilities Work Plan will be adopted by reference in the Town of Jupiter's Comprehensive Plans, along with the Town's recent Water Master Plan. To accomplish this, the Goals Objectives and Policies listed below will be updated as necessary for coordination with this 10-Year Water Supply Facilities Work Plan – 2025:

1. Revision of Policies adopting the Work Plan by reference to implement the 10-Year Water Supply Facilities Work Plan – 2019.
2. Revision of Policies incorporating the Town's Water Master Plan to implement the 2017 Water Master Plan Update.