



**AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JANUARY 20, 2026
7:00 PM**

Call To Order

Invocation; Moment of Silence; and Pledge of Allegiance

Roll Call:

Mayor Jim Kuretski
Vice-Mayor Ron Delaney
Councilor Phyllis Choy
Councilor Dan Guisinger
Councilor Malise Sundstrom
Town Manager Frank Kitzerow
Town Attorney Thomas J. Baird

If you would like to speak on any item, please submit a Comment Card.

CITIZEN COMMENTS

All Non-agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to state his/her name and address for the record prior to addressing the Town Council. Council will not discuss these items this evening. **Any issues will be referred to Staff for investigation; a report will be forwarded to Council; and citizens will be contacted.**

MINUTES

1. January 6, 2026, Town Council Meeting Minutes.

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

PUBLIC HEARING

2. **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. Ordinance 4-26, First Reading,** Voluntary annexation;
- B. Ordinance 5-26, First Reading,** 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
- C. Ordinance 6-26, First Reading,** Zoning Map amendment from PBC Single-Family Residential (RS) to TOJ Compact Single-Family Residential (R-1A). (Second Reading 2/17/2026)

REGULAR AGENDA

PUBLIC HEARING

- 3. **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. Ordinance 2-26, First Reading,** 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.** Consideration of a 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;
 - C. Ordinance 7-26, First Reading,** Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-1, Residential Single-Family District, on 34.3± acres located on the east side of Island Way; and,
 - D.** Consideration of a 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. (Second Reading - TBD)

PUBLIC BUSINESS

- 4. Approval of a Proposed Settlement Agreement between 961 A1A LLC and 997 A1A LLC (Suni Sands), and the Town of Jupiter

REPORTS

TOWN ATTORNEY

TOWN MANAGER

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

ADJOURNMENT

Town Council Future Meetings

Tuesday, February 3, 2026 7:00 p.m. — Town Council Chambers

Tuesday, February 17, 2026 7:00 p.m. — Town Council Chambers

Section 2-64: Decorum, disturbing meeting:

While the Town Council is in session, the members thereof and the public present in the Council chambers shall not, by conversation or otherwise, delay or interrupt the proceeding or the peace of the Council. It shall be unlawful for any person to disturb or disrupt a meeting of the Town Council or to refuse to obey the orders of the presiding officer in the conduct of the meeting and such person shall be subject to being summarily ejected from the meeting.

Notices:

*Town Council and CRA Meetings are now webcast in real-time and viewable on your computer or mobile device - www.jupiter.fl.us/Live. Backup materials for the Town Council Meetings are available online one (1) week before the regular meetings.

*# means no backup materials are attached — revisions may occur

*Persons are advised that if they wish to appeal any decision made at this meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, F.S.

**Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office at TownClerk@jupiter.fl.us or 561-741-2530 at least 48 hours in advance to request accommodations.*



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JANUARY 6, 2026**

Mayor Kuretski called the meeting to order at 7:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Phyllis Choy; Councilor Dan Guisinger; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur. Councilor Malise Sundstrom was absent.

PRESENTATION

1. E-bike Safety Update

Interim Police Chief Don Hennessy provided an update on e-bike safety, which included an overview, education/enforcement since March 2025, community outreach initiatives, community training program, Ordinance evaluation, next steps and key takeaways.

Mayor Kuretski expressed the Council's and the public's gratitude to Interim Police Chief Hennessy and the Police Department's leadership regarding the matter. He discussed the concept of a safety pyramid and noted concerns related to unsafe rider behavior.

Mayor Kuretski stated he was excited about the anticipated completion and implementation of a training program, and inquired whether a target date had been established for its implementation. Interim Police Chief Hennessy responded that the training program was expected to be completed within a couple of months.

Mayor Kuretski requested ongoing updates through the weekly report. He emphasized that while the training program was the fundamental foundation, he was also interested in pursuing an ordinance that could include age limitations, training requirements, and any Staff recommendations.

Councilor Choy agreed that the Council was ready to consider an ordinance. She asked whether parents would be able to participate in the training program alongside their children, noting that such participation could increase parental accountability for children's behavior on e-bikes. She also inquired whether anything could correlate with the driver license requirement process. Interim Police Chief Hennessy stated that yes, it could be, and he believed an appropriate minimum age would be 15, consistent with the age for obtaining a learner's permit.

Councilor Choy asked whether modifications to e-bikes were a significant issue. Interim Police Chief Hennessy responded that modified e-bikes had not been a major problem.

Councilor Choy observed that there appeared to be two primary groups of riders, younger riders and those who use e-bikes as a mode of transportation. Interim Police Chief Hennessy clarified that the e-bike training program would be available at no cost to all Town residents, regardless of age.

Vice-Mayor Delaney expressed appreciation for the work completed to date, and asked how long Staff had been working on the e-bike program. Interim Police Chief Hennessy stated that Staff began working on the program in March 2025.

Vice-Mayor Delaney asked whether there had been any measurable decline in complaints or accidents or if it was too early to determine. Interim Police Chief Hennessy stated it was too soon to tell, and he felt it would need to be tracked for a longer period of time.

Vice-Mayor Delaney asked whether the training program could require mandatory parental participation for riders under a certain age. Interim Police Chief Hennessy responded that parents would have to sign for children to get a training certificate. He also noted that if Police Officers stop somebody, they would be able to check to see if the person had completed the training.

Councilor Guisinger asked whether municipalities and police departments around the state have provided input on State legislation regulating e-bikes. Interim Police Chief Hennessy stated that they have, and there are various ways that takes place, such as through associations and various lobbyists.

Councilor Guisinger next inquired about current consequences for young riders when they receive citations or warnings. Interim Police Chief Hennessy explained that the citations are standard state bicycle citations issued to the child, and currently the Department contacts the parents to either come to the scene or at least notifies them that a citation has occurred.

Councilor Guisinger asked whether there was a limit to the number of citations that could be issued. Interim Police Chief Hennessy stated that citations are issued on an individual basis and current state law does not provide for escalations. He stated that limitations could potentially be addressed through a Town ordinance. Councilor Guisinger noted that he would like to see the escalation and would like parents to receive notification of the citation, especially if parents do not come to the scene.

Councilor Choy asked whether an e-bike citation would impact a future driver's license. Interim Police Chief Hennessy stated he would need to investigate further, but believed that e-bike citations would not affect a driver's license.

Mayor Kuretski referenced a prior JTAA mandatory training program for parents and stated that if mandating parental training for e-bikes was not feasible, the Police Department should strongly encourage parental or guardian participation. He reiterated his desire for an ordinance that would meaningfully reduce risky e-bike behavior.

MINUTES

2. December 16, 2025, Town Council Meeting Minutes.

Councilor Choy moved to approve the December 16, 2025, Town Council Meeting Minutes; seconded by Councilor Guisinger; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

CONSENT AGENDA

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- Councilor Guisinger pulled items 4 and 8.

Vice-Mayor Delaney moved to approve the Consent Agenda, as amended; seconded by Councilor Choy; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

PUBLIC HEARING

3. Ordinance 20-25, Second Reading, (*Quasi-Judicial*) - Harbourside - Rezoning from IOZ US 1 to US1 ICW WCE subdistrict.

Title for Ordinance 20-25 was read by Mr. Baird.

PUBLIC BUSINESS

- 4.** Approval of piggyback of State Term Contract No. 15100000-25-STC for the purchase of fuel with Pro Energy, LLC, for a 3-year term through December 30, 2028. **MOVED TO REGULAR AGENDA**
- 5.** Approval of Three (3) Year Microsoft Enterprise License Agreement in the amount of \$688,162.02 to Software House International
- 6.** Approving the purchase of seven Utilities Department vehicles in the amount of \$486,743
- 7. Resolution 1-26,** Approving a Contract to Hinterland Group, LLC for Stormwater Trenchless Services (S2611) for an amount of \$775,000 for the initial 1-year term.
- 8. Resolution 17-26,** Approving the Dispatch Interlocal Agreement for Fire/Rescue Between the Town of Jupiter and City of Palm Beach Gardens. **MOVED TO REGULAR AGENDA**

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

4. Approval of piggyback of State Term Contract No. 15100000-25-STC for the purchase of fuel with Pro Energy, LLC, for a 3-year term through December 30, 2028.

Councilor Guisinger inquired what the Town typically spends annually for fuel, and whether the contract accounted for fluctuations. Mr. George Dzama, Director of Engineering, explained that the yearly cost ranged from \$900,000 to a million, and that the State contract included price fluctuations by using the Consumer Price Index (CPI) to establish rates.

Councilor Guisinger and Mr. Dzama discussed whether the Town primarily used gasoline or diesel and the grade of fuel used for the Town's standby generators. Mr. Dzama noted that he would follow up with additional information on the topic.

Councilor Choy asked if the total cost included the generators and the Town's fleet vehicles. Mr. Dzama confirmed that it did.

Vice-Mayor Delaney asked whether the new fleet of trucks purchased for JFRD were diesel, if those costs were factored in, and if the Town ever exceeded the budgeted amount. Mr. Scott Reynolds, Director of Finance, stated that each year during the budgeting process, the Finance Department calculates an average cost by reviewing all Town vehicles and their usage to determine a funding amount. He noted that going into the next fiscal year, the JFRD vehicles would be factored in.

Mayor Kuretski and Mr. Reynolds discussed how piggybacking off the state contract was valuable to the Town.

Councilor Guisinger moved to approve the piggyback of State Term Contract No. 15100000-25-STC for the purchase of fuel with Pro Energy, LLC, for a 3-year term through December 30, 2028; seconded by Vice-Mayor Delaney; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

8. **Resolution 17-26**, Approving the Dispatch Interlocal Agreement for Fire/Rescue Between the Town of Jupiter and City of Palm Beach Gardens.

Councilor Guisinger inquired what the Town's expected cost was for the Interlocal Agreement (ILA) approval through September of 2026. Fire Chief Donatto explained that the cost structure was identical to the structure the Town currently has for the Police Department with the Northern Municipal Regional Communications Center (NorthCom), which allocates costs based on population.

Councilor Guisinger asked whether the Town would be using the service before October 1. Chief Donatto stated that service would begin on June 1 for training purposes.

Councilor Guisinger next asked if JFRD has input regarding NorthCom standard operating procedures and protocols related to Jupiter. Fire Chief Donatto confirmed that they would, and noted that the protocols were currently being jointly developed.

Councilor Guisinger next inquired whether the purchase and maintenance of radios, software, licenses, and hardware in order to receive NorthCom service were budgeted for. Fire Chief Donatto stated that all items were accounted for in the budget.

Councilor Guisinger also commented on a paragraph in the ILA that pertained to miss routed communications or dispatch, and asked if the Chief was aware of any dispatch-related errors. Fire Chief Donatto stated he was not aware of any and Interim Police Chief Hennessy stated there had been no issues to date.

Councilor Guisinger referenced the force majeure provision in the agreement, if Palm Beach Gardens dispatch personnel ever went on strike. Mr. Baird, Town Attorney, noted that it was a standard provision. Councilor Guisinger asked if the issue needed to be addressed in the Town's procedures and protocols with NorthCom, and it was confirmed that it did not need to be addressed. Mr. Frank Kitzerow, Town Manager, explained that NorthCom dispatch could not go on strike and abandon a 911 center.

Mayor Kuretski stated that he was comfortable with the ILA. He also noted that JPD previously had its own dispatch center, and that the Town and Palm Beach Gardens worked together to move toward a more centralized dispatch system, which has been extremely successful.

Mr. Kitzerow provided a brief overview of how NorthCom was established in response to increasing safety demands in law enforcement. He explained that the ability to share resources had proven to be effective and reliable, and that there were high expectations for similar success with Fire Rescue. He added that the agreement enhanced the Town's overall safety, and would provide earlier notifications to JFRD personnel which in turn would allow them to respond quicker.

Councilor Choy stated that she supported the ILA and that collaboration between services and municipalities is what creates a quality of life and helps save lives.

Councilor Guisinger moved to approve Resolution 17-26; seconded by Councilor Choy; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

REGULAR AGENDA

PUBLIC BUSINESS

9. Approval of Contract & Memorandum of Agreement with Palm Beach County Police Benevolent Association (PBA)

- A. Resolution 15-26, Approving a Contract with the PBA, Representing Officers and Sergeants, effective October 1, 2025, through September 30, 2028.**

Ms. Ashley Wilson, Human Resources Director, presented Resolution 15-26 approving a three-year Collective Bargaining Agreement (CBA) between the Town and the Palm Beach County Police Benevolent Association (PBA), effective October 1, 2025, through September 30, 2028, retroactive to the expiration of the prior agreement.

Ms. Wilson summarized the agreement's key provisions, including compensation, benefits, and working conditions. The agreement provides average salary increases of 19.9% in year one, 9.4% in year two, and 9.1% in year three, for a combined average increase of 38.4% over the term. The estimated Year one cost of implementation is approximately \$2 million, which is anticipated to be funded through operating contingency and year-end savings. Ms. Wilson noted that the key goal for the compensation updates were to ensure the Town remains competitive within Palm Beach County, so experienced officers could be retained, but also for recruitment of qualified candidates.

Ms. Wilson explained that additional enhancements included increased extra-duty pay rates, updated assignment pay for specialized roles, a Step 12 annual tenure payment of \$3,000, enhanced supplemental retirement healthcare benefits, and the establishment of a New Year's Eve midnight differential. She noted that contract language was also revised to clarify definitions and eliminate inconsistencies.

Mr. Scott Reynolds, Finance Director, presented on Resolution 16-26, approving a Memorandum of Agreement (MOA) related to the Police Retirement Fund.

Mr. Reynolds explained that the MOA addresses pension-related reforms requiring future amendments to the Town's pension ordinance. Key provisions include an increased healthcare subsidy for active officers not participating in DROP, elimination of the 10% employee contribution during DROP participation, and a commitment to return to Council on October 1, 2030, to consider removal of Tier 2 benefits.

Mr. Reynolds next discussed the portion of Chapter 185 insurance premium tax revenues that offset the Town's pension costs annually, and noted that the PBA has committed to increasing the amount of money contributed to offset the Town's costs beginning in 2030, if the Town implements the Tier 2 change.

Ms. Wilson stated that together the two resolutions represent the Town's major investment in the police workforce, an investment in supporting our officers and sergeants for retention, recruitment, long term stability and public safety services in the Town of Jupiter.

Mayor Kuretski expressed appreciation to Staff for their extensive efforts over the past year. He also wanted to recognize the two-million-dollar budget shortfall that would be made up through contingencies and cost savings.

Vice-Mayor Delaney moved to approve Resolution 15-26; seconded by Councilor Guisinger; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

B. Resolution 16-26. Approving a Memorandum of Agreement with the PBA, regarding proposed changes to the Police Retirement Fund.

Councilor Choy moved to approve Resolution 16-26; seconded by Councilor Guisinger; motion passed.

Kuretski
Yes

Delaney
Yes

Choy
Yes

Guisinger
Yes

REPORTS

TOWN ATTORNEY

- Senate Bill 180 – Mr. Baird provided an update on litigation related to Senate Bill 180. He stated that the motion for preliminary injunction was denied, and a motion to dismiss remains under consideration. Mr. Baird stated that if a motion to dismiss was granted, both motions could be appealed. Legislative efforts are underway to amend the bill to reduce its impact on municipalities such as Jupiter.
- Legal Services - Mr. Baird requested consideration of an increase in hourly rates for the attorneys at his firm that provide legal services to the Town. He provided examples of cases and noted the extensive work done by the various attorneys. Mayor Kuretski requested that Town Attorney have individual briefings with each Councilor prior to bringing the matter forward for formal consideration.

TOWN MANAGER

- Town Attorney & Attorneys - Mr. Kitzerow commended the Town Attorney and his team of attorneys for their responsiveness and legal support.
- PBA Contract – Mr. Kitzerow thanked Ms. Wilson, Mr. Reynolds, the Police Department members, the PBA representatives and the Council for their extensive work on the CBA over the past year.
- Jupiter Police Department – Mr. Kitzerow announced that the Interim Police Chief Don Hennessey will be sworn in as Police Chief with a formal announcement to follow.
- Town's Boards and Committees - Mr. Kitzerow announced that applications are now being accepted for residents who would like to be appointed to the Town's advisory boards and committees. He stated that applications would be accepted through Friday, February 6, and Council would vote on appointments later this Spring.

- JFRD Recruitment - Mr. Kitzerow provided an update on the Jupiter Fire Rescue hiring efforts and noted the strong applicant response across all fire-rescue positions. He thanked Chief Donato, the JFRD Staff, HR, and the Communications team for all of their efforts in the process.
- Employee Service Milestones - Mr. Kitzerow recognized two employees celebrating 25 years of service - Police Officer Kristi Coleman and Utilities employee Chris Craft.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –
COUNCILOR CHOY:

- Public Safety - Councilor Choy expressed strong support for public safety with the discussions that took place regarding e-bikes, fire services and the Police contract.
- She wished everyone a Happy New Year.

VICE-MAYOR DELANEY:

- PBA Contract – Vice-Mayor Delaney thanked the Town Manager, Staff and the PBA for the successful police contract negotiations. He noted that it was a big investment, but it showed how much the Town appreciates the officers and captains of the JPD.
- Town Attorney - Vice-Mayor Delaney mentioned there were hurdles with the elections and ballot initiatives that Mr. Baird and his team had navigated the Town through in the past couple of years. He stated it was a major feat.
- JFRD - Vice-Mayor Delaney relayed a story on how his friend, who is in the insurance industry, was at a conference thousands of miles away, and it was noted that Jupiter was referenced as doing things correctly with our fire service actions.

COUNCILOR GUISINGER:

- PBA Contract - Councilor Guisinger thanked the Town Manager, Staff and the PBA for the successful police contract negotiations.
- E-bike Presentation - Councilor Guisinger thanked Interim Police Chief Hennessy for his e-bike training presentation, and expressed that he thinks the outreach initiatives and the training program being developed will make the streets safer for e-bike riders.

MAYOR KURETSKI:

- Jupiter Police Department - Mayor Kuretski mentioned the possible conflict for the swearing in ceremony for Interim Police Chief Hennessey due to a MPO meeting.
- JFRD - Mayor Kuretski noted he was optimistic that Fire will be ready to go by August 1 well before October 1, and that he was hopeful that the County would work with the Town to begin the transition earlier.

- Town of Jupiter Citizen's Survey – Mayor Kuretski inquired about receiving the survey results. He mentioned he was interested in the feedback about the County Transportation Master Plan.
- Public Dock - Mayor Kuretski discussed the communication received from a resident about dockage in the village, related CRA matters, and possible restrictions. He requested that the Town Manager provide an update in the weekly report about use restrictions if there were any.
- Procurement - Mayor Kuretski gave positive feedback regarding improvements in the procurement information, bid evaluations and selection processes for the agenda packages presented. He expressed his appreciation to the Finance Department and the Procurement manager.
- Legislative Delegation Meeting - Mayor Kuretski provided an update on the Palm Beach County Legislative Delegation Meeting that took place earlier in the day regarding proposed local bill regarding annexations and fire services. He expressed his concerns regarding potential impacts on municipalities, and the reflection of double taxation. Mayor Kuretski shared that the Delegation voted to include the MSTU local bill in the upcoming session.

Vice-Mayor Delaney commented about intentional roadblocks for annexations. Mayor Kuretski agreed. Mayor Kuretski relayed that during the meeting, Chief Kennedy noted 16 fire stations were in annexed areas and that conflicts will have to be resolved. The Burt Reynolds Fire Station was mentioned as an example.

ADJOURNMENT – 8:28 P.M.

Merriane Lahmeur, Town Clerk

TOWN OF JUPITER
Getz Annexation, Future Land Use and Zoning Map Amendments



DATE	January 20, 2026
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	John Sickler, Director of Planning and Zoning
SUBJECT	<u>Getz Subdivision</u> – 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. <u>A. Ordinance 4-26, First Reading</u> , Voluntary annexation; <u>B. Ordinance 5-26, First Reading</u> , 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 <u>C. Ordinance 6-26, First Reading</u> , Zoning Map amendment from PBC Single-Family Residential (RS) to TOJ Compact Single-Family Residential (R-1A). (Second Reading 2/17/2026)

EXECUTIVE SUMMARY

Consideration of applications to annex the subject property into the Town of Jupiter and to assign Town Future Land Use Map (FLUM) and zoning designations to a 0.36± acre property located on the north side of Center Street, approximately 1500 feet west of North Pennock Lane.

The Town Attorney has reviewed the attached ordinances and finds them to be in acceptable form.

ANALYSIS

The subject applications are consistent with the goals, objectives, and policies of the Town's Comprehensive Plan, Annexation Study, and Land Development Regulations. The subject property is located within the Town's future annexation area, is contiguous to the Town's municipal boundary, and is reasonably compact. The proposed map amendments are consistent with the Comprehensive Plan.

PLANNING AND ZONING RECOMMENDATION:

At their December 9th meeting, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended approval (by a 6-0 vote) of the voluntary annexation, approval (by a 6-0 vote) of the FLUM amendment, and approval (by a 6-0 vote) of the Zoning Map amendment for the subject property.

STRATEGIC PRIORITY

- Manage Growth

ATTACHMENTS

1. Ordinance 4-26 Annexation
2. Ordinance 5-26 FLUM
3. Ordinance 6-26 Rezoning
4. Staff Report and Attachments

FUNDING SOURCE

Funding is not necessary for these requests.

For more information or to request attachments, please contact Joseph Dray at josephd@jupiter.fl.us or 561-741-2473.

ORDINANCE NO. 4-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF A 0.36 +/- ACRE PARCEL OF UNINCORPORATED LAND WHICH IS CONTIGUOUS TO THE BOUNDARIES OF THE TOWN OF JUPITER; PROVIDING FOR A REVISION OF THE TOWN'S BOUNDARIES TO INCLUDE THE PARCEL ANNEXED; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ariel Hearing is the owner (the "Owner") of 0.36+/- acres of land (the "subject property"), the legal description of which is attached hereto and incorporated herein as **Exhibit "A"**; and,

WHEREAS, the subject property is contiguous to the boundaries of the Town of Jupiter ("Town"); and,

WHEREAS, the subject property is located on the north side of Center Street and approximately 1500 feet west of North Pennock Lane as shown on **Exhibit "B"**, which is attached hereto and incorporated herein; and,

WHEREAS, the owner has petitioned the Town to voluntarily annex the subject property into the Town; and,

WHEREAS, the Town's Planning and Zoning Commission (also known as the Land Planning Agency) has considered the Owner's petition for voluntary annexation and has recommended its approval to the Town Council.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL
OF THE TOWN OF JUPITER, FLORIDA:

Section 1. The whereas clauses are incorporated herein as true and correct and the legislative findings of the Town Council.

Section 2. The Town Council finds that the subject property is contiguous to the Town's boundaries, is reasonably compact, urban in character and is in the path of the Town's continuing urbanization and development.

Section 3. The petition for the voluntary annexation of the subject property bears the signature of the legal owner of the subject property.

Section 4. This ordinance is adopted for the purpose of the extension of the territorial limits of the Town consistent with the provisions of Section 171.044, Florida Statutes. The Town Council hereby authorizes the annexation of the subject property into the Town and the Town's boundaries shall be redefined to include the land so annexed.

Section 5. Article II of the Charter of the Town, which contains the legal description of the Town's incorporated municipal boundaries is hereby revised to include the subject property. A certified copy of this ordinance shall be filed as a revision of the Town Charter with the State of Florida Department of Commerce within 30 days from the date of effective date of the ordinance as required by Section 171.044 (3) and 171.091, Florida Statutes.

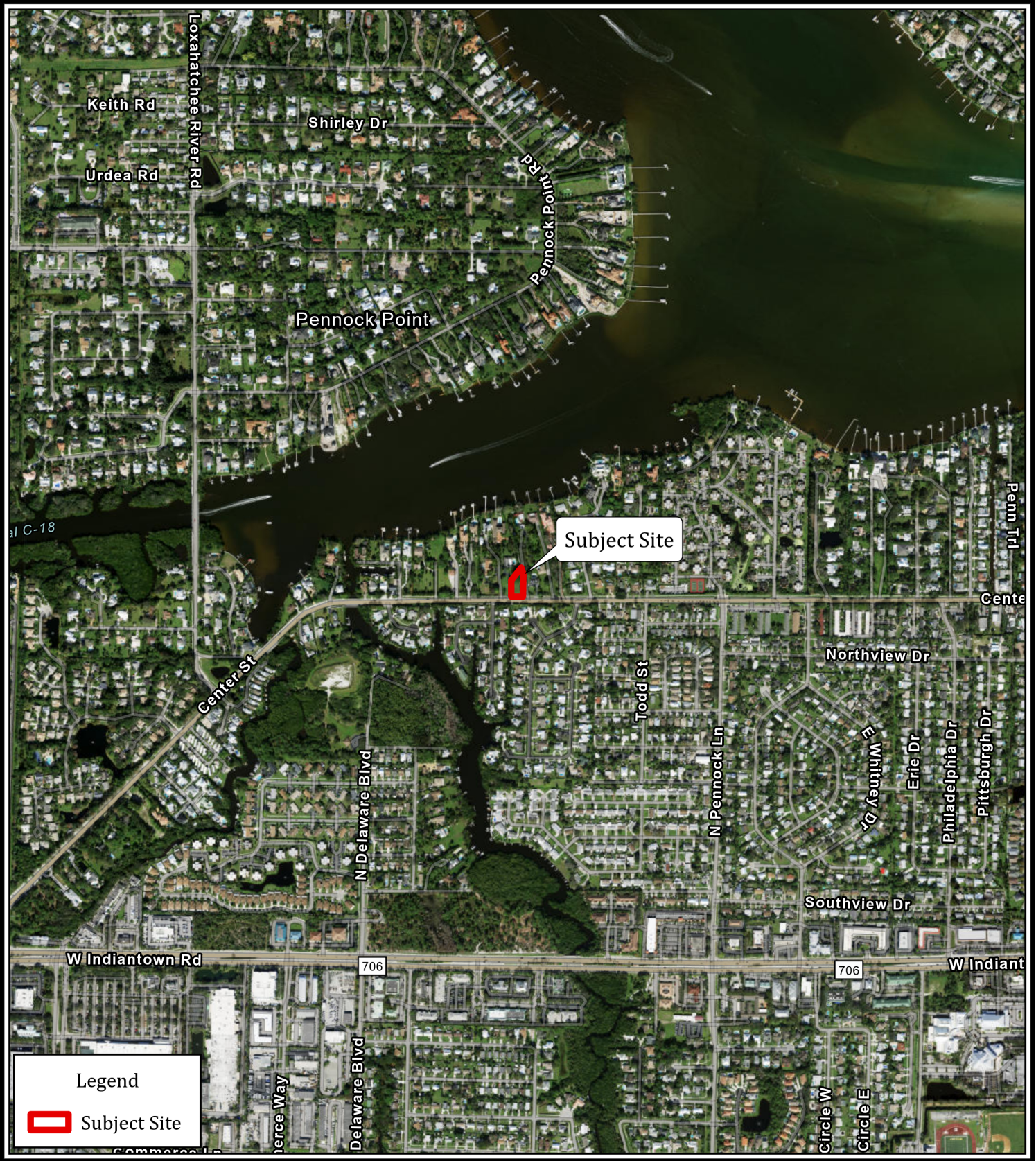
EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL B, GETZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131 PAGES 181 THROUGH 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

SAID LANDS SITUATE PALM BEACH COUNTY, FLORIDA

CONTAINING 15,536 SQUARE FEET, OR 0.357 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.



1 inch equals 1,000 feet

0 500 1,000

Feet

Location Map

Getz Subdivision

Jupiter, FL



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

Map Document: F:\Projects Active\18-0804 Getz Residence
-Center Street Subdivision\Maps and Graphics\ArcMap_Projects
[10/02/2025] ESS

ORDINANCE NO. 5-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING ORDINANCE 57-89 WHICH ADOPTED THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP TO ASSIGN A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO 0.36± ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF CENTER STREET, APPROXIMATELY 1500 FEET WEST OF NORTH PENNOCK LANE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Jupiter, Florida (Town), has adopted a Comprehensive Plan in accordance with the "Local Government

Comprehensive Planning and Land Development Regulation Act" (the "Act"); and,

WHEREAS, the Florida Department of Commerce's predecessor agency, the Department of Community Affairs, determined that the Town's Comprehensive Plan was "in compliance" with the provisions of the Act; and,

WHEREAS, Ariel Hearing is the owner (the "Owner") of 0.36± acres of land (the "subject property"), the legal description of which is attached hereto and incorporated herein as **Exhibit "A"**; and,

WHEREAS, the subject property is located on the north side of Center Street and approximately 1500 feet west of North Pennock Lane as shown on **Exhibit "B"**, which is attached hereto and incorporated herein; and,

1 **WHEREAS**, the owner has petitioned the Town to annex the subject property
2 into the Town; and,

3 **WHEREAS**, the future land use designation assigned to the subject property
4 by Palm Beach County is “Low Residential, 1 Unit per Acre” (LR-1); and,

5 **WHEREAS**, the owner has requested that, concurrent with the annexation of
6 the subject property, the Town assign the future land use designation of “Low
7 Density Residential” to the subject property; and,

8 **WHEREAS**, the Town’s Local Planning Agency (the “LPA”) has conducted a
9 public hearing as required by Section 163.3174(4)(a), Fla. Stat. to consider the
10 proposed amendment to the Future Land Use Map; and,

11 **WHEREAS**, the LPA has recommended to the Town Council that it assign a
12 future land use of “Low Density Residential” to the subject property; and,

13 **WHEREAS**, notice of a public hearing was published and a public hearing
14 was conducted in accordance with Section 163.3187, Fla. Stat.

15 **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL**
16 **OF THE TOWN OF JUPITER, FLORIDA:**

17 **Section 1.** The whereas clauses are incorporated herein as the legislative
18 findings of the Town Council.

19 **Section 2.** The Town Council has determined that it is appropriate to
20 amend Ordinance 57-89 which adopted the Comprehensive
21 Plan of the Town of Jupiter to assign a future land use
22 designation of “Low Density Residential” to the subject
23 property. This designation is as shown in the attached **Figure**
24 **“1”**, which is incorporated herein.

25 **Section 3.** The effective date of this ordinance shall be 31 days after the
26 adoption of this ordinance by the Town Council, unless it is

1 challenged by an affected party. If challenged, the ordinance
2 amending the comprehensive plan shall not become effective
3 until either the state land planning agency or the
4 Administrative Commission issues a Final Order determining
5 that the plan amendment is in compliance with the Act
6 pursuant to Section 163.3187(3)(c), Fla. Stat.

7

8 **Attachments:** **Exhibit "A" – Legal Description**
9 **Exhibit "B" – Location Map**
10 **Figure "1" – New Future Land Use Map**

11 #7476618 v1 26503-00001

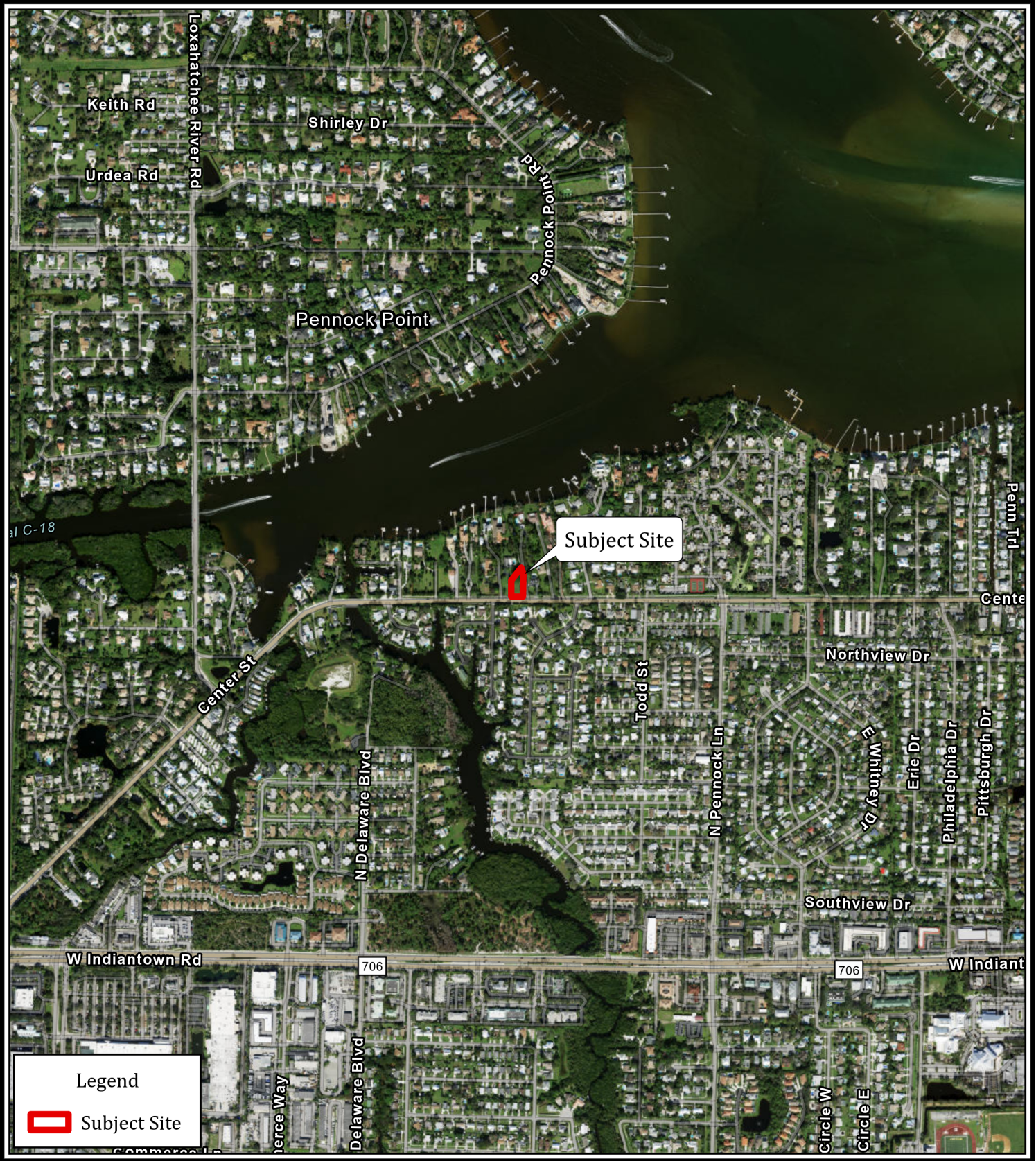
EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL B, GETZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131 PAGES 181 THROUGH 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

SAID LANDS SITUATE PALM BEACH COUNTY, FLORIDA

CONTAINING 15,536 SQUARE FEET, OR 0.357 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.





1 inch equals 1,000 feet

0 500 1,000 Feet

Location Map

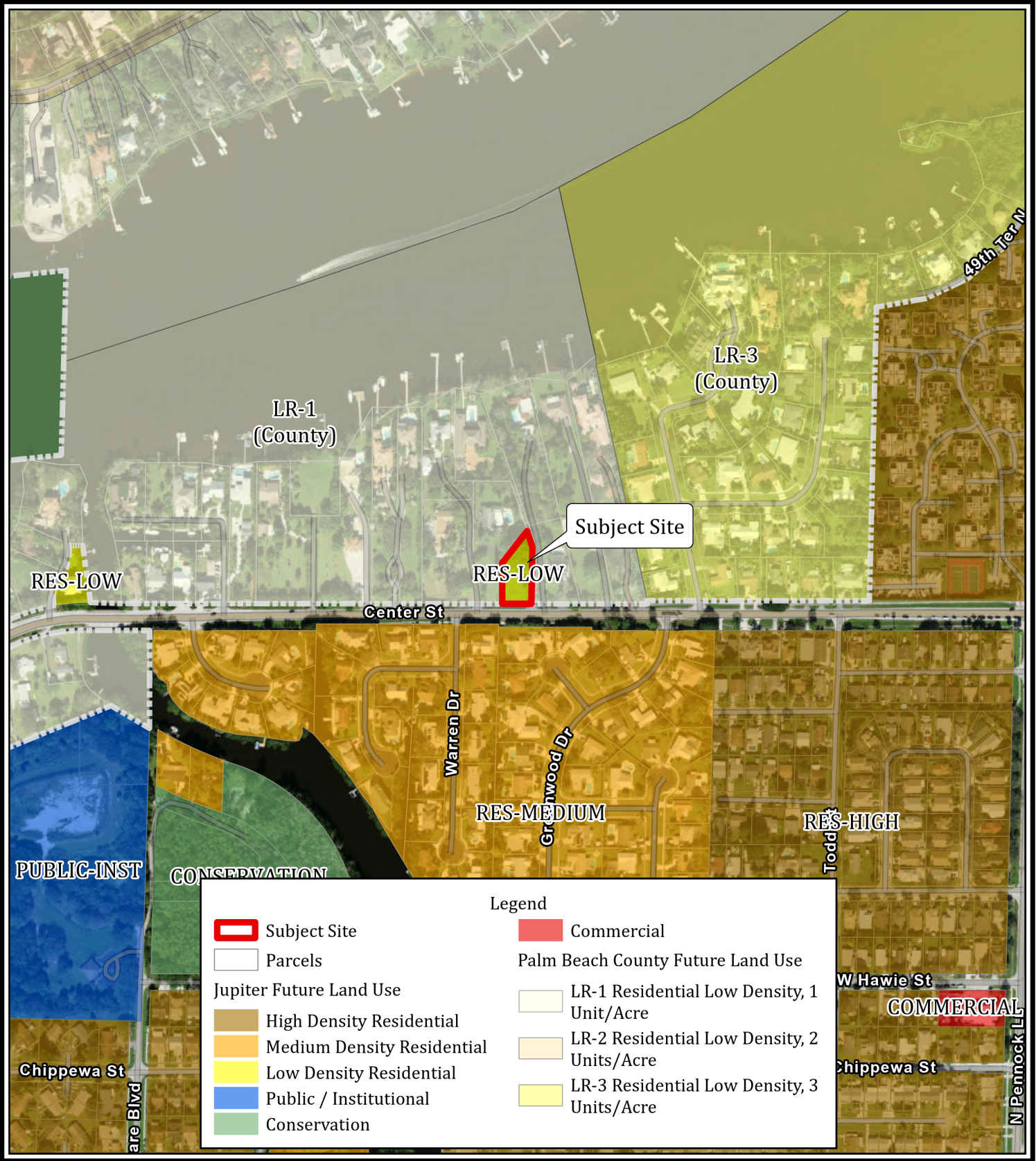
Getz Subdivision

Jupiter, FL



Cotleur & Hearing

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561.747.6336 • 561.747.1377



1 inch equals 400 feet

0 200 400 Feet

Map Document: F:\Projects Active\18-0804 Getz Residence -Center Street Subdivision\Maps and Graphics\ArcMap_Projects [10/02/2025] ESS

Proposed Future Land Use Map

Getz Subdivision

Jupiter, FL

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ORDINANCE NO. 6-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP WHICH IS INCORPORATED BY REFERENCE IN SECTION 27-473 OF THE TOWN CODE TO ASSIGN THE ZONING DISTRICT OF COMPACT SINGLE-FAMILY RESIDENTIAL TO 0.36± ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF CENTER STREET, APPROXIMATELY 1500 FEET WEST OF NORTH PENNOCK LANE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ariel Hearing is the owner (the "Owner") of 0.36± acres of land (the "subject property"), the legal description of which is attached hereto and incorporated herein as **Exhibit "A"**; and,

WHEREAS, the subject property is located on the north side of Center Street and approximately 1500 feet west of North Pennock Lane as shown on **Exhibit "B"**, which is attached hereto and incorporated herein; and,

WHEREAS, the owner has petitioned the Town to annex the subject property into the Town; and,

WHEREAS, the future land use designation assigned to the subject property is "Low Density Residential"; and,

1 **WHEREAS**, the Town's Planning and Zoning Department and Planning and
2 Zoning Commission have recommended that the subject property be assigned the
3 zoning district of Compact Single-Family Residential; and,

4 **WHEREAS**, the Town Council hereby assigns the zoning district of Compact
5 Single-Family Residential to the subject property which is consistent with and
6 implements the future land use designation assigned to the subject property; and,

7 **WHEREAS**, the Town Council hereby finds that the assignment of the
8 Compact Single-Family Residential zoning district to the subject property is
9 consistent with the Low Density Residential future land use designation.

10 **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE**
11 **TOWN OF JUPITER, FLORIDA:**

12 **Section 1.** The whereas clauses are incorporated herein.

13 **Section 2.** The Town Council hereby assigns the Compact Single-Family
14 Residential Zoning District to the subject property as legally described in the
15 attached **Exhibit "A"** which is incorporated herein. The assignment of the Compact
16 Single-Family Residential Zoning District to the subject property is shown on **Figure**
17 **"1"**, a copy of which is attached hereto and incorporated herein.

18 **Section 3.** **Codification.** The Town's Official Zoning Map is hereby
19 amended to reflect the assignment of the Compact Single-Family Residential Zoning
20 District to the subject property.

21 **Section 4.** **Severability.** If any section, paragraph, sentence, clause,
22 phrase or word of this ordinance is for any reason held by a court to be
23 unconstitutional, inoperative, or void, such holding shall not affect the remainder of
24 this ordinance.

1 **Section 5.** Repeal of Laws in Conflict. All ordinances or part of
2 ordinances in conflict herewith are hereby repealed to the extent of such conflict.

3 **Section 6.** Effective date. This ordinance shall take effect immediately
4 upon its execution.

5

6
7 **Attachments:** **Exhibit "A" – Legal Description**
8 **Exhibit "B" – Location Map**
9 **Figure "1" – New Zoning Map**

10

11 #7542831 v1 26503-00001

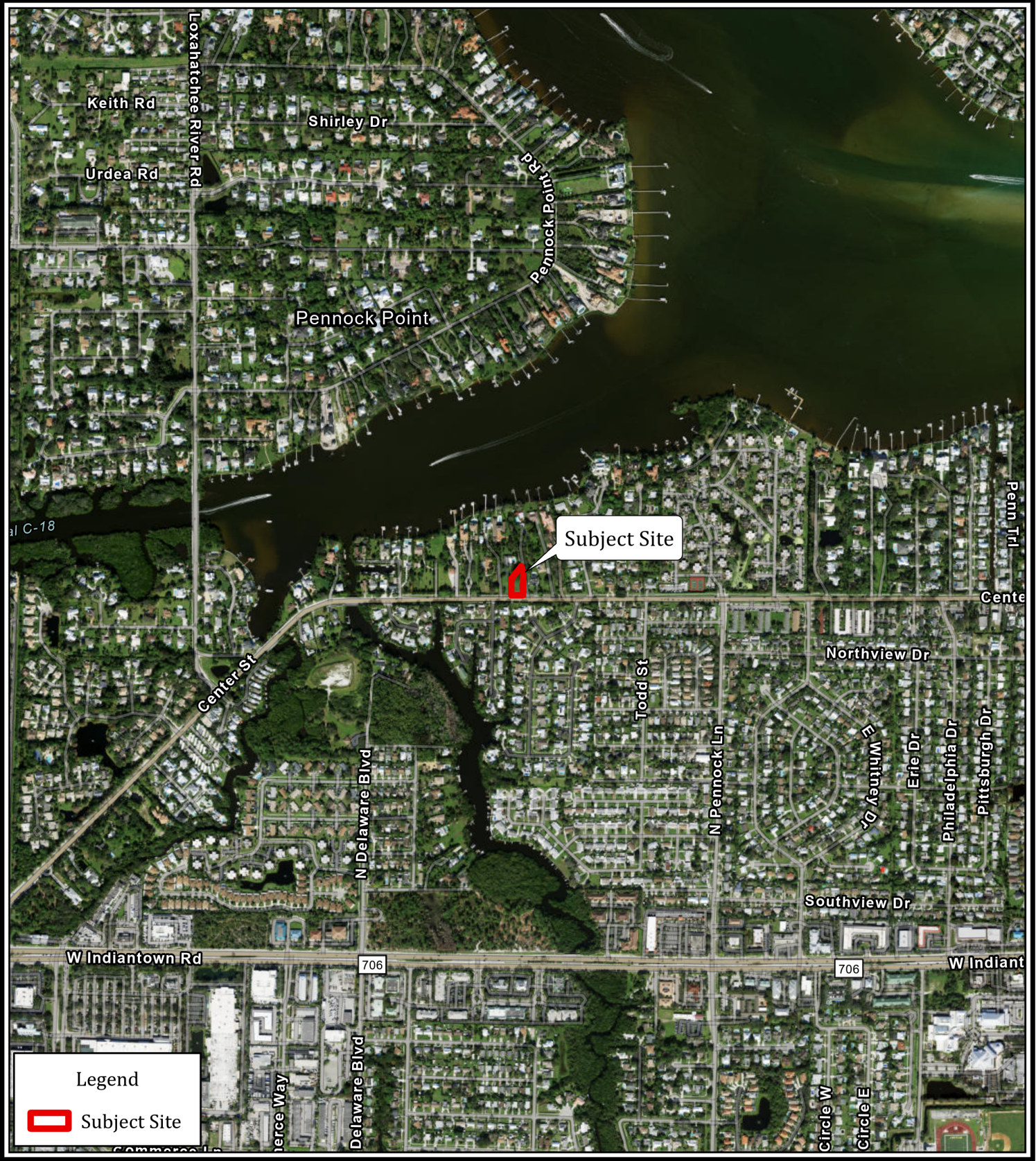
EXHIBIT "A" – LEGAL DESCRIPTION

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1 inch equals 1,000 feet

0 500 1,000 Feet

Location Map

Getz Subdivision

Jupiter, FL



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Map Document: F:\Projects Active\18-0804 Getz Residence
-Center Street Subdivision\Maps and Graphics\ArcMap_Projects
[10/02/2025] ESS



1 inch equals 400 feet
0 200 400 Feet

Proposed Zoning Map **Getz Subdivision** *Jupiter, FL*



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Map Document: F:\Projects Active\18-0804 Getz Residence
-Center Street Subdivision\Maps and Graphics\ArcMap_Projects
[10/02/2025] ESS

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



DATE: January 20, 2026

TO: Honorable Mayor and Members of Town Council

THRU: Frank J. Kitzerow, Town Manager

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

SUBJECT: **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. **Ordinance 4-26, First Reading**, Voluntary annexation;
- B. **Ordinance 5-26, First Reading**, 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
- C. **Ordinance 6-26, First Reading**, Zoning Map amendment from PBC Single-Family Residential (RS) to TOJ Compact Single-Family Residential (R-1A).

Ordinances #4-26, #5-26, #6-26	P&Z Commission:	12/09/2025
PZ 25-6587, 25-6589, 25-6590	Town Council:	01/20/2026 – 1 st Reading
J. Dray	Town Council:	02/17/2026 – 2 nd Reading

Project Information

<i>Applicant/Owner:</i>	Ariel Hearing
<i>Agent:</i>	Samuel Polacek, Coteleur & Hearing
<i>Location:</i>	North side of Center Street, approximately 1500 feet west of North Pennock Lane (see Attachment A – Location Map)
<i>Acreage:</i>	0.36±
<i>PCN Number:</i>	00-42-40-35-28-002-0000
<i>Existing FLUM designation:</i>	PBC Low Residential, 1 unit per acre (LR-1)
<i>Proposed FLUM designation:</i>	TOJ Low Density Residential
<i>Existing use of property:</i>	Vacant
<i>Existing Zoning:</i>	PBC Single-Family Residential (RS)
<i>Proposed Zoning:</i>	TOJ Compact Single-Family Residential (R-1A)

Planning and Zoning Commission/Local Planning Agency Action

At their December 9 meeting, the Planning and Zoning Commission voted to:

- Unanimously (6-0) recommend **approval** of the voluntary annexation;
- Unanimously (6-0) recommend **approval** of the Future Land Use Map amendment; and,
- Unanimously (6-0) recommend **approval** of the Zoning Map amendment.

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

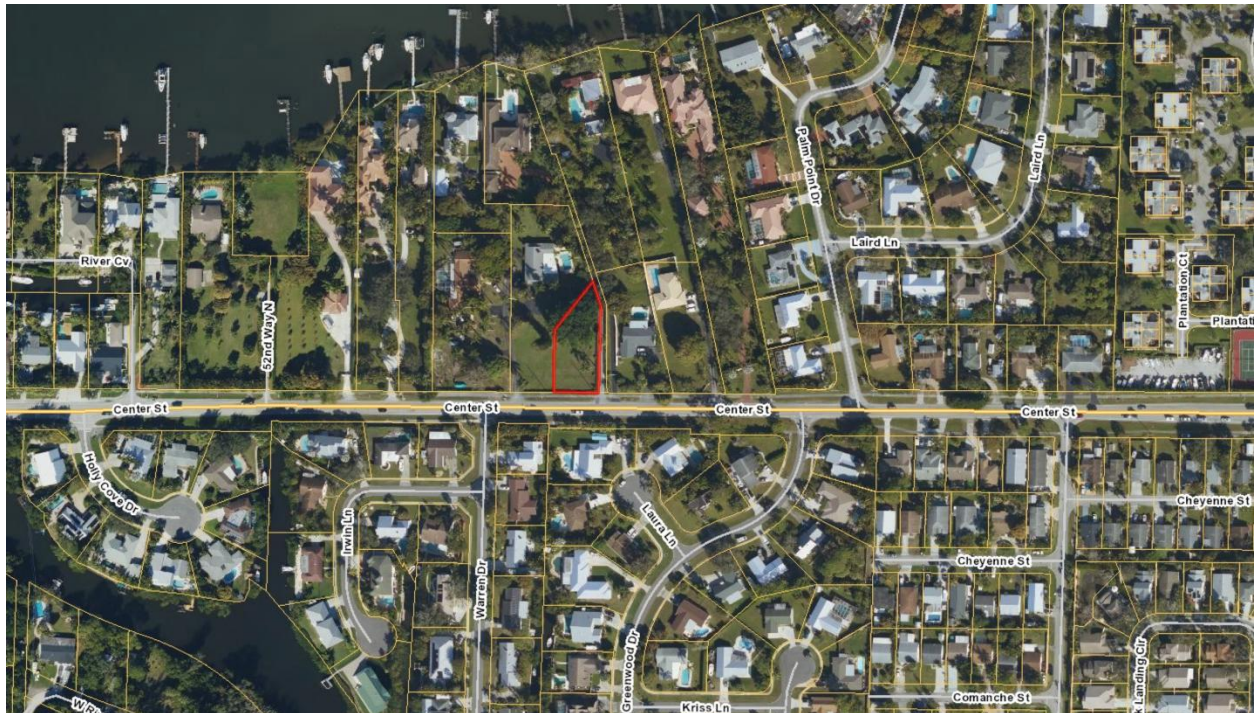
Background

Table 1. Surrounding land use designations and zoning districts – Getz Subdivision

Attachment A – Location Map		
Location	Existing Land Uses	Future Land Use Designations/Zoning Districts
North	Single-family dwelling unit	PBC Low Residential, 1 Unit per Acre (LR-1) / PBC Single-Family Residential (RS)
South	Center Street and single-family dwelling unit	TOJ Low Density Residential / TOJ Single-Family Residential (R-1)
East	Private access drive and single-family dwelling unit	PBC LR-1 / RS
West	Single-family dwelling unit	PBC LR-1 / RS

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

Photo 1.



Existing Conditions: The applicant has submitted concurrent applications to request a voluntary annexation, Future Land Use Map (FLUM) amendment, and Zoning Map amendment for the subject property. The subject property is accessed via an unimproved ingress-egress

easement through the adjacent property to the west located at 5301 Center Street. There are no principal structures on the site, but there is a well house in the northwestern corner, as indicated on the boundary survey (see Attachment F – Survey). The subject property is located within the future annexation area indicated in the 1990 Town of Jupiter Annexation Study.

Reason for the Request: During the pre-application meeting, the applicant indicated they are requesting the subject applications with the intention of constructing a single-family dwelling unit in the future. In the Annexation Project Narrative, the applicant states the voluntary annexation is consistent with the Town's goals for growth and municipal service expansion (see Attachment G – Project Narrative – Annexation). In the FLUM/Rezoning Project Narrative, the applicant states the proposed FLUM and Zoning Map amendments will maintain the consistency of the existing residential development pattern (see Attachment H –Statement of Use – FLUM/Rezoning).

The subject property was subdivided into its current configuration in 2021. Prior to the subdivision, site plan approval was granted by the County for the proposed development of a single-family dwelling unit. A bonus to increase the maximum density on the original lot from one to two dwelling units per acre was granted through the County's Transfer of Development Rights (TDR) program. Traffic and school capacity concurrency were reviewed by the County at that time. Additionally, two variances were granted by the County to allow the proposed development to be accessed primarily through the above-mentioned 20-foot ingress-egress easement. The variances were requested because the County does not allow additional curb cuts to open onto Center Street, a designated collector road.

In 2021, a 721-day time extension for Commencement of Development for the approved site plan was granted by the County, providing an expiration date on June 10, 2026. According to the time extension, if the approved development has not commenced by this date, the project will need to be reviewed again for Commencement of Development and for concurrency.

Analysis

A. 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:

"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."

Intergovernmental Coordination: Staff has notified the Palm Beach County Planning Division of the application for annexation. Staff received correspondence from the County on December 16, 2025, indicating no inconsistencies were identified during the County's Annexation Review Process. 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 I – Annexation Criteria, as well as in Attachment J – Comprehensive Plan Consistency Analysis.

Traffic Impacts: There are no traffic impacts associated with annexing the subject property into the Town. The Future Land Use Map (FLUM) amendment traffic analysis will address any impacts associated with the land use change for the subject property.

Environmental Impacts: The Town's Natural Resources staff has no concerns regarding the proposed annexation as the lot is cleared and vacant.

Infrastructure Impacts: 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 the Infrastructure Impact Analysis section of the Annexation Criteria (see Attachment I – Annexation Criteria). The owner will be required to meet any and all connection requirements and associated costs for water and sewer service. The property is required to be annexed into the Town in order to receive water service.

B. Future Land Use Map Amendment

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

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

Staff Comment: The proposed FLUM amendment of Low Density Residential is consistent with the goals, objectives, and policies of the Comprehensive Plan (see Attachment J – Comprehensive Plan Objectives and Policies Consistency Analysis).

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

Staff Comment: The proposed FLUM amendment is consistent with the surrounding properties and will continue the established land use pattern in the area. The subject property currently has a designated future land use of Palm Beach County (PBC) Low Residential, 1 Unit per Acre (LR-1); however, a density bonus of up to two dwelling units per acre through the use of Transfer of Development Rights (TDR) was approved by the County for the subject property. The proposed FLUM amendment of Town of Jupiter (TOJ) Low Density Residential is compatible with the subject property's approved density bonus. It is also compatible with the designated future land uses of the adjacent properties to the east, north, and west, all of which are PBC LR-1. It is also compatible with the designated future land use of the property to the south, which is TOJ Medium Density Residential.

- 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 FLUM amendment will create an isolated land use designation because the subject property will be surrounded by unincorporated PBC properties on the north side of Center Street and will be adjacent to properties with a Medium Density Residential land use on the south side of Center Street; however, as discussed above, the proposed future land use designation of Low Density Residential is related to and is the most compatible with the PBC LR-1 designation of the surrounding unincorporated properties.

- 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 FLUM 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.

Population impacts. The proposed FLUM amendment to Low Density Residential will have no population impact because the County has already approved the subdivision allowing for the development of one single-family dwelling unit. This subdivision will have minimal impact on the surrounding population, regardless of the proposed FLUM amendment. The proposed Low Density Residential land use designation allows a maximum density of two units per acre, or one single-family dwelling unit in the case of the 0.36± acre subject property. Based on the census average of 2.5 persons per household, this would result in an approximate population increase of three residents, which will have a minimal impact on the Town's population.

Traffic impacts. The applicant has indicated that the approved site plan development for a single-family dwelling unit was reviewed by the County for traffic concurrency in 2021. The Town's Traffic Engineer has reviewed the proposed FLUM amendment and does not have any concerns regarding traffic impacts.

Environmental impacts. The proposed future land use map amendment of Low 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 since the lot is cleared and vacant.

Palm Beach County School District. The Palm Beach County (PBC) School District reviews all new applications for residential projects to ensure adequate school facilities are available for additional residents. The subject property received subdivision approval from the County to allow for the development of one single-family dwelling unit. In 2019, PBC School District provided a school capacity availability determination (SCAD) and recommended as part of the site plan approval with PBC that the owner pay \$15,967 prior to the issuance of the first building permit. However, when the subdivision was approved by the County, this fee was not included as a condition of approval in the associated County Development Order. Per the District's interlocal agreement with the Town, the Town may incorporate such conditions as it deems appropriate. In addition, staff correspondence with the District notes that while the applicant has a valid SCAD, if re-evaluated today, the fee would not be recommended since the schools in the area are no longer over capacity. As PBC did not include the recommended fee and the fee would not be an incentive to annexation, no fee has been recommended.

C. Zoning Map Amendment

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

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

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

Staff Comment: See the "Future Land Use Map Amendment" section above for discussion on consistency with the Comprehensive Plan. The proposed zoning map amendment of Compact Single-Family Residential (R-1A) is consistent with the requested future land use designation of Low 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. The subject property currently has a zoning designation of Palm Beach County (PBC) Single-Family Residential (RS). The proposed zoning of Compact Single-Family Residential (R-1A) for the subject property is compatible with the zoning designations of the adjacent properties to the east, north, and west, all of which are PBC RS. TOJ R-1A and PBC RS have the same lot size and setback regulations in order to prevent the creation of nonconformities when a property is annexed into the Town. It is also compatible with the zoning designation of the property to the south, which is TOJ Single-Family Residential (R-1).

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

Staff Comment: The proposed zoning map amendment will create an isolated zoning district because the subject property will be surrounded by unincorporated properties on the north side of Center Street and will be adjacent to properties with the TOJ R-1 zoning designation on the south side of Center Street; however, as discussed above, the proposed zoning district of TOJ R-1A is compatible with the PBC RS designation of the surrounding unincorporated properties. PBC RS uses the same lot size and setback regulations as TOJ R-1A so that residential properties being annexed into the Town may be assigned a zoning district that will not create nonconformities.

- 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 and zoning map amendments will be included in the transmittal package sent to the Florida Department of Commerce after the adoption of the amendments in accordance with F.S. 163.3187.

Findings

1. The subject property is located in unincorporated Palm Beach County, but it is contiguous to the Town of Jupiter municipal boundary, is reasonably compact, and will not create an enclave upon annexation.
2. The subject property is located within the future annexation area indicated in the 1990 Town of Jupiter Annexation Study.
3. Upon annexation, the subject property must be assigned an appropriate municipal future land use designation and municipal zoning district.
4. The subject property is currently undeveloped.

5. The subject property is currently assigned the Palm Beach County (PBC) Low Residential, 1 Unit per Acre (LR-1) future land use designation and the PBC Single-Family Residential (RS) zoning district.
6. The proposed future land use designation of Town of Jupiter (TOJ) Low Density Residential is consistent with the goals, objectives, and policies of the Comprehensive Plan;
7. The proposed zoning district of TOJ Compact Single-Family Residential (R-1A) is consistent with the proposed future land use designation.
8. The R-1A zoning district was created to facilitate annexation of PBC properties assigned with the PBC RS zoning without creating setback and lot coverage non-conformities.

Conclusions

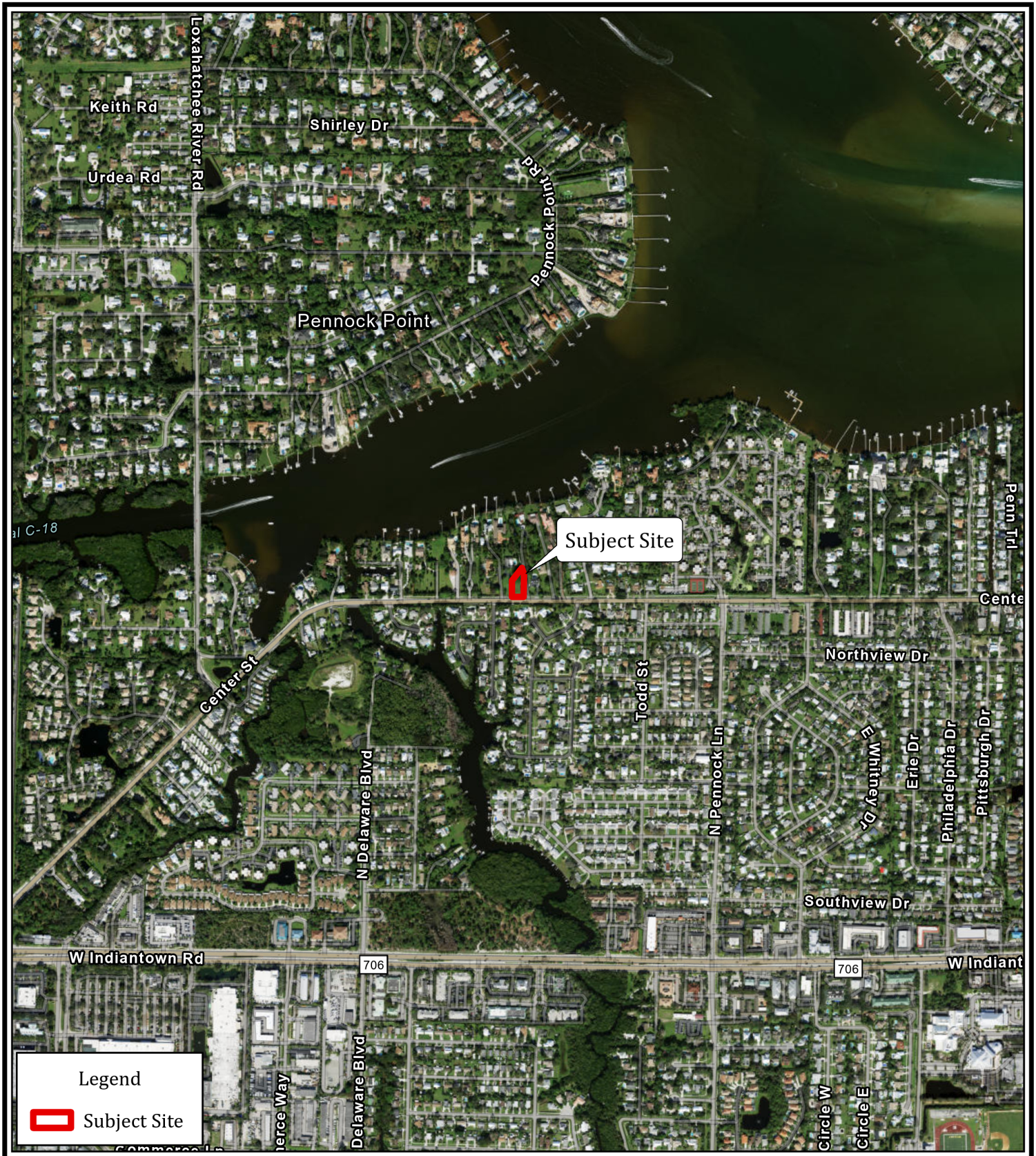
Staff has reviewed the requested FLUM and zoning map amendments on the 0.36± acre subject property and has found them to be consistent with the Comprehensive Plan and Land Development Regulations for the following reasons:

1. The annexation of the subject property is consistent with the Town Annexation Study and complies with Florida Statute 171.044(1).
2. The proposed annexation, FLUM amendment, and zoning map amendment applications are consistent with the Comprehensive Plan's goals, objectives and policies.

Attachments:

Attachment A – Location Map
Attachment B – Existing Future Land Use Map
Attachment C – Existing Zoning Map
Attachment D – Proposed Future Land Use Map
Attachment E – Proposed Zoning Map
Attachment F – Survey
Attachment G – Project Narrative – Annexation
Attachment H – Statement of Use – FLUM and Rezoning
Attachment I – Annexation Criteria
Attachment J – Comprehensive Plan Objectives and Policies Consistency Analysis

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



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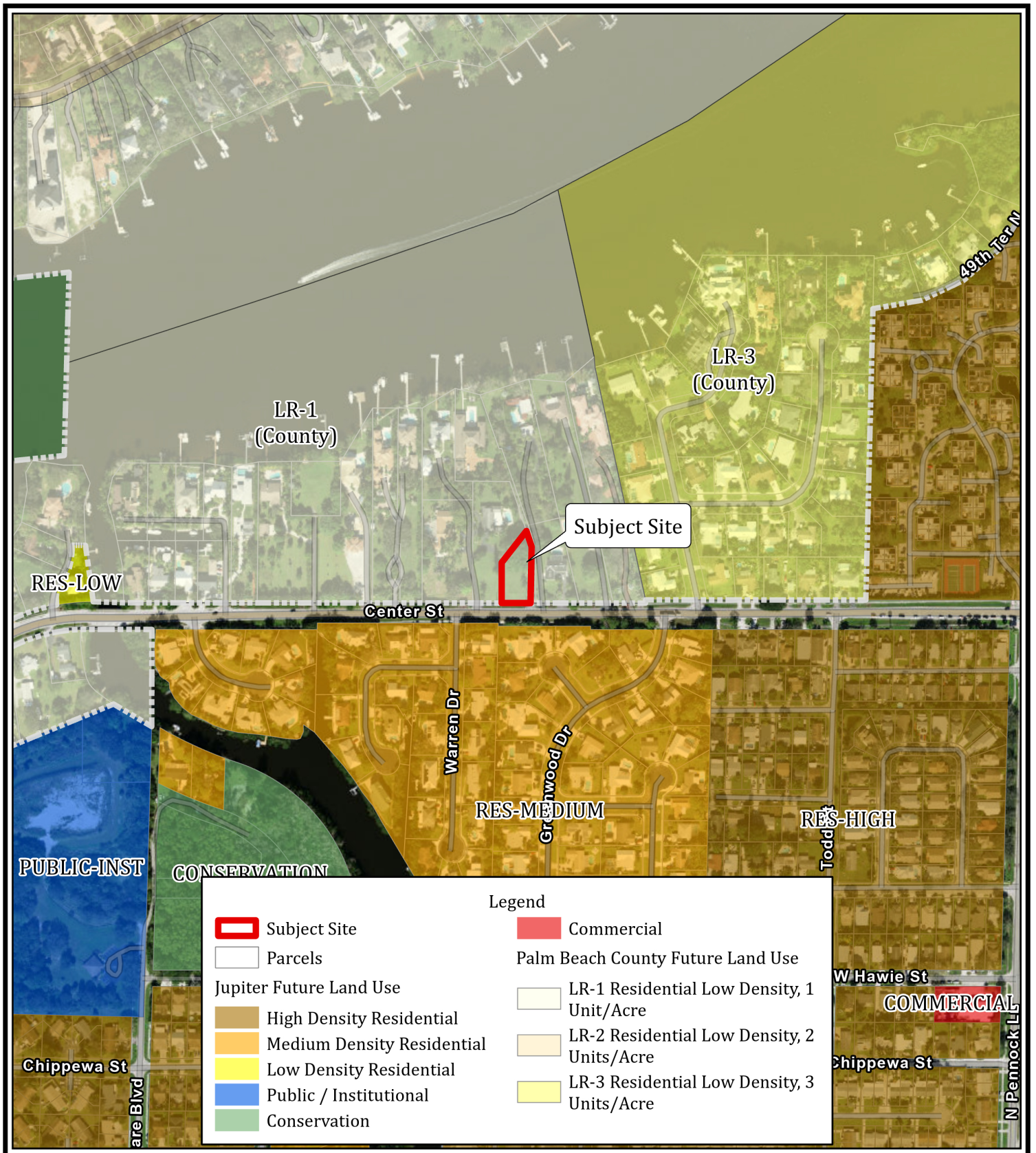
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-Center Street Subdivision\Maps and Graphics\ArcMap_Projects
[10/02/2025] ESS

Location Map **Getz Subdivision** *Jupiter, FL*



**Cotleur &
Hearing**

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1 inch equals 400 feet
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Current Future Land Use Map

Getz Subdivision Jupiter, FL



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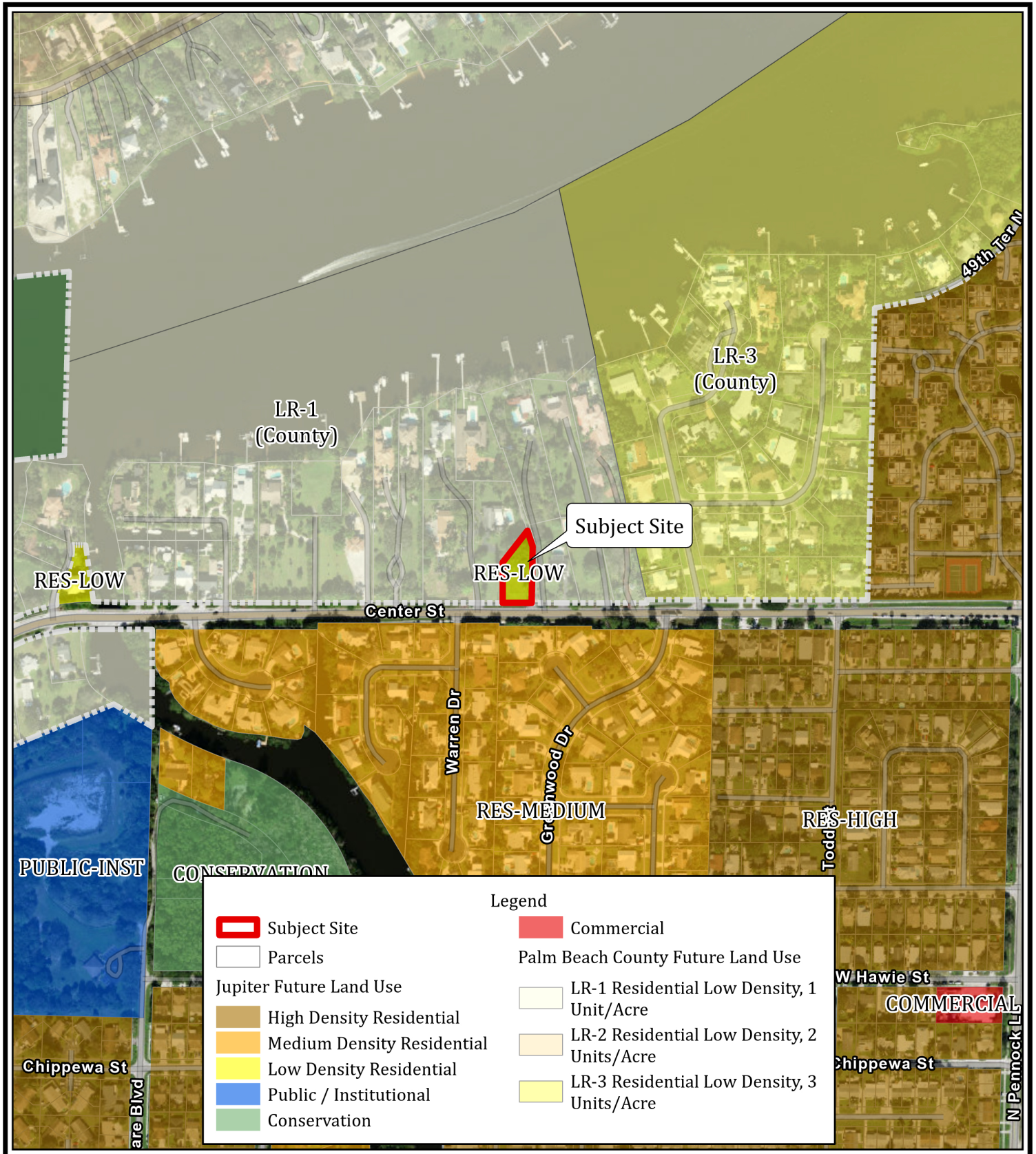
Current Zoning Map **Getz Subdivision** *Jupiter, FL*



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Proposed Future Land Use Map Getz Subdivision Jupiter, FL



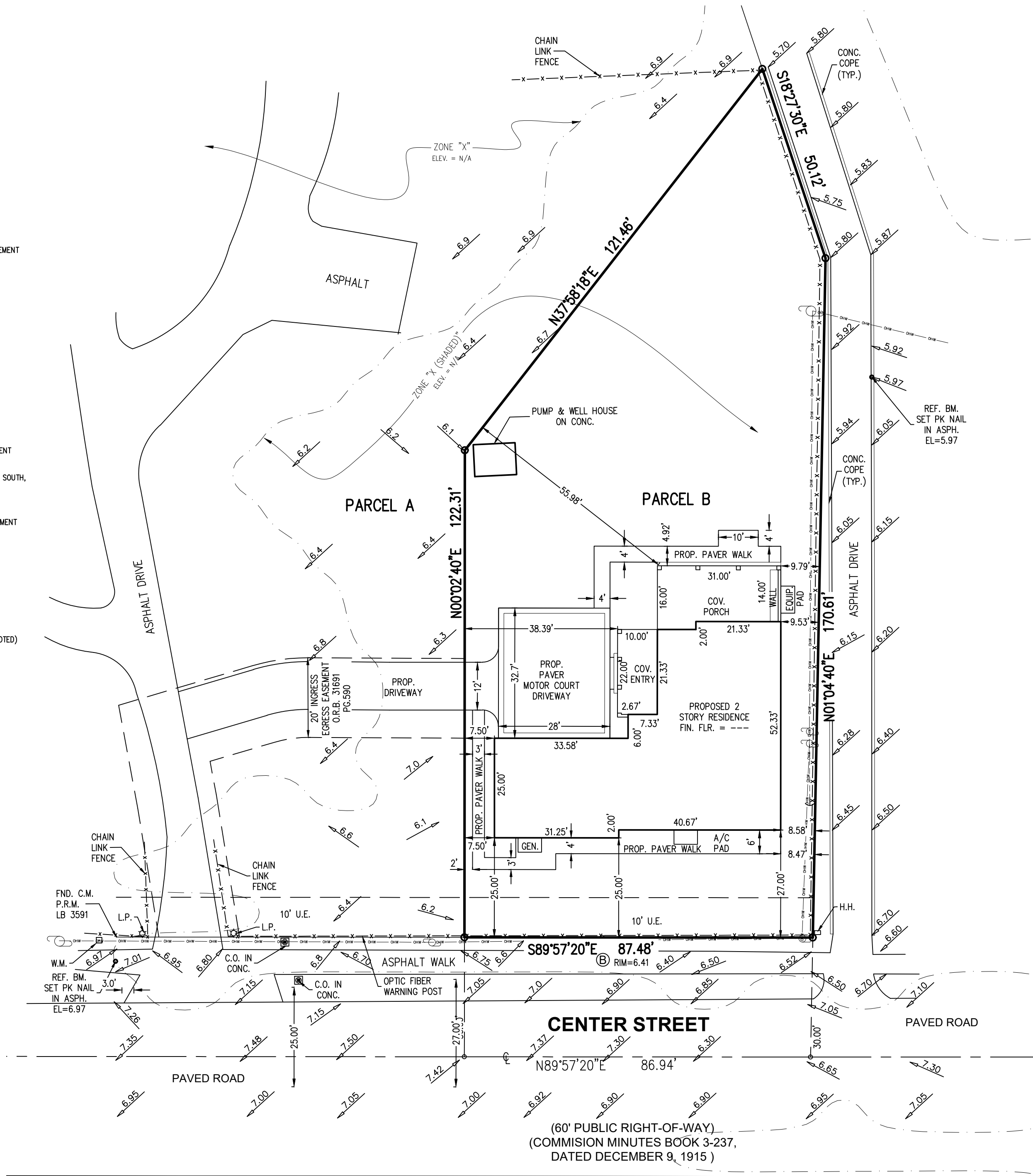
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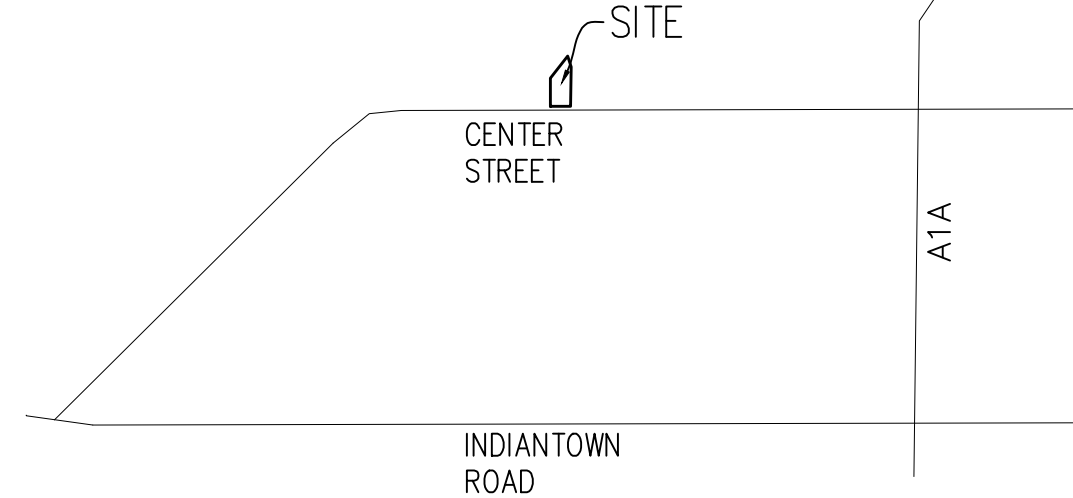


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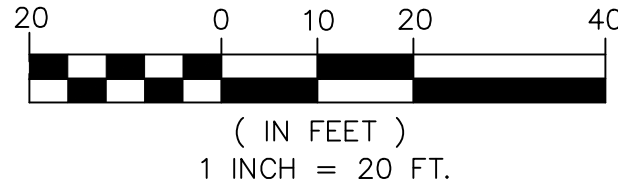
A/C - AIR CONDITIONER
ASPH. - ASPHALT
ALUM. - ALUMINUM
B.E. - BUFFER EASEMENT
B.M. - BENCHMARK
C.O. - CLEANOUT
CLF - CHAIN LINK FENCE
CONC. - CONCRETE
COV. - COVERED
C.E. - COVERED ENTRY
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EOW - EDGE OF WATER
EQUIP. - EQUIPMENT
ESMT. - EASEMENT
EXIST. - EXISTING
F.L. - FINISHED
FLR. - FLOOR
FND. - FOUND
F.S.E. - FIRE SAFETY ACCESS EASEMENT
INV. - INVERT
IRR. - IRRIGATION
I.R./CAP - IRON ROD & CAP
L.A.E. - LIMITED ACCESS EASEMENT
L.M.A.E. - LAKE MAINTNANCE ACCESS EASEMENT
L.B.E. - LANDSCAPE BUFFER EASEMENT
(N.R.) - NOT RADIAL
O/S - BUILDING OFFSET
O.R.B. - OFFICIAL RECORD BOOK
OVHD - OVERHEAD POWER LINE
PG. - PAGE
- EXISTING ELEVATION
- ANCHOR
P.B. - PLAT BOOK
P.C.P. - PERMANENT CONTROL POINT
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.R.C. - POINT OF REVERSE CURVATURE
P.I. - POINT OF INTERSECTION
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PGS - PAGE(S)
P.R.M. - PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
REF. - REFERENCE
R/W - RIGHT-OF-WAY
SEC 35/40/42 - SECTION 35, TOWNSHIP 40 SOUTH,
RANGE 42 EAST
S.E. - SANITARY EASEMENT
SQ. FT. - SQUARE FEET
SUA - SEACOAST UTILITY AUTHORITY
SUA.E. - SEACOAST UTILITY AUTHORITY EASEMENT
TWP. - TOWNSHIP
TYP. - TYPICAL
TOB - TOP OF BACK
U.E. - UTILITY EASEMENT
W.E. - WATER EASEMENT
R/W - RIGHT-OF-WAY
RBE - ROADWAY BUFFER EASEMENT
C - CENTER LINE
C.M. - CONCRETE MONUMENT
C.B. - CATCH BASIN
- WATER VALVE
- SET 5/8" IR/CAP LB 3591 (UNLESS NOTED)
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- TRAFFIC SIGN
W.M. - WATER METER
W.S. - WS/BFP/FDV
(WATER SERVICE/BACKFLOW PREVENTER/
FIRE DEPARTMENT CONTROL)
- ELECTRIC HAND HOLE
- IRRIGATION CONTROL VALVE
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
NAVD 88 - NORTH AMERICAN VERTICAL
DATUM OF 1988
NGVD 29 - NATIONAL GEODETIC VERTICAL
DATUM OF 1929
L.P. - LIGHT POLE
F.H. - FIRE HYDRANT
- BELLSOUTH MANHOLE
- WOOD POWER POLE (UNLESS NOTED)
- ELECTRICAL WIRES OVERHEAD
- POWER POLE
- WATER METER



LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE



NOTES

- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL B, HAVING A BEARING OF S89°57'20"E.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE "X (SHADED)" FIRM PANEL NO. 12099C0178G; COMMUNITY NO. 120192; DATE: DECEMBER 20, 2024.
- PALM BEACH COUNTY BENCHMARK "R 625"; ELEVATION = 3.31 (NAVD88); SURVEY DISK SET IN TOP OF CONCRETE MONUMENT.
- PROPERTY ADDRESS: 113 ELSA RD JUPITER FL 33477-5029.

DESCRIPTION:

PARCEL B, GETZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131 PAGES. 181 THROUGH 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE PALM BEACH COUNTY, FLORIDA.

CONTAINING 15,536 SQUARE FEET, OR 0.357 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 6, 2025. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PARCEL B
GETZ SUBDIVISION
BOUNDARY SURVEY

PERMIT SKETCH	10/6/2025	AA
BOUNDARY SURVEY	9/20/2025	AZ
REVISIONS	DATE	BY

DATE	10/6/25	SCALE	1"=20'
FLD.BK.	ELEC	CHECKED BY	C.E.
PAGE	N/A		
FILE NAME	8488_PARCEL B-SUR-PERMIT		

8488
SHT.NO.
1
OF 1 SHEETS

Project Narrative

Voluntary Annexation

Town of Jupiter

November 18, 2025

REQUEST

The owner of the subject property at PCN: 00424035280020000, is seeking approval of a voluntary annexation into the Town of Jupiter. The subject property is currently located within unincorporated Palm Beach County on the north side of Center Street. The property has been under current ownership since August of 2023. Approval of this request will extend the municipal boundary into the northern side of Center Street.

LOCATION

The subject property is .36 acres and currently lies vacant with no history or prior development. The property is currently within the RS Residential Single Family Zoning district and the LR1 Low Residential Future Land Use district.

The subject properties are contiguous to the Town of Jupiter's municipal boundary on its northern boundary. The property borders Center Street, in compliance with the Town of Jupiter's Code of Ordinances, access to the vacant lot can be provided from Center Street.

ADJACENT FUTURE LAND USE & ZONING CLASSIFICATION

	Zoning	FLU	Use
N (Unincorporated PBC)	RS	LR1	Single Family Residential
S (Town of Jupiter)	R1 Residential Single-Family	Medium Density Residential	Residential
E (Unincorporated PBC)	RS	LR1	Residential
W (Unincorporated PBC)	RS	LR1	Residential

CONCLUSION

The proposed voluntary annexation of the subject property (PCN: 00-42-40-35-28-002-0000) into the Town of Jupiter is consistent with the Town's long-range planning objectives and policies related to orderly growth and municipal service coordination. The parcel is contiguous to the Town's existing municipal boundary and is located within the Town's designated Future Annexation Area, as identified in the Comprehensive Plan. Bringing the property into the Town's jurisdiction will allow future planning, zoning, and development decisions to be administered under a unified regulatory framework, ensuring consistency with the Town's development standards and review procedures. This annexation will also facilitate coordinated evaluation of any future improvements, support efficient municipal service delivery, and strengthen the Town's ability to manage long-term land-use and infrastructure planning for the surrounding area.

The property, comprising 0.36 acres, is currently vacant and undeveloped, with access from Center Street and compatibility with surrounding residential uses. Adjacent properties are designated for single-family residential development under both Palm Beach County and Town of Jupiter zoning and land use classifications, demonstrating consistency with the Town's established residential character in this area.

Annexing this parcel will support orderly growth, improve coordination of infrastructure and municipal services, and provide an opportunity for future residential development under the Town's jurisdiction. As such, the request for voluntary annexation is appropriate, compliant with applicable regulations, and in the best interest of the Town and the property owner.

Getz Subdivision
Future Land Use Amendment | Rezoning
Statement of Use
November 13, 2025

INTRODUCTION

On behalf of the applicant, 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 property located on the North side of Center Street (PCN: 00424035280020000). The application seeks to assign a Town FLU designation of Residential Low and R1-A Zoning to the subject property. The property currently has a zoning designation of RS Residential Single Family and a FLU designation of LR-1. The proposed annexation terminates at the north, eastern and western boundaries of the property, and are a continuation of the existing municipal limits of the Town of Jupiter.

PROJECT CONTACT

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

Agent/Planner

Cotleur & Hearing
Attn: Samuel Polacek
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
spolacek@cotleur-hearing.com

Applicant/Owner

Ariel Hearing
113 Elsa Rd
Jupiter, FL 33477
arielhearing@gmail.com

SURROUNDING LAND USE AND ZONING

	Zoning	FLU
Subject Property	RS	LR-1
N	RS	LR-1
S	R1	Medium Density Residential
E	RS	LR-1
W	RS	LR-1

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 necessary to ensure consistency with the Town's Comprehensive Plan and to promote compatibility with surrounding development. The subject property is contiguous to the Town's existing municipal boundary and is located within the area identified for future annexation.

In accordance with Policy 1.3.1 of the Comprehensive Plan, the proposed Low-Density Residential designation—permitting up to two dwelling units per acre—is appropriate for the site. This designation reflects the existing development pattern in the surrounding area and supports the Town's broader goals of managing growth, maintaining community character, and encouraging compatible land use transitions. The proposed designation is consistent with the Town's vision for orderly and sustainable development.

Rezoning Response: The proposed rezoning to the Compact Single-Family Residential (R-1A) zoning district is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan. This district allows for low-density, single-family residential development, which aligns with the intended land use and existing zoning patterns in the surrounding area.

The R1-A designation is appropriate given the site's context and supports the Town's efforts to ensure compatible development, preserve neighborhood character, and manage residential growth in a responsible manner. Rezoning reinforces the Town's commitment to planning principles that promote orderly development and maintain the integrity of adjacent neighborhoods.

(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 Low-Density Residential Future Land Use designation is consistent with the established land use pattern of the surrounding area. Properties to the north, east, and west are designated Low Residential (LR-1) within unincorporated Palm Beach County, while properties to the south are designated Medium Density Residential (2 to 4 dwelling units per acre) within the Town of Jupiter.

In accordance with Policy 1.3.1 of the Comprehensive Plan, the proposed designation serves as a logical and appropriate transition between the higher-density residential uses to the south and the lower-density residential character to the north of Center Street. This

transition supports compatibility and reinforces a cohesive land use pattern that respects both the Town’s growth objectives and the character of adjacent neighborhoods.

Rezoning Response: The proposed Compact Single-Family Residential (R-1A) zoning district is consistent with the established zoning pattern in the surrounding area. Properties located to the north, east, and west are zoned RS (Residential Single-Family) within Palm Beach County, while properties to the south are zoned R-1(Single-Family Residential) within the Town of Jupiter.

The proposed zoning maintains consistency and compatibility with adjacent zoning districts, reinforcing the existing single-family residential character of the area. It provides a harmonious extension of the surrounding development pattern and supports the Town’s objective to ensure orderly, compatible growth in alignment with its Comprehensive Plan.

(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 Low-Density Residential (LR-1) Future Land Use designation is consistent with the surrounding land use context and does not create an isolated designation. The subject property is bordered to the north, east, and west by similarly designated Low-Density Residential properties within unincorporated Palm Beach County. To the south, the adjacent properties are designated Medium Density Residential within the Town of Jupiter.

This configuration supports a logical transition in land use intensity across Center Street, with the proposed designation acting as a buffer between the higher-density residential uses to the south and the lower-density pattern to the north. The amendment reinforces cohesive land use planning and prevents the creation of a land use “island” that would be inconsistent with surrounding patterns.

Rezoning Response: The proposed Compact Single-Family Residential (R-1A) zoning district is contextually appropriate and does not result in an isolated zoning district. It mirrors the existing Residential Single-Family (RS) zoning of adjacent properties to the north, east, and west within Palm Beach County, while providing a compatible transition to the Medium Density Residential zoning to the south within the Town of Jupiter.

The R1-A district represents a logical extension of the Town’s zoning framework and serves as a strategic entry point for future annexation efforts along North Center Street. It maintains continuity with the surrounding zoning districts and provides a gradual shift in residential density that supports neighborhood compatibility and coordinated growth.

(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 necessitated by the voluntary annexation of the subject property into the Town of Jupiter. As the area transitions from unincorporated Palm Beach County to the Town's jurisdiction, assigning the Low-Density Residential (LR-1) designation ensures consistency with the Town's adopted Future Land Use Map and with adjacent residential areas already within the municipal boundary.

This amendment also supports the Town's broader planning goals for the orderly annexation and integration of properties along northern Center Street. By establishing a land use designation that reflects both existing development and anticipated growth patterns, the Town can better coordinate future infrastructure investments and public service delivery in the area.

Rezoning Response: The proposed rezoning to Compact Single-Family Residential (R-1A) is warranted due to the change in jurisdiction resulting from annexation. The transition from county to municipal governance requires the application of a zoning district consistent with the Town's land development regulations and planning objectives.

The R1-A district is compatible with the surrounding residential character and provides the Town with appropriate regulatory tools to preserve the existing low-density development pattern. It also supports long-term planning efforts for the potential future annexation of adjacent properties, ensuring consistent zoning and land use management across jurisdictional boundaries.

CONCLUSION

The proposed Future Land Use Map amendment and rezoning request are consistent with the Town of Jupiter's Comprehensive Plan and Land Development Regulations, and they satisfy all applicable criteria outlined in Section 27-178 of the Town Code. The subject property is strategically located along the northern boundary of Center Street and is contiguous with the Town's existing municipal limits, making it a logical and appropriate candidate for annexation, future land use designation, and rezoning.

The proposed Low-Density Residential designation and Compact Single-Family Residential (R-1A) zoning district are compatible with the surrounding land use and zoning patterns, do not create an isolated district, and support a smooth transition between existing development

intensities. These designations will maintain the low-density character of the area while also aligning with the Town's vision for coordinated, well-managed growth.

Approval of this application will ensure consistency across jurisdictional boundaries, allow for the continued provision of appropriate municipal services, and support the Town's broader annexation and land use planning efforts along the Center Street corridor. The applicant respectfully requests the Town's favorable consideration of this request.

Attachment I – Town Annexation Criteria

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:

- | | |
|------------------------------------|---|
| <i>A. Existing Town Policy:</i> | The subject property is located in the future annexation area described under this criterion in the Future Annexation Study. |
| <i>B. Legal Considerations:</i> | The subject property is consistent with the requirements of Chapter 171, F.S. because the property is contiguous to the Town’s boundary and is reasonably compact. |
| <i>C. Fiscal Impact:</i> | Once the subject property is annexed into the Town, taxes paid will contribute to provide roads, police, fire services, etc, as applicable. |
| <i>D. Concurrency Impact:</i> | The subject property is serviced by a major collector road and is 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. |
| <i>E. Community Values:</i> | If annexed, the Town will have the opportunity to improve the quality of development on the subject property. |
| <i>F. Land Use Considerations:</i> | 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. |
| <i>G. Management/Planning:</i> | <ol style="list-style-type: none"> 1. <i>Areas with essential infrastructure:</i> As noted above, water and sanitary service is available to the subject property. 2. <i>Urban services can be provided cost efficiently:</i> All urban services are available at the Town’s adopted level of service standards as noted above. 3. <i>Areas which square off the Town’s limits:</i> The subject property is within an unincorporated area of land that lies in the Town’s future annexation area; this future annexation area would square off the Town boundaries if annexed in its entirety. |

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 11.0 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 to 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 Low 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. Please note, if annexed, 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 Palm Beach County Planning Division of the application for annexation. Staff received correspondence from the County on December 16, 2025, indicating no inconsistencies were identified during the County's Annexation Review Process. 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 adjacent local governments.
9. *Recreation.* The proposed FLUM amendment to assign to the subject property the Low Density Residential land use designation will not have a significant increase in demand for recreation facilities in the Town.
10. *School Concurrency.* The Palm Beach County (PBC) School District reviews all new applications for residential projects to ensure that adequate school facilities are available for additional residents. Pursuant to the School District's Interlocal agreement with the Town, the School District can recommend funds to support schools for projects with a land use and zoning change to allow residential. In 2019, the Palm Beach County (PBC) School District determined the proposed site plan development for a single-family dwelling unit, which was approved through the County, would have a negative impact on the public school system. PBC School District staff recommended the condition that the property owner contribute \$15,967 to the PBC School District to mitigate the impact, prior to the issuance of the first building permit.

Attachment J – Comprehensive Plan Objectives and Policies Consistency Analysis

FUTURE LAND USE ELEMENT

Objective 1.6: The Town’s annexation program shall be based on the criteria and priorities identified in the “Future Annexation Study,” as amended.

Staff Comment: The proposed annexation is consistent with the criteria and priorities identified in the Future Annexation Study. For further analysis, see “Comprehensive Plan Consistency” in Attachment I – Annexation 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.

Staff Comment: The proposed Future Land Use Map (FLUM) amendment of Town of Jupiter (TOJ) Low Density Residential is consistent with Policy 1.3.1. The subject property currently has a designated future land use of Palm Beach County (PBC) Low Residential, 1 Unit per Acre (LR-1). The proposed FLUM amendment of Low Density Residential for the subject property is the most compatible town designation to align with the designated future land uses of the adjacent properties to the east, north, and west, all of which are PBC LR-1. It is also compatible with the designated future land use of the property to the south, which is TOJ Medium Density Residential due to the higher density development on the south side of Center Street. The subject property meets the allowable density range and the location criteria listed above for the TOJ Low Density Residential future land use.

INFRASTRUCTURE ELEMENT

Policy 1.4.4: The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility	LOS Standard
Sanitary Sewer	85 gallons per capita per day
Solid Waste	7.13 pounds per capita per day
Drainage Facilities	Projects shall be designed and operated so that off-site discharges meet State water quality standards, as set forth in Chapter 62-25, Florida Administrative Code (adopted by reference)
Potable Water (Residential)	153 Gallons per Capita per Day
Potable Water (Com./Ind.)	100 Gallons/Day/1,000 Square Feet

In order to ensure that these level of service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development.

Staff Comment: The proposed annexation and FLUM amendment are consistent with Policy 1.4.4. of the Infrastructure Element. The subject property is located in an area where water supply and wastewater treatment are available. The property owner will be required to meet any and all connection requirements and associated costs for water and sewer service. For further analysis, see “Infrastructure Impact Analysis” in Attachment I – Annexation Criteria.

TOWN OF JUPITER
Beacon Park Future Land Use and Zoning Map Amendments



DATE	January 20, 2026
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	John Sickler, Director of Planning and Zoning
SUBJECT	<u>Beacon Park</u> – Future Land Use and Zoning Map amendments to allow for residential use on the east and west sides of Island Way, generally located south of Jupiter Community Park, west of Limestone Creek Road, north of Indiantown Road, and east of the I-95 interchange. (Second Reading - TBD)

EXECUTIVE SUMMARY

The Applicant has requested four applications; the east side of the development relates to items A and C and the west side relates items B and D as further outlined below.

Items A and C — Consideration of two ordinances, one for a Future Land Use Map Amendment from General Industrial with the Bioscience Research Protection Overlay to Low Density Residential and the second for a Zoning Map amendment from I-4 Industrial, High Technology and Employment Center Zoning district to an R-1 Single Family Residential Zoning District for a 34.3 +/- acre property located on the east side of Island Way, west of Limestone Creek Road. The Planning and Zoning Commission recommended approval of the applicant's requests for Items A and C.

Items B and D — Consideration of two requests associated with property located on the west side of Island Way. One for a Future Land Use Map Amendment from General Industrial with the Bioscience Research Protection Overlay to Medium Density Residential and the second for a Zoning Map amendment from I-4 Industrial, High Technology and Employment Center Zoning district to an R-3 Limited Multi-Family Residential Zoning District for a 24.3 +/- acre property located on the west side of Island Way, west of Limestone Creek Road. The Planning and Zoning Commission recommended denial of the applicant's requests for Items B and D, and as a result, ordinances are not included. Policy direction on the requests is sought from the Town Council.

The Town Attorney has reviewed the attached documents and finds them to be in acceptable form.

ANALYSIS

Staff identified scenarios that were considered by the Planning and Zoning Commission in determining their recommendation to the Town Council, if changes to the Future Land Use Map of the Comprehensive Plan are supported.

Option 1. Adopt the proposed amendments for residential as requested.

Pros - Results in lower traffic and will be required to provide a minimum of 12 percent of the new housing units at a rate that meets the Town's Workforce Housing Program.

Cons – Removes the ability for economic development that could create high paying jobs to support a balanced and diversified economy. On the west property, it introduces residential uses abutting the I-95 interchange and three remnant industrial parcels fronting the interchange right of way and the I-95 corridor, which creates incompatibilities that could lead to the need for significant buffering or mitigation in the future.

Option 2. Adopt the proposed amendments for residential on the east side of Island Way, with R-1 Single family residential, but maintain industrial and commercial uses on the west side.

Pros – Results in a balanced approach to development meeting both the competing strategic priorities and allows the flexibility to look further at the uses permitted on the west side to support non-residential needs of the town and compatible uses for the nearby residential. This also allows for the development of the west property that is compatible with abutting the I-95 interchange and the three existing remnant industrial parcels that are on the west side of the subject property also abutting the I-95 interchange.

Cons – Does not result in as significant of a reduction in traffic compared to the all-residential approach requested.

The attached staff report contains the analysis on consistency with the Comprehensive Plan Policies and Strategic Plan in Section 1. Section 2 of the report analyzes the considerations for the residential designations on the east and west sides separately.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission made a recommendation consistent with Option 2 noted above by recommending approval of the east side requests and denial of the west side requests. The Commission recommended two items for Town Council consideration for the properties on the west side of Island Way; remove of the Bioscience Overlay and expand the uses allowed on the property. Staff has provided more detailed information related to the Commission recommendation in the attached Staff Report.

Consistent with the Commission recommendation, staff has prepared Ordinances 2-26 (FLUM) and 7-26 (Rezoning) for Low Density Residential and R-1 Single Family Residential for the properties on the east side of Island Way. The Commission also recommended that the Town Council consider a trip cap in their approval to ensure the development of the property aligns with the applicant's representations. Given that the Commission recommended denial of changes to the west side, staff has not included those ordinances for those requests.

STRATEGIC PRIORITY

- Strong Local Economy
- Mobility
- Manage Growth

ATTACHMENTS

1. Ordinance 2-26
2. Ordinance 7-26
3. Staff Report and Attachments

FUNDING SOURCE

Funding is not necessary for this request.

For more information or copies of the attachments, please contact Garret Watson at garretw@jupiter.fl.us or 561-741-2549.

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10 **ORDINANCE NO. 2-26**

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12
13 **AN ORDINANCE OF THE TOWN COUNCIL OF THE**
14 **TOWN OF JUPITER, FLORIDA, AMENDING**
15 **ORDINANCE 57-89 WHICH ADOPTED THE TOWN'S**
16 **COMPREHENSIVE PLAN; PROVIDING FOR AN**
17 **AMENDMENT TO THE FUTURE LAND USE MAP TO**
18 **ASSIGN A FUTURE LAND USE DESIGNATION OF**
19 **LOW DENSITY RESIDENTIAL TO 34.3+/- ACRES OF**
20 **PROPERTY GENERALLY LOCATED WEST OF**
21 **LIMESTONE CREEK ROAD ON THE NORTHEAST**
22 **SIDE OF ISLAND WAY; PROVIDING FOR**
23 **SEVERABILITY; PROVIDING FOR THE REPEAL OF**
24 **LAWS IN CONFLICT; AND PROVIDING FOR AN**
25 **EFFECTIVE DATE.**
26

27
28 **WHEREAS**, the Town Council of the Town of Jupiter, Florida (Town), has
29 adopted a Comprehensive Plan in accordance with the "Local Government

30 Comprehensive Planning and Land Development Regulation Act" (the "Act"); and,

31 **WHEREAS**, the Florida Department of Commerce's predecessor agency, the
32 Department of Community Affairs, determined that the Town's Comprehensive Plan
33 was "in compliance" with the provisions of the Act; and,

34 **WHEREAS**, CROSSROADS 6101 LLC is the owner (the "Owner") of 34.3+/-
35 acres of land (the "subject property") the legal description of which is attached hereto
36 and incorporated herein as **Exhibit "A"**; and,

37 **WHEREAS**, the subject property is generally located west of Limestone
38 Creek Road on the northeast side of Island Way; and,

1 **WHEREAS**, the owner has petitioned the Town to amend the subject
2 property's existing future land use designation of General Industrial with the
3 Bioscience Research Protection Overlay to Low Density Residential (the
4 "Application"); and,

5 **WHEREAS**, the Town's Local Planning Agency (the "LPA") has conducted a
6 public hearing as required by Section 163.3174(4)(a), Fla. Stat. to consider the
7 Application; and,

8 **WHEREAS**, the LPA has recommended to the Town Council that it assign a
9 future land use of Low Density Residential and remove the subject property from the
10 Bioscience Research Protection Overlay; and,

11 **WHEREAS**, notice of a public hearing regarding the proposed change of the
12 future land use was published and a public hearing was conducted in accordance
13 with Section 163.3187, Fla. Stat.

14 **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL**
15 **OF THE TOWN OF JUPITER, FLORIDA:**

16 **Section 1.** The whereas clauses are incorporated herein as the legislative
17 findings of the Town Council.

18 **Section 2.** The Town Council has determined that it is appropriate amend
19 Ordinance 57-89, which adopted the Comprehensive Plan of
20 the Town of Jupiter, to assign a future land use designation of
21 "Low Density Residential" to the subject property and to
22 remove the subject property from the Bioscience Research
23 Protection Overlay. The subject property is shown in the
24 attached **Figure "1"**, which is incorporated herein.

25 **Section 3.** The effective date of this ordinance amending the Town's
26 Comprehensive Plan shall be 31 days after the adoption of this

1 ordinance by the Town Council, unless it is challenged by an
2 affected party. If challenged, the ordinance amending the
3 comprehensive plan shall not become effective until either the
4 state land planning agency or the Administrative Commission
5 issues a Final Order determining that the plan amendment is
6 in compliance with the Act pursuant to Section 163.3187(3)(c),
7 Fla. Stat.

8

9 **Attachments: Exhibit "A" - Legal description of the subject property**
10 **Figure "1" - New Future Land Use Map**

11

12

13

14 #7476502 v1 26503-00005

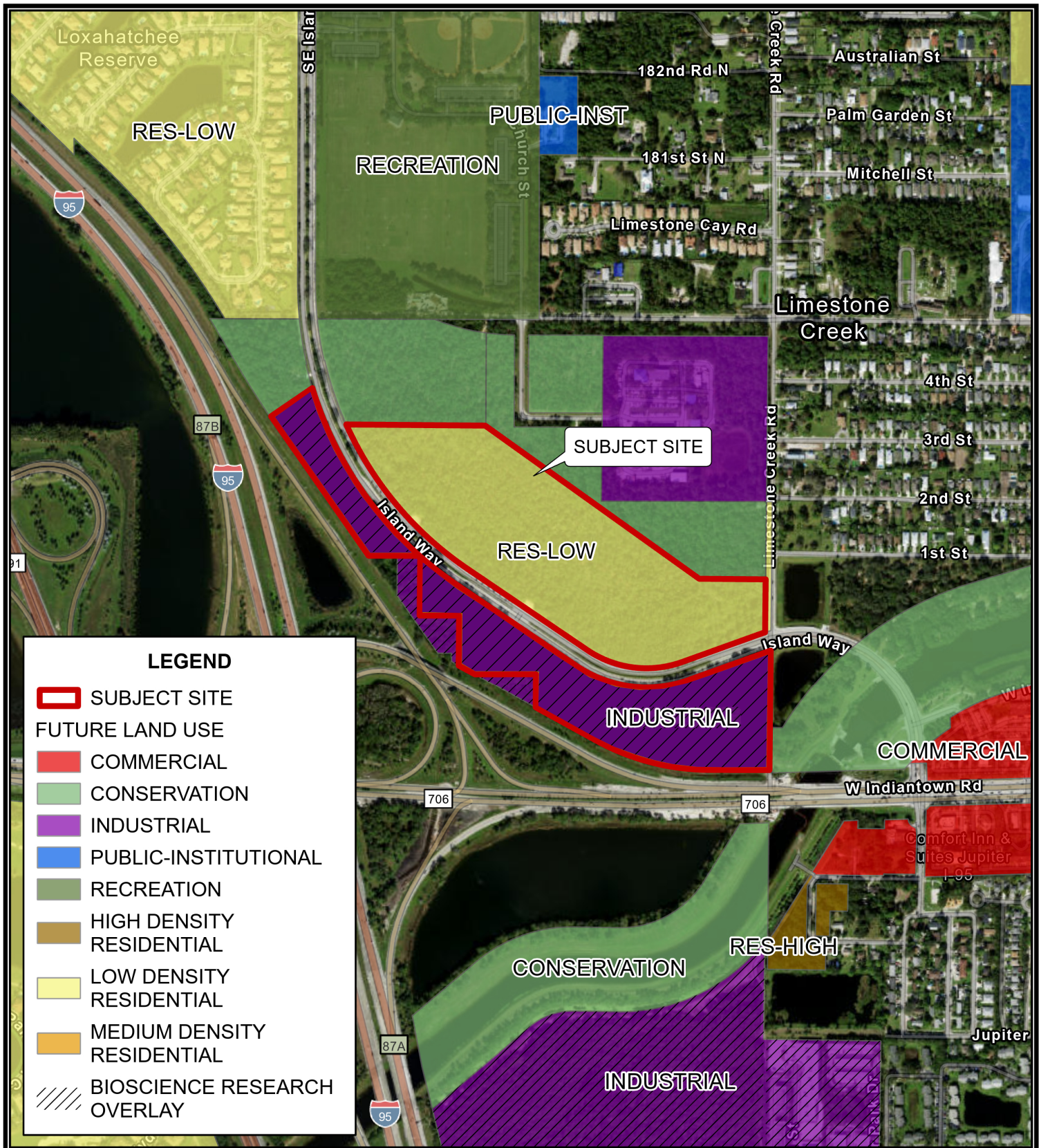
NORTH PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE N00°36'38"E ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 905.81 FEET; THENCE N89°23'22"W, A DISTANCE OF 33.00 FEET TO A POINT OF INTERSECTION BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF ISLAND WAY AND THE WEST RIGHT-OF-WAY LINE OF LIMESTONE CREEK ROAD, SAID POINT BEING THE **POINT OF BEGINNING** AND A POINT ON A CURVE CONCAVE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 704.00 FEET, A CHORD BEARING OF S71°31'03"W, AND A CENTRAL ANGLE OF 2°27'14"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 30.15 FEET; THENCE S70°17'26"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 468.51 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.00 FEET AND A CENTRAL ANGLE OF 53°47'18"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 559.52 FEET; THENCE N55°55'15"W, A DISTANCE OF 818.36 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1946.00 FEET AND A CENTRAL ANGLE OF 31°43'15"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 1077.37 FEET TO THE SOUTHWEST CORNER OF HIGH TECH BIOSCIENCE - PARCEL 1, AS SHOWN IN OFFICIAL RECORDS BOOK 24443, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE PRECEDING FIVE (5) COURSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ISLAND WAY; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, S89°30'50"E ALONG THE SOUTH LINE OF SAID HIGH TECH BIOSCIENCE - PARCEL 1, A DISTANCE OF 785.27 FEET TO THE SOUTHEAST CORNER OF SAID HIGH TECH BIOSCIENCE - PARCEL 1, SAID CORNER BEING A SHARED CORNER WITH ENVIRONMENTAL PARCEL 1, AS SHOWN IN SAID OFFICIAL RECORDS BOOK 24443, PAGE 41; THENCE S54°27'54"E ALONG THE SOUTHWESTERLY LINE OF SAID ENVIRONMENTAL PARCEL 1, A DISTANCE OF 1486.05 FEET TO THE SOUTHWEST CORNER OF SAID ENVIRONMENTAL PARCEL 1; THENCE S89°30'50"E ALONG THE SOUTH LINE OF SAID ENVIRONMENTAL PARCEL 1, A DISTANCE OF 375.67 FEET TO A POINT ON AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF LIMESTONE CREEK ROAD; THENCE S00°36'38"W ALONG SAID LINE, A DISTANCE OF 299.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF JUPITER, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,493,584 SQUARE FEET OR 34.288 ACRES, MORE OR LESS.

Figure 1 - New Future Land Use Map



ORDINANCE NO. 7-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP WHICH IS INCORPORATED BY REFERENCE IN SECTION 27-473 OF THE TOWN CODE TO ASSIGN THE ZONING DISTRICT OF SINGLE-FAMILY RESIDENTIAL TO 34.3+/- ACRES OF PROPERTY GENERALLY LOCATED WEST OF LIMESTONE CREEK ROAD ON THE NORTHEAST SIDE OF ISLAND WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CROSSROADS 6101 LLC is the owner (the "Owner") of 34.3+/- acres of land (the "subject property") the legal description of which is attached hereto and incorporated herein as **Exhibit "A"**; and,

WHEREAS, the subject property is generally located west of Limestone Creek Road on the northeast side of Island Way; and,

WHEREAS, the future land use designation assigned to the subject property is "Low Density Residential"; and,

WHEREAS, the Owner has petitioned the Town to amend the zoning designation of the subject property from Industrial, High Technology and Employment Center (I-4) to Residential, Single Family Compact (R1-A) (the "Application"); and,

1 **WHEREAS**, the Town's Local Planning Agency (the "LPA") has conducted a
2 public hearing as required by Section 163.3174(4)(a), Fla. Stat. to consider the
3 Application; and,

4 **WHEREAS**, the LPA has recommended to the Town Council that it assign
5 the Residential, Single Family (R-1) Zoning District to the subject property; and,

6 **WHEREAS**, notice was published and a public hearing was conducted
7 pursuant to Section 163.3187, Fla. Stat.

8 **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL**
9 **OF THE TOWN OF JUPITER, FLORIDA:**

10 **Section 1.** The whereas clauses are incorporated herein as the legislative
11 findings of the Town Council.

12 **Section 2.** The Town Council hereby assigns the Single-Family
13 Residential (R-1) Zoning District to the subject property as legally described in the
14 attached **Exhibit "A"** which is incorporated herein. The assignment of the Single-
15 Family Residential (R-1) Zoning District to the subject property is shown on **Figure**
16 **"1"**, a copy of which is attached hereto and incorporated herein.

17 **Section 3.** **Codification.** The Town's Official Zoning Map is hereby
18 amended to reflect the assignment of the Single-Family Residential (R-1) Zoning
19 District to the subject property.

20 **Section 4.** **Severability.** If any section, paragraph, sentence, clause,
21 phrase or word of this ordinance is for any reason held by a court to be
22 unconstitutional, inoperative, or void, such holding shall not affect the remainder of
23 this Ordinance.

24 **Section 5.** **Repeal of Laws in Conflict.** All ordinances or part of
25 ordinances in conflict herewith are hereby repealed to the extent of such conflict.

1 **Section 6.** Effective date. This ordinance shall take effect immediately
2 upon its execution.

3

4 **Attachments: Exhibit "A" - Legal description of the subject property**
5 **Figure "1" - Zoning Map**

6

7

8

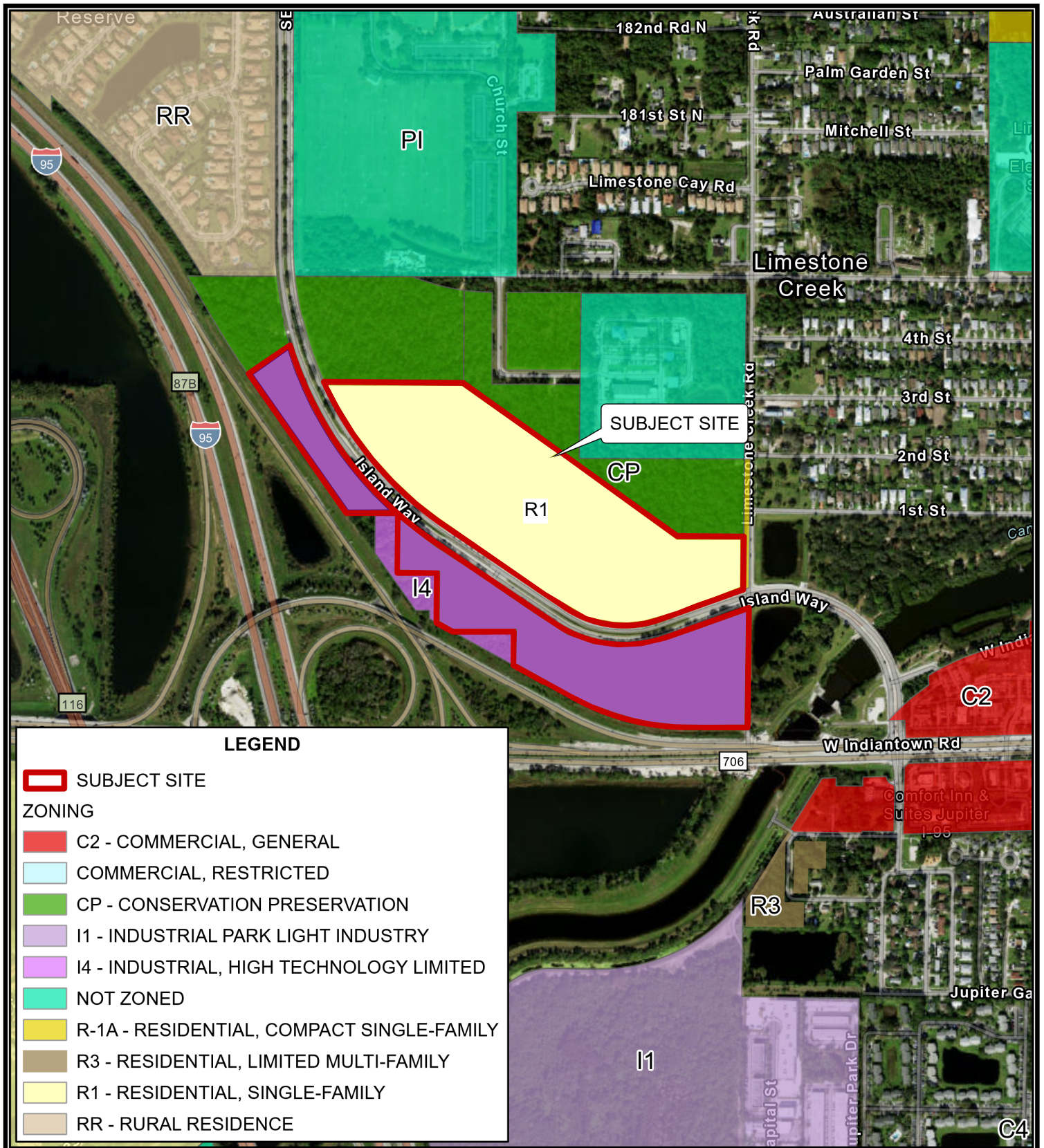
9 #7542839 v1 26503-00001

NORTH PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE IN THE CITY OF JUPITER, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,493,584 SQUARE FEET OR 34.288 ACRES, MORE OR LESS.



1 inch equals 750 feet

0 375 750
Feet

Proposed Zoning Map

Beacon Park

Jupiter, FL



**Cotleur &
Hearing**

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

Map Document: F:\Projects Active\25-0518 Pulte Beacon Park\Maps
Graphics\ArcMap_Projects\Beacon Park_ArcGIS Pro Base
[09/8/2025] ESS

**Beacon Park Future Land Use and Zoning Map Amendments
TOWN MANAGER'S OFFICE**



DATE: January 20, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning **JS**
SUBJECT: **Beacon Park** –

- 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;
 - 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;
- Generally located south of Jupiter Community Park, west of Limestone Creek Road, north of Indiantown Road, and east of the I-95 interchange

Ord #2-26, 3-26, 7-26, 8-26	P&Z Commission:	12/09/25
PZ 25-6515, 6516, 6517, & 6518	Town Council:	01/20/26 – 1 st Reading
G. Watson	Town Council:	TBD – 2 nd Reading

Project Information

Applicant: Pulte Home Company, LLC (see Attachment A)
Owner: Crossroads 6101 LLC (see Attachment B)
Agent: Zach Ciciera/Laurey Hood, Cotleur & Hearing
Location: Generally located south of Jupiter Community Park, west of Limestone Creek Road, north of Indiantown Road, and east of the I-95 interchange

Acreage (Total): 57.7±
East: 34.3±
West: 23.4±
PCN Numbers: 30-43-41-04-00-000-1160, 30-43-41-04-00-000-1150, and 30-43-41-04-00-000-1050
Existing use of property: Vacant

<i>Existing FLUM designation:</i>	General Industrial with Bioscience Research Protection Overlay
<i>Proposed FLUM designation:</i>	
<i>East 34.3 acre Parcels:</i>	Low Density Residential
<i>West 23.4 acre Parcels:</i>	Medium Density Residential
<i>Existing Zoning:</i>	I-4, Industrial, High Technology and Employment Center District with a Development Agreement that includes additional permitted uses
<i>Proposed Zoning:</i>	
<i>East 34.3 acre Parcels:</i>	R1-A, Residential, Compact Single-Family District
<i>West 23.4 acre Parcels:</i>	R-3, Residential, Limited Multi-Family District

Planning and Zoning Commission/ Local Planning Agency Recommendation

At their December 9, 2025 meeting, the Planning and Zoning Commission (PZC) voted as follows:

- Recommended **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 including removing the property from the overlay, by a 5-1 vote with Comm. Rogol dissenting;
- Recommended **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, by a 5-1 vote with Comm. Thompson dissenting;
- Recommended **approval** of the requested EAST SIDE Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to **R1, Residential, Single-Family District** on 34.3± acres, including a trip cap and to allow for workforce housing, by a 6-0 vote; and,
- Recommended **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, by a 5-1 vote with Comm. Thompson dissenting.

Consistent with the Commission recommendation, staff has prepared Ordinances 2-26 (FLUM for Low Density Residential) and 7-26 (Rezoning R-1 Single Family Residential) on the east side of Island Way. The Commission also recommended that the Town Council consider a trip cap associated with the FLUM amendment to ensure the development of the property aligns with the applicant's representations. Given that the Commission recommended denial of changes to the west side, staff has not included those ordinances for Town Council consideration.

The Commission recommended the Town Council consider removal of the overlay and expanding the uses allowed for the west side. The discussion included uses like industrial uses, banks, daycares, restaurants, hotels, and service-based uses to reduce the need for residents on Island Way to use Indiantown Road (See Attachment K - the Draft Minutes. Final minutes posted [here](#) after January 13th, 2026). The removal of the overlay will eliminate the encouragement of bioscience uses, but it alone does not expand the uses allowed on the property.

If the Town Council supports expanding the uses on the west side as recommended by the Commission, an amendment to the future land use, zoning district, and/or development agreement would be needed. Staff can bring back options to address the policy direction

provided by the Town Council. If the Town Council support the applicant's requests for residential use, staff will bring forward Ordinances accordingly.

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning finds the proposed changes to the Future Land Use Map and Zoning Map are not consistent with the goals, objectives, and policies of the Town of Jupiter's Comprehensive Plan and the Town's Zoning Code.

While the proposed applications do support some policies to address mobility challenges by reducing the potential traffic impacts created by the future development of the property, they are not consistent with the adopted policies to further economic development and the potential creation of high paying jobs, as well as creating some incompatibilities, as further detailed herein. Therefore, these requests require for the Town Council to weigh conflicting policies, as they deliberate on these legislative decisions.

Background

Table 1. Surrounding land use designations and zoning districts for 57.7 acres

Location	Existing Land Uses	Future Land Use Designations/Zoning Districts
North	Town-owned Conservation and Municipal Maintenance Facility	Conservation / Conservation Preservation and General Industrial/Public Institutional
South	Indiantown Road and I-95 on ramps	Not Designated / Not Zoned
East	Retention Ponds (PBC) C-18 Canal	PBC - Medium Res. 5 u/a / Res. High (10.2 u/a) Conservation / Not Zoned
West	I-95 on ramps and Industrial parcels (vacant)	Not Designated / Not Zoned and General Industrial with the Bioscience Research Protection Overlay / I-4 Industrial, High Technology and Employment Center district

For a comprehensive view of the above designations surrounding the subject property, refer to the Existing Future Land Use Map, Existing Zoning Map, proposed Future Land Use, and proposed Zoning designations are shown on Attachment C.

Photo 1. Location of Subject Property



Current request. The property has an approved Development Agreement which the Owner is requesting to abandon (see Attachment D). The Development Agreement is a contract between the Owner and the Town Council, so the Town Council will need to take a separate action on that request. The history related to the Development Agreement has been provided as Attachment I. That item is planned to be scheduled for consideration on the same meeting as the second reading of the subject applications.

Bioscience Research Protection Overlay and Interlocal Agreement

In 2006, the Town signed onto an interlocal agreement with Palm Beach County, Palm Beach Gardens, Riviera Beach, Mangonia Park, and Lake Park. The interlocal agreement created the Bioscience Land Protection Advisory Board (BLPAB) who would oversee development and any proposed modifications to lands designated with the Bioscience Research Protection Overlay (the "Overlay"). The central idea was to ensure that the north county area maintained available lands for Bioscience uses that could support Scripps and grow the industry locally. In 2024, the BLPAB voted to sunset the Board and terminate the interlocal agreement

Although the interlocal agreement was terminated, the Town elected not to remove policies in the Comprehensive Plan related to the Bioscience Research Protection Overlay (see Attachment J). If the subject property maintains the Overlay, the development of the parcel must be consistent with those policies if the existing Overlay remains. The proposed amendments request removal of the Overlay, which is a policy decision of the Town Council requiring an affirmative vote of four Town Council members to remove per the Comprehensive Plan.

It is important to note that the proposed amendments to remove the property from the Overlay and change the Future Land Use designation is a legislative policy decision of the Town Council.

Analysis

The below analysis is organized into two sections. The first section discusses the broader policy consideration related to the proposed amendments in the context of the adopted Strategic Plan and Bioscience Research Protection Overlay. The second section analyzes the proposed amendments for consistency with the goals, objectives, and policies of the Town of Jupiter Comprehensive Plan and land development regulations.

Section 1. Strategic Plan and Bioscience Research Protection Overlay

The proposed amendments require the weighing two specific Town Council Strategic Plan related policies, strong local economy and mobility, as well as the existing Bioscience Research Protection Overlay policies in the Town's Comprehensive Plan. The Strategic Plan outlines strategic objectives updated annually by the Town Council to meet the goals the Town Council has set for the community, and it outlines the initiatives and work plans that support them. The Comprehensive Plan is a Florida mandated regulatory plan for future growth and development, which must establish goals, objectives and policies for orderly and balanced economic, social, physical, environmental, and fiscal development. It must provide for adequate infrastructure (facilities and services) concurrent with development impacts, based on relevant data and analysis.

Strong Local Economy. Based on the adopted Strategic Plan, a strong local economy means, "economic growth promoted to achieve a diversity of businesses" and "Bioscience cluster initiatives prioritized including ancillary and support businesses". The existing Development Agreement, Future Land Use Designation, and Zoning all support this priority. The development of this property consistent with this policy should create economic growth, additional jobs, a more diversified tax base, and support existing bioscience related uses in the area. Development consistent with these policies would also generate a higher amount of traffic at the Indiantown Road and Island Way intersection compared to the proposed residential amendments.

Mobility. Based on the adopted Strategic Plan, mobility means, "Traffic flow improved through... other methods to achieve level of service identified in the Comprehensive Plan" and "traffic mitigation plan implemented for roadways not meeting the Town's level of service standards". As noted above, development of the property with uses that are supported by the existing designations would produce additional traffic at a congested intersection. Should the Town Council support amending the designations on the subject properties as proposed by the applicant, the amount of traffic generated on the property would be significantly reduced, which would further the Town's Strategic Priority for Mobility.

Bioscience Research Protection Overlay. The proposed amendments are not consistent with the existing Comprehensive Plan Policies for the Bioscience Research Protection Overlay (Overlay). The overlay policies generally support development that is consistent with the Strong Local Economy Strategic Priority, and in some cases where development impacts occur off-peak, such uses could support the Mobility Strategic Priority as well. That said, the existing Development Agreement allows for many commercial uses which could produce peak hour trips that would be inconsistent with the Mobility Strategic Priority.

Should the Town Council wish to proceed with abandoning the existing Development Agreement and removing the property from the Overlay based on the policy decisions presented above, Section 2 below analyzes the proposed amendments in the context of the proposed residential future land use designation and zoning districts based on the criteria established in the Town Code.

Section 2. Future Land Use Map and Rezoning Amendments

It should be noted that while both sides of Island Way, east and west, are proposed for amendments, one of the proposed amendments could be supported without the other as they are separate ordinances with different characteristics:

- East 34.3 acre parcels (Section “A” below) - The eastern property fronting Island Way, a four-lane collector roadway on the west side, is proposed for Low Density Residential. The land area also abuts Town-owned conservation lands on its north and northeast sides (approximately 1,150 feet of common property line). Prior development proposals for the subject property have included trail systems that run through the conservation area connecting larger greenway systems. Those links included connecting the subject property to the C-18 canal and the Limestone Creek Natural Area on the east side and linking northward through the Jupiter Community Park to North Jupiter Flatwoods Natural area. While the property abuts Island Way (collector road), it is a large and deep enough parcel to provide adequate buffering to the proposed residential area.
- West 23.4 acre parcels (Section “B” below) – The western property proposed for Medium Density Residential is located between three remnant industrial properties and the I-95 interchange on the west side, and Island Way on its east side. The proposed residential land use would create an incompatibility with the three remnant industrial properties. The I-95 corridor is being studied for an expansion that would add more lanes. Given these conditions, there is a significant potential for sound impacts on the residential uses proposed on the property that would need mitigation and buffering. The western property could maintain its industrial designations. This would help support Strategic Priorities related to maintaining a Strong Local Economy and Comprehensive Plan Policies related to providing employment opportunities. Furthermore, if left as industrial, the property could provide opportunities for industrial businesses being displaced along the Toney Penna corridor to remain in the Town. Should industrial uses be desired on the subject western property, staff could provide further analysis on the options to accomplish that goal.

These options should be weighed related to the above-mentioned strategic priorities and policies in Section 1 above in the context of what is appropriate for each side of Island Way.

A. Future Land Use Map Amendment (East 34.3 acre parcels – Low Density)

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

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

Staff Comment: The proposed removal of the Bioscience Research Protection Overlay (the “overlay”) and proposed Low Density Residential future land use map (FLUM) designation are not consistent with the adopted overlay; however, the Town may decide to remove the overlay designation from the property, as requested by the applicant. Should there be a finding that overlay is no longer an appropriate designation for the property, the proposed

FLUM amendment is otherwise consistent with the goals, objectives, and policies of the Comprehensive Plan (see Attachment E – Comprehensive Plan Objectives and Policies Consistency Analysis).

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

Staff Comment: The subject eastern property is the 34.3 acre portion of one of two largest vacant land areas in the town. It is in close proximity to the I-95 and Turnpike interchanges and abuts parcels with conservation land uses to the north and east, and the parcels to the south and west are proposed for a residential land use as part of a concurrent application. Typically, lands in close proximity to interchanges are developed with more intense uses that are not impacted by their associated nuisances (traffic, noise, etc.). Residential land use is compatible with both conservation and the residential land use both existing and proposed on the surrounding properties. Should the property across Island Way maintain the existing industrial designation, proper buffering on both developments would be needed to address compatibility. The proposed change would also introduce low density residential in close proximity to the Town's existing 20 acre Maintenance Facility, which could create incompatibilities with the industrial type uses occurring at the Town facility.

- 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 would create an isolated land use; however, it is in proximity to residential uses in the area (Limestone Creek and Rialto neighborhoods) and is of reasonable size and depth to provide adequate buffering. The subject property is adjacent to conservation land which frequently abuts residential land use and the adjacent property across Island Way is proposed to be designated Medium Density Residential. Within the broader area, there is additional residential, recreation, and commercial land uses to serve the proposed residential use.

- 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 for the 34.3 acre parcels has been requested by the applicant to allow for the future development of 56 single-family dwelling units. The applicant has stated in their Statement of Use that, "the existing designation resulted from spot zoning in anticipation of a market that it was not received by, nor will it ever be received by..." (see Attachment F). While the Bioscience Interlocal agreement between municipalities in Northern Palm Beach County has been rescinded, the Town chose to maintain the Bioscience Research Protection Overlay Comprehensive Plan policies and Overlay designations on Future Land Use Map. It should be noted that the proposed change is likely to significantly reduce the traffic impacts generated from the property, but also removes the potential for commercial and industrial development that would maintain a greater balance of employment opportunities and tax base within the Town.

Should the Town Council support the requested amendment to the Future Land Use as proposed, based on an expectation of a reduction in traffic, the Town Council should consider the use of a trip cap to limit the development potential of the property to ensure it aligns with the Applicant's representations and goal of lower traffic.

B. Future Land Use Map Amendment (West 23.4 acre parcels – Medium Density)

Criteria for FLUM amendments. Section 27-178 provides four (4) criteria for the review of FLUM amendments for the west 23.4 acre parcels. Proposed map amendments are evaluated within the context of each of the four criteria below.

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

Staff Comment: The proposed removal of the Bioscience Research Protection Overlay (the “Overlay”) and proposed Medium Density Residential future land use map (FLUM) designation are not consistent with the adopted overlay; however, the Town may decide to remove the overlay designation from the property, as requested by the applicant. Should there be a finding that Overlay is no longer an appropriate designation for the property, the proposed FLUM amendment to Medium Density Residential is not consistent with some of the goals, objectives, and policies of the Comprehensive Plan due to incompatibilities with the abutting I-95 interchange and three remnant industrial properties on its west side (see Attachment E – Comprehensive Plan Objectives and Policies Consistency Analysis).

- 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 not consistent with established land use pattern. The subject property abuts the I-95 on ramp as well as three remnant parcels that will retain the General Industrial Future Land Use designation with Bioscience Research Protection Overlay. These conditions present conflicts between high nuisance uses (i.e., traffic noise and industrial uses) and the proposed residential uses. In order to address the inconsistencies with the more intense land use to the west, the applicant has stated that they will be providing buffering including, “an extended buffer... provided on the west side to mitigate any potential future developments on the remaining industrial parcels” (see Attachment F). While additional buffering is proposed to provide for compatibility where residential abuts industrial, it may be difficult as the property is narrower and oddly shaped presenting challenges in providing adequate buffers and access to the industrial properties. The proposed Medium Density land use also provides a transitional buffer to the proposed Low Density land use on the east side which is supported by policies in the Comprehensive plan as noted in Attachment E. On the other hand, with the proposed amendments, an increased buffer will be required on the three remnant industrial parcels that may reduce their future development.

- 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 create an isolated land use unrelated to the three remnant industrial parcels abutting on its west side. The applicant has stated that they are in talks with the owners to purchase the remnant parcels; however, staff has not been made aware of any pending transactions at this time and there are no applications to change the land use and zoning on those parcels.

- 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 has been requested by the applicant to allow for the future development of 43 single-family dwelling units. The applicant has stated

in their Statement of Use that, “the existing designation resulted from spot zoning in anticipation of a market that it was not received by, nor will it ever be received by...” (see Attachment F). While the Bioscience Interlocal agreement between municipalities in Northern Palm Beach County has been rescinded, the Town chose to maintain the Bioscience Research Protection Overlay and Comprehensive Plan policies. The proposed change would significantly reduce the traffic potential of the property, but also removes the potential for commercial and industrial development that would maintain a greater balance of tax base within the Town.

Should the Town Council agree to amend the Future Land Use as proposed, based on an expectation of a reduction in traffic, the Town Council should consider the use of a trip cap to limit the development potential of the property to ensure it aligns with the Applicant's representations and goal of lower traffic.

Population impacts. The proposed land use change will have an impact on the surrounding population because the change to Low (east 34.3 acre parcels) and Medium (west 23.4 acre parcels) Density Residential will allow for development with residential as a primary use, as opposed to the commercial and industrial uses, currently allowed by the zoning and Development Agreement. The applicant is requesting to abandon the non-residential uses. The proposed Low Density Residential land use designation allows for a base maximum density of two units per acre and the Medium Density Residential allows a density of two to four units per acre. Based on these base maximums, the density allowed with the proposed amendments is 163 dwelling units (69 + 94 respectively). Applying the census average of 2.5 persons per household, this would result in an approximate population increase of 408 residents, which equates to less than a one percent increase in the Town's population. The applicant has submitted a concurrent site plan application for a 99-unit single family home development for both sides of the property along Island Way. The Comprehensive Plan includes policies for workforce housing that allows for densities to be increased to 15 units per acre, if approved by the Town Council.

Traffic impacts. The traffic impacts for the proposed future land use designation changes were evaluated by comparing the current to the proposed future land use designation. The existing General Industrial land use designation allows a maximum lot coverage of 35 percent and a maximum building height of 50 feet. Using the combined 57.7 total acres, this could allow up to an estimated 1,249,518 square feet of general industrial space assuming a height of one story. In 2022, the Town updated the Jupiter Area Study, which is intended to ensure any future development of the subject property and other vacant properties would continue to meet the Level of Service (LOS) for the intersection of Indiantown Road and Island Way. Based on the Jupiter Area Study traffic update, approximately 558,000 square feet of Research and Development use was estimated to be the maximum development intensity to maintain the adopted LOS for Indiantown Road and the Island Way intersection, assuming South Island Way was completed along with other remaining Indiantown Road improvements. The proposed Low and Medium Density Residential land use designation allows up to a base maximum density of 163 units.

Utilizing the Trip Generation Calculations Summary table contained in the applicant's traffic analysis (Attachment G), the proposed FLUM amendment on the subject property results in an estimated decrease from the existing development potential. The applicant's analysis of maximum development potential per the assigned future land use, the 2022 Jupiter Area Study update (which needs to be recalibrated based on changing conditions), and applicant's proposed traffic impact are shown below.

Table 2. Traffic

Type	Square Feet/ Dwelling Units	Ave. Daily Trips	AM Peak Hour	PM Peak Hour
Maximum intensity per existing Future Land Use (General industrial Use)	1,249,518 sf	5,476	832	731
2022 JAS Update to keep LOS on ITR/IW intersection (R&D Use)	558,000 sf	5,660	521	494
Applicants proposal for residential on east and west (Residential Use)	163 units	1,610	113	151

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 Low and Medium 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. Should the proposed amendments and concurrent site plan be approved, the site will be cleared for development. As noted in the History section (Attachment I), the property has already satisfied the required 25 percent set aside per Section 26-68, by conveying 16.6 acres for environmental /conservation purposes to the Town and another 16.6 acres reserved for high technology/biosciences uses as part of the Development Agreement (see Attachment D). The additional 16.6 acres for high technology/biosciences use was ultimately changed to additional conservation land and it maintained as part of the Town's Open Space Program.

Infrastructure Analysis. See Attachment H.

C. Zoning Map Amendment (East 34.3 acre parcels – R1-A Single Family Compact)

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

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

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

Staff Comment: See the "Future Land Use Map Amendment (East Property – Low Density)" section above for discussion on consistency with the Comprehensive Plan. If the Town Council adopts the requested FLUM amendment for the East Property, the details for other issues of consistency will be addressed during the site plan review process.

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

Staff Comment: The proposed the R1-A zoning district, entitled "Residential, Compact Single Family District" creates inconsistencies the established land use patterns and the intent of the zoning district. The R1 zoning district is the most appropriate and consistent zoning designation for the subject property based on the established land use pattern.

The R1-A Residential, Compact Single Family District was adopted to facilitate the zoning of established neighborhoods that were annexed from Palm Beach County in 1993. Those

neighborhoods were the Shores, North Fork, Loxahatchee Estates, Shorewood, Cypress Cove, and Jupiter Landings. Since then, two other annexed properties have been assigned R1-A, Symphony and Cinquez Park. The district was originally designed to ensure those properties and structures would not be nonconforming as they were developed under PBC Residential Single Family district regulations and ultimately annexed into the Town. Section 27-1359 of the Zoning Code, entitled "Intent" states the R1-A district is to provide regulations for moderate density single family dwelling units. The proposal is for low density which is not compact or already developed, so there are no potential nonconformities to be addressed.

The Single-Family Compact (R1-A) zoning district allows lots as small as 6,000 square feet (approximately 0.14 of an acre) and reduced side setbacks (7.5 feet) when compared to the standard Single Family Residential R1 zoning district (10,000 square foot lots and 10 foot side setbacks). In addition, the R1-A district in comparison to R1 allows for 40 percent lot coverage (vs. 35 percent), three story homes (vs. 2 stories), reduced side setbacks of 7.5 feet (vs. 10 feet). This allows for larger homes on the same sized lots and could produce three story homes which is uncharacteristic in the town's single-family neighborhoods.

For additional context, the surrounding communities in the general area consist of lots between approximately 7,500 square feet (in the Limestone Creek neighborhood) and approximately 13,000 square feet (in Rialto). Based on the site plan submitted by the applicant under concurrent review, the smallest lot proposed on the east side of the development is approximately 12,600 square feet, which exceeds the R1 standards. It is designed as low density residential.

From a lot size perspective, the development is more similar to Rialto which is assigned the Residential Rural (RR) zoning district, but received Planned Unit Development waivers to reduce the development standards to allow construction that is most similar to the R1 standards. The RR zoning district requires one acre lot minimums (43,560 square foot), and expanded setbacks (40 foot front, 25 side and rear). With the approved waivers, Rialto contains lots that are a minimum of approximately 13,000 square feet, and allows for a 25 foot front, 10 foot side, and 25 foot rear setbacks. R1 requires 10,000 square foot lots, 25 foot front, 10 foot side, and 15 foot rear seatbacks.

The R1 zoning district is the most appropriate and consistent zoning designation for the subject property based on the established land use pattern. The proposed development plan under concurrent review exceeds the R1 standards as designed. It is appropriate to maintain the density, lot and dimension regulations at the zoning designation level, as a site plan may be amended to the smaller R1-A standards. As noted previously, the property is not developed and was not annexed, both of which were the reason for creating and assigning the R1-A zoning district. Should the applicant desire the reduced development standards, they could submit a Planned Unit Development and request waivers to accomplish those goals, if an adequate public benefit is recognized by the Town Council.

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

Staff Comment: The proposed zoning map amendment will create an isolated zoning designation that is unrelated to the adjacent designations; however, if the future land use is changed to residential, the assignment of a residential zoning district will be necessary and any district will be isolated. The subject property is directly adjacent to parcels with the Conservation Preservation zoning and the portion of the property across Island Way is proposed to be assigned the R-3, Limited Multi-family zoning district, both of which are related and complimentary to the proposed district.

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

Staff Comment: The zoning map amendment will be necessary because of changing conditions, if the Town Council approves changing the Future Land Use as requested. If that occurs, it will be necessary to assign a zoning designation that is consistent with the corresponding proposed future land use designation.

D. Zoning Map Amendment (West 23.4 acre parcels – R-3, Limited Multi-family)

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

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

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

Staff Comment: See the "Future Land Use Map Amendment (West Property – Medium Density)" section above for discussion on consistency with the Comprehensive Plan. If the Town Council adopts the requested FLUM amendment, the details for other issues of consistency will be addressed during the site plan review process.

- 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 district is not consistent with the directly abutting properties. The proposed R-3 district is located between the I-95 on ramp and three remnant I-4 properties which present compatibility issues between the existing industrial designations and proposed residential uses. As noted previously, the applicant is proposing buffering on the west along I-95 and the I-4 properties to address the transition from the remaining industrial parcels. The three remnant industrial properties will also require additional buffering which will impact their developability.

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

Staff Comment: The proposed zoning map amendment will create an isolated zoning designations that is unrelated to the adjacent designations; however, if the future land use is changed to residential, the assignment of a residential zoning district will be necessary and any district will be isolated. It would also have the effect of creating isolated zoning designations on the remnant parcels to the west. The portion of the property directly across Island Way is proposed for a residential zoning designation. Within the broader area, there is additional residential, recreation, and commercial land uses to serve the proposed residential use.

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

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

The data and analysis supporting the FLUM amendments will be included in the transmittal package sent to the Florida Department of Commerce after the first Town Council meeting in accordance with F.S. 163.3187. The second Town Council meeting for the proposed amendments will not occur until the Town receives the State and related agencies review of the amendments.

Findings

A. Future Land Use Map Amendment (East 34.3 acre parcels – Low Density Residential)

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

1. The subject property is currently assigned the General Industrial future land use designation with the Bioscience Research Protection Overlay and the I-4, Industrial, High Technology and Employment Center zoning district;
2. The subject property is not improved with any buildings and does not have an approved site plan;
3. The proposed future land use designation is not consistent with the adopted Bioscience Research Protection Overlay (the "Overlay"); however, the Town may decide to remove the designation from the property, as requested by the applicant;
4. With the removal of the Overlay from the subject property, the proposed future land use designation will be consistent with the goals, objectives, and policies of the Comprehensive Plan;
5. The proposed future land use designation is consistent with the established land use pattern with proper buffering to the abutting roadways;
6. The proposed future land use designation will not have a significantly greater or lesser environmental impact to the site than the existing designation;
7. The proposed future land use designation will not have significant impacts on public facilities and services;
8. The proposed future land use designation for the subject property will result in a decrease in potential Average Daily Traffic trips, AM peak hour trips, and PM peak hour trips;
9. The proposed zoning district is not consistent with the established land use pattern.
10. The most appropriate zoning district is the R-1 Single Family Zoning District.

B. Future Land Use Map Amendment (West 23.4 acre parcels – Medium Density Residential)

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

1. The subject property is currently assigned the General Industrial future land use designation with the Bioscience Research Protection Overlay and the I-4, Industrial, High Technology and Employment Center zoning district;
2. The subject property is not improved with any buildings and does not have an approved site plan;
3. The proposed future land use designation is not consistent with the adopted Bioscience Research Protection Overlay (the "Overlay"); however, the Town may decide to remove the designation from the property as requested by the applicant;

4. With the removal of the Overlay, the proposed future land use designation is consistent with the goals, objectives, and policies of the Comprehensive Plan;
5. The proposed future land use designation is not consistent with the established land use pattern given the abutting remnant industrial parcels and the I-95 corridor;
6. The proposed future land use designation will not have a significantly greater or lesser environmental impact to the site than the existing designation;
7. The proposed future land use designation will not have significant impacts on public facilities and services;
8. The proposed future land use designation for the subject property will result in a decrease in potential Average Daily Traffic trips, AM peak hour trips, and PM peak hour trips;
9. The proposed zoning designation is not consistent with the established land use pattern given the abutting remnant industrial parcels and the I-95 corridor.

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.

Attachments:

Attachment A – Applicants Disclosure Statement
Attachment B – Owners Disclosure Statement
Attachment C – Future Land Use and Zoning Maps (existing and proposed)
Attachment D – Existing Development Agreement (original and first amendment)
Attachment E – Comprehensive Plan Objectives and Policies Consistency Analysis
Attachment F – Statement of Use (East and West Combined)
Attachment G – Traffic Impact Study
Attachment H – Infrastructure Impact Analysis
Attachment I – History
Attachment J – Bioscience Research Protection Policies from Comp Plan
Attachment K – Draft minutes from PZC

Contact Garret Watson at garretw@jupiter.fl.us or 561-741-2549 for attachments.

For office use only –
Project #



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

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

STATE OF FLORIDA
TOWN OF JUPITER

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

1. Affiant is the ☐ individual or ☐ Director - Land Development (Southeast Florida) [position e.g., president, partner, trustee] of Pulte Home Company, LLC [name and type of entity—e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit “A” (the “Property”). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with the Town of Jupiter.
2. Affiant’s address is: 3350 Peachtree Road Northeast, Suite 150, Atlanta, GA 30326
3. Attached hereto as Exhibit “B” is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual’s or entity’s interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter policy, and will be relied upon by the Town of Jupiter in its review of

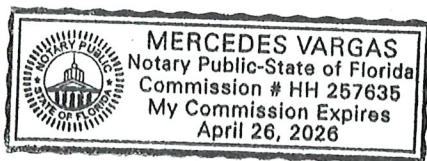
application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in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

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Aimee Carlson
Aimee Carlson, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 27TH day of October, 20 25, by Aimee Carlson,
☒ who is personally known to me or ☐ who has produced
_____ as identification and who did
take an oath.



Mercedes Vargas
Notary Public

Mercedes Vargas
(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTIONS

4-41-42, N 1/2 LYG NELY OF I-95 R/W (LESS SW 1/4 OF NE 1/4, S 933.38 FT OF N 1023.38 FT OF E 966.38 FT NLY 90 FT OF E 1921.56 FT IN OR20081P1062, ENVIRONMENTAL PARS 1 & 2, & HIGH TECH/BIOSCIENCE PARS 1 & 2 IN OR24443P41 & WASHINGTON ST & ISLAND WAY R/WS)

4-41-42, N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 (LESS ISLAND WAY R/W)

4-41-42, N 330 FT OF S 3/4 OF SW 1/4 OF NE 1/4 (LESS W 887.29 FT, I-95 & ISLAND WAY R/WS)

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address	Percentage of Interest
Pulte Home Company, LLC is an entity of PulteGroup, Inc. which is a publicly traded company.		

Pulte Home Company, LLC, has a 100% interest pursuant to a purchase contract for the property.

K:\Staff\WP51\Applications\Disclosure of Ownership Interests Form.doc

Prepared by and return to:
Scott Clements
Area General Counsel
Pulte Home Company, LLC
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Area General Counsel, Vice President, and Assistant Secretary of **Pulte Home Company, LLC**, a Michigan limited liability company (the "LLC"), successor by conversion of **Pulte Home Corporation**, a Michigan corporation, which has never been dissolved.
3. The individuals identified below have been duly authorized to execute documents on behalf of the LLC in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC are binding upon the LLC:

Richard McCormick	Area President (Southeast Area)
Brian Yonaley	Area Vice President – Finance (Southeast Area)
Brent Baker	Division President (Southeast Florida)
Christopher Long	Vice President – Finance (Southeast Florida)
Justina Schmidt	Vice President – Finance (Southeast Florida)
Heather Overmyer	Director – Finance (Southeast Florida)
Daniel Bryce Langen	Vice President and Treasurer
Gregory S. Rives	Assistant Secretary and Assistant Treasurer
Patrick Gonzalez	Vice President – Land Development (Southeast Florida)
Garrett Dinsmore	Director – Land Development (Southeast Florida)
Aimee Carlson	Director – Land Development (Southeast Florida)
Andrew Maxey	Vice President – Land Acquisition (Southeast Florida)
Matthew Van Keuren	Vice President – Construction Operations (Southeast Florida)
Adam Garon	Director – Construction Operations (Southeast Florida)
Scott Clements	Vice President and Assistant Secretary
Joey Hartman	Vice President – Sales (Southeast Florida)
Brian Brook	Vice President -- Purchasing (Southeast Florida)
Nate Friesen	Director of Product (Southeast Area)
Joshua S. Graeve	Assistant Secretary (Southeast Florida, Southwest Florida, West Florida, Central Florida, Northeast Florida)
Craig Russo	Assistant Secretary (Southeast Florida, Southwest Florida, West Florida, Central Florida, Northeast Florida)
Michael Blake Lapinsky	Assistant Secretary (Southeast Florida, Southwest Florida, West Florida, Central Florida, Northeast Florida)
Torrey Michael Spilman	Assistant Secretary (Southeast Florida, Southwest Florida, West Florida, Central Florida, Northeast Florida)
Jennifer Kaye Ghioto	Assistant Secretary (Southeast Florida, Southwest Florida, West Florida, Central Florida, Northeast Florida)
Jeremy Needelman	Assistant Secretary (Southeast Florida, Southwest Florida, West Florida, Central Florida, Northeast Florida)

4. Additionally and specifically, **Heather Overmyer**, as **Director – Finance**; **Christopher Caslow**, as **Division Controller**; **Anita Hernandez**, **Stephanie Meyers**, and **Hubert Paul**, in their respective capacities as **Closing/Homebuyer Coordinator**; and **David Achee**, **Patrick Gonzalez**, **Jeremy Needelman**, **Samantha Vulin**, and **Brendan Conlan**, in their respective capacities as **General Sales Manager**, have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown

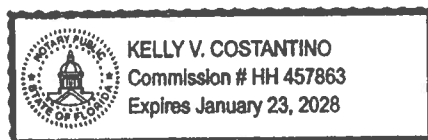
agreements or other relevant documents, on behalf of the LLC, and such documents, properly executed by such individuals on behalf of the LLC, are binding upon the LLC.

Further, **Daniel Bryce Langen**, as **Vice President** and **Treasurer**, and **Gregory S. Rives**, as **Assistant Secretary** and **Assistant Treasurer**, have been and are duly authorized to execute bonds and any other bond-related documents on behalf of the LLC, and such documents, properly executed on behalf of the LLC are binding upon the LLC.

5. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
 - A. Omission of the words "Southeast," "Florida," "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
 - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Southeast Florida-level) Vice President – Finance or a Director of Finance;
 - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Southeast Florida-level) Vice President – Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
 - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Southeast Florida-level) Vice President – Construction Operations or a Director of Construction Operations;
 - E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
 - F. Division/Project Controller shall also mean either Division Controller or Project Controller;
 - G. Division VP of Sales shall also mean Vice President – Sales.
6. The LLC is not now and has never been a debtor in a bankruptcy proceeding during the existence of the LLC.
7. This Affidavit is given for the purposes of evidencing incumbency and authority of the employees named above and pursuant to the provisions of Section 689.045, Florida Statutes.


Scott M. Clements

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 6th day of December, 2024, by Scott M. Clements, Area General Counsel, Vice President, and Assistant Secretary of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the LLC, who is personally known to me.




Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: GG929396
Commission Expires: 01/23/2024

EXHIBIT A
SIGNING POWER RESOLUTIONS

**CERTIFIED RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
PULTE HOME COMPANY, LLC**

I, Scott M. Clements, herby certify that I am a duly elected and acting Assistant Secretary of PULTE HOME COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Michigan; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3rd day of January, 2017.


Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Kelly V. Costantino, Notary Public
Orange County, Florida
My Commission Expires: 01/23/2020



EXHIBIT A

PULTE HOME COMPANY, LLC SIGNING

POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

"signing power" means the power and authority to execute and deliver an agreement, instrument or other document.

"General Signing Power" means signing power relating to the ordinary course of business of PULTE HOME COMPANY, LLC (the **"Company"**) generally, without restriction to a particular Division or project, both in the Company's own capacity and in any instances where it is the managing partner or managing member of a joint venture (the **"Partnership"**).

"Division Specific Signing Power" means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company's own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company's own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: "Other title(s) or person(s) designated in writing by . . .".

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

EXHIBIT A

Development of Real Property

- I. **General Development.** Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

Storm Water Management

- II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water

EXHIBIT A

management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President, Branch Manager and Assistant Secretary
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer

EXHIBIT A

	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance
--	---

- IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

Closing of the Purchase and Sale of Real Property

- V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land

EXHIBIT A

Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

- a. **Traditional Financing.** Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.
- b. **Special Taxing District Financing.** Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

“Special Taxing District Financing” means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

- c. **Guarantees and Environmental Indemnities.** Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remarking guarantees and environmental indemnities in connection with development financing.
- d. **Land Banking Transactions.** Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

EXHIBIT A

Licenses

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

CC&Rs

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

EXHIBIT A

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of January 1, 2017.

* * * * *

For office use only –
Project #



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

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

STATE OF FLORIDA
TOWN OF JUPITER

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

1. Affiant is the ☐ individual or ☒ Manager [position e.g.,
president, partner, trustee] of Crossroads 6101, LLC [name and type
of entity—e.g., ABC Corporation, XYZ Limited Partnership] that holds an
ownership interest in real property legally described on the attached Exhibit
“A” (the “Property”). The Property is the subject of an application for
Comprehensive Plan amendment or Development Order approval with the
Town of Jupiter.
2. Affiant’s address is: 601 Heritage Drive, Suite 227
Jupiter, FL 33458.
3. Attached hereto as Exhibit “B” is a complete listing of the names and
addresses of every person or entity having a five percent or greater interest in
the Property. Disclosure does not apply to an individual’s or entity’s interest in
any entity registered with the Federal Securities Exchange Commission or
registered pursuant to Chapter 517, Florida Statutes, whose interest is for
sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter
policy, and will be relied upon by the Town of Jupiter in its review of

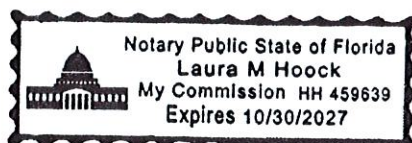
application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in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

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Joshua Simon, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 27 day of October, 2025, by Joshua Simon,
☒ who is personally known to me or ☐ who has produced
_____ as identification and who did
take an oath.



Laura M Hoock
Notary Public

Laura M Hoock
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/30/27

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTIONS

4-41-42, N 1/2 LYG NELY OF I-95 R/W (LESS SW 1/4 OF NE 1/4, S 933.38 FT OF N 1023.38 FT OF E 966.38 FT NLY 90 FT OF E 1921.56 FT IN OR20081P1062, ENVIRONMENTAL PARS 1 & 2, & HIGH TECH/BIOSCIENCE PARS 1 & 2 IN OR24443P41 & WASHINGTON ST & ISLAND WAY R/WS)

4-41-42, N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 (LESS ISLAND WAY R/W)

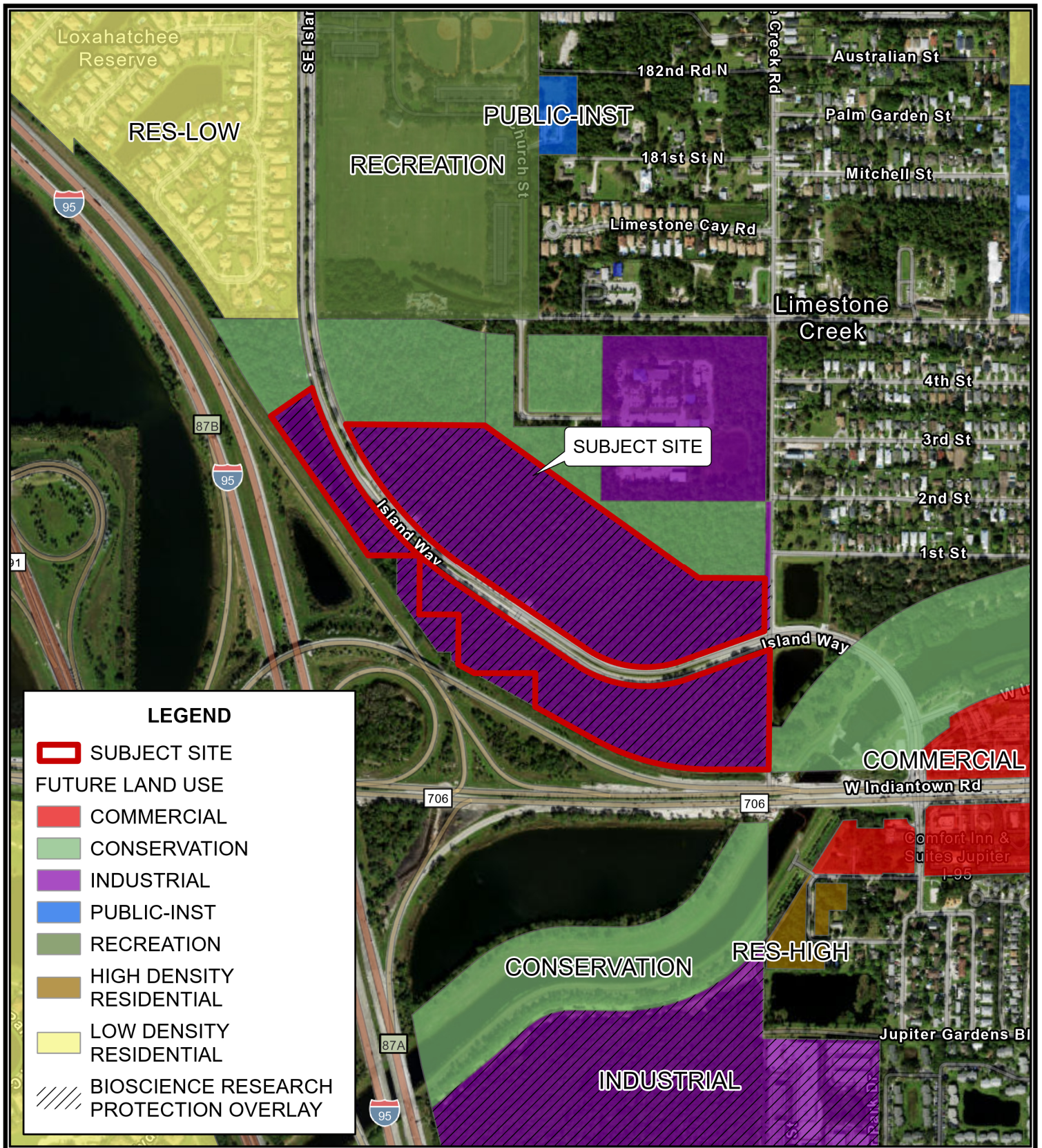
4-41-42, N 330 FT OF S 3/4 OF SW 1/4 OF NE 1/4 (LESS W 887.29 FT, I-95 & ISLAND WAY R/WS)

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address	Percentage of Interest
Josh Simon	601 Heritage Dr. Ste 227, Jupiter, FL 33458	
Michael Nortman	" "	
Michael Krasny	" "	
David Cohen	" "	
Harold Levy	" "	



1 inch equals 750 feet

0 375 750
Feet

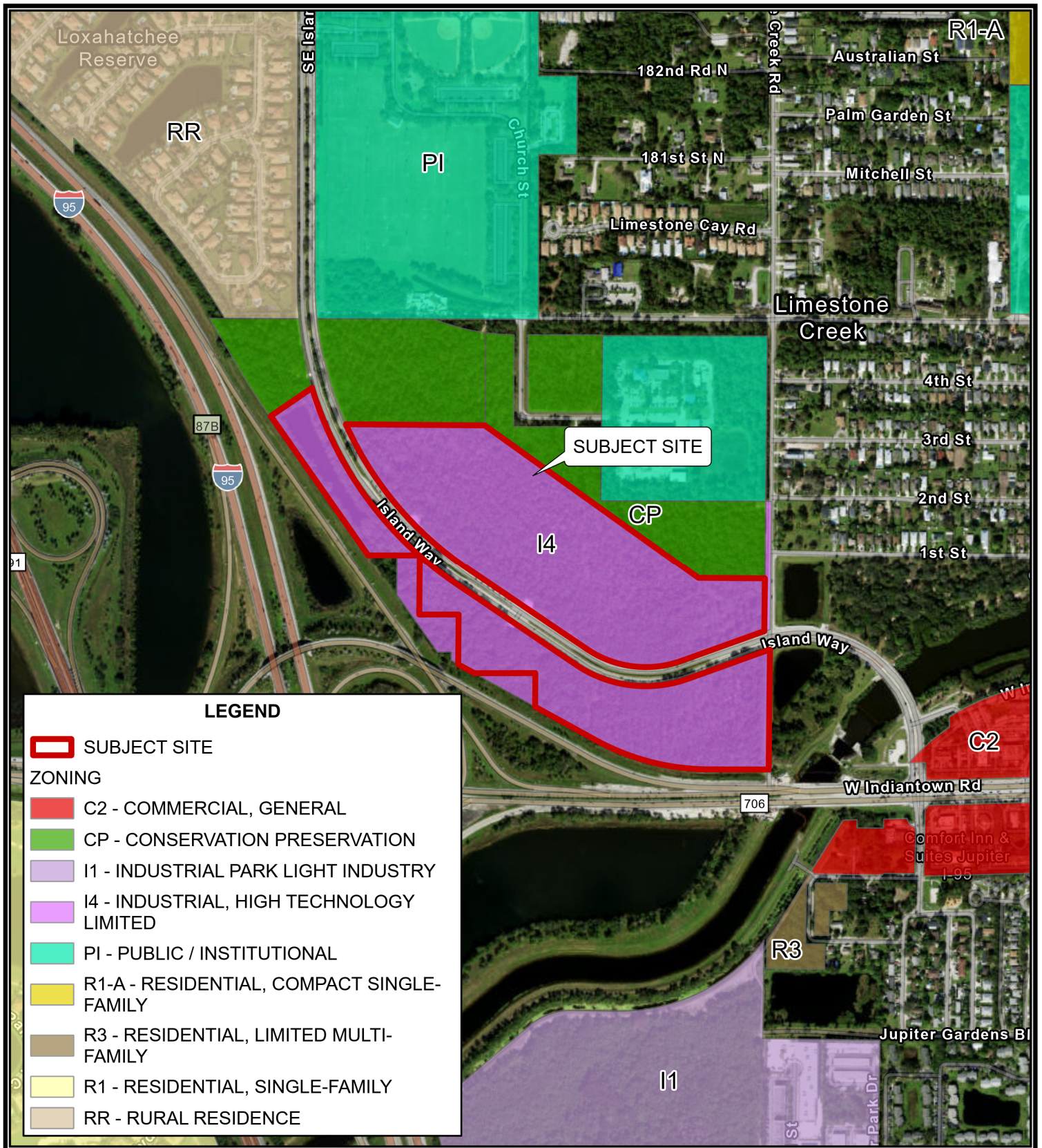
Future Land Use Map Beacon Park Jupiter, FL



**Cotleur &
Hearing**

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

Map Document: F:\Projects\Active\25-0518 Pulte Beacon Park\Maps\Graphics
V:\Map_Projects\Beacon Park_ArcGIS Pro Base
[07/03/2025] ESS



1 inch equals 750 feet

0 375 750
Feet

Zoning Map

Beacon Park

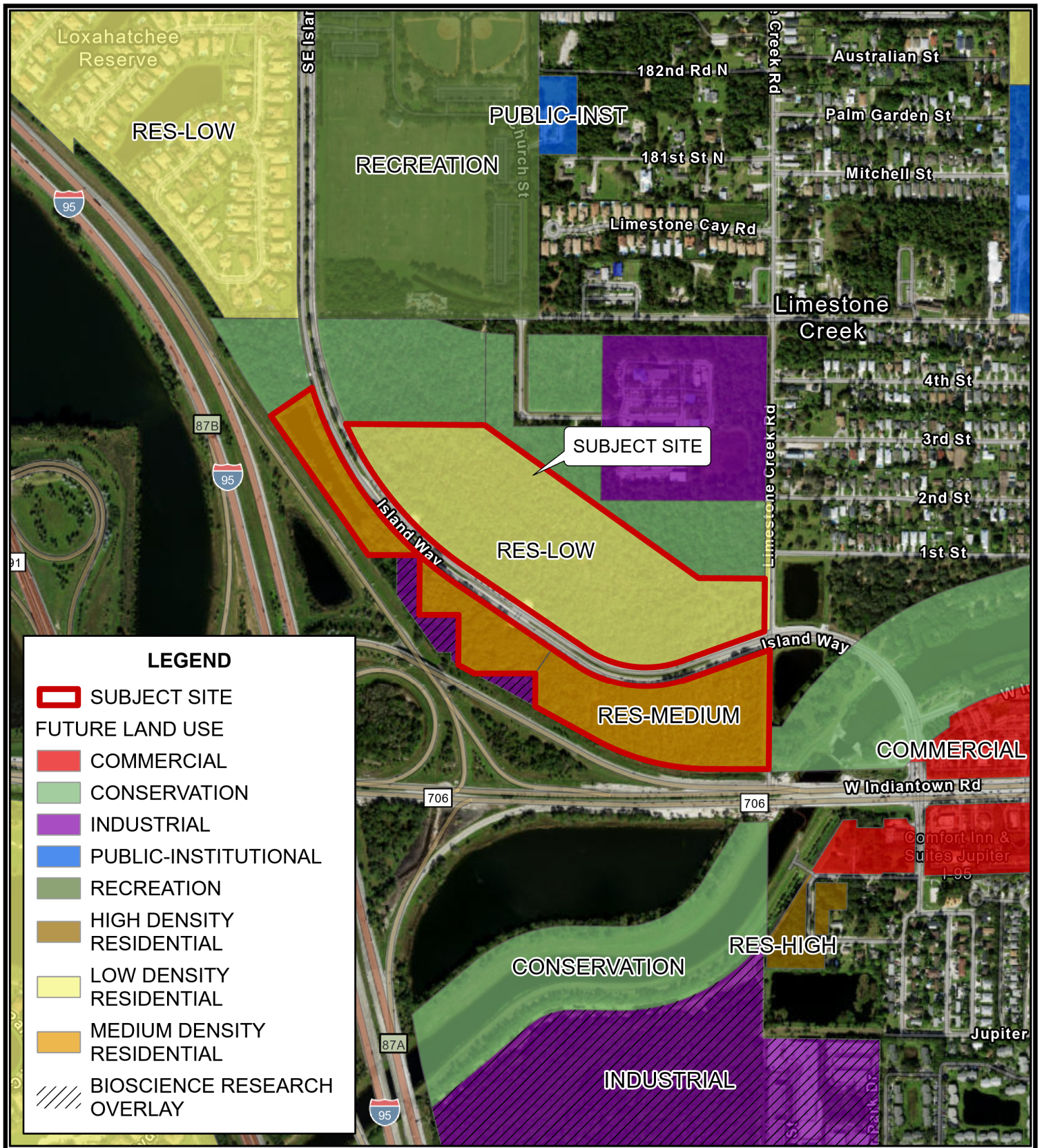
Jupiter, FL



**Cotleur &
Hearing**

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

Map Document: F:\Projects Active\25-0518 Pulte Beacon Park\Maps Graphics
ArcMap_Projects\Beacon Park_ArcGIS Pro Base
[07/03/2025] ESS



1 inch equals 750 feet

0 375 750
Feet

Proposed Future Land Use

Beacon Park

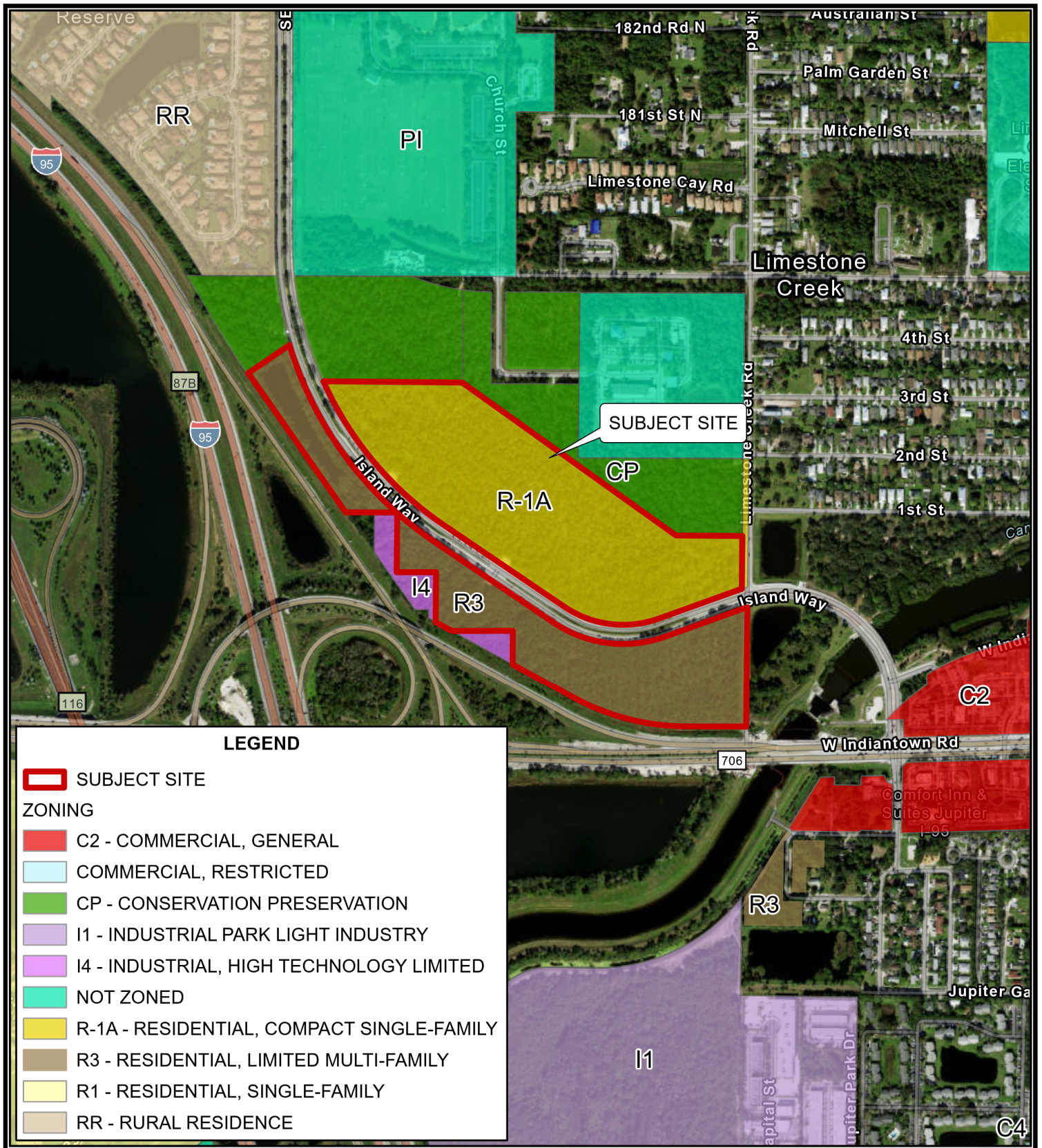
Jupiter, FL



Cotleur & Hearing

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

Map Document: F:\Projects\Active\25-0518 Pulte Beacon Park\Maps
Graphics\ArcMap_Projects\Beacon Park_ArcGIS Pro Base
[09/5/2025] ESS



1 inch equals 750 feet

0 375 750
Feet

Proposed Zoning Map

Beacon Park

Jupiter, FL



**Cotleur &
Hearing**

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

Map Document: F:\Projects Active\25-0518 Pulte Beacon Park\Maps
Graphics\ArcMap_Projects\Beacon Park_ArcGIS Pro Base
[09/8/2025] ESS

Jones, Foster, Johnston & Stubbs, P.A.
801 Maplewood Drive, Suite 22-A
Jupiter, FL 33458
Attn: CFS
W/C #85

Attachment D – Existing Development
Agreement (original and first amendment)

CFN 20110114702
OR BK 24443 PG 0029
RECORDED 04/05/2011 11:39:47
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0029 - 40; (12pgs)

DEVELOPMENT AGREEMENT

This is not a contract
THIS DEVELOPMENT AGREEMENT is made and entered into this 16 day of March, 2011, by and between the TOWN OF JUPITER, a Florida municipal corporation (hereinafter "Town"), whose address is 210 Military Trail, Jupiter, Florida 33458 and DDR Jupiter Falls LLC, a Delaware Limited Liability Company ("Owner"), whose address is 3300 Enterprise Parkway, Beachwood, Ohio 44122.

RECITALS

WHEREAS, the Town and Owner have participated in mediation and subsequently a hearing pertaining to the Owner's property, the legal description of which is attached hereto as Exhibit "A" (the "Subject Property") pursuant to Section 70.51, Florida Statutes, known as the Florida Land Use and Environmental Dispute Resolution Act (the "Act"); and;

WHEREAS, following the hearing, the Special Magistrate rendered an Order and Recommendation concluding that the Town's assignment of an I-4 zoning district and rejection of the Owner's request to have the Subject Property designated with an I-2 zoning district was an unfair and unreasonable burden on the Owner's use of the Subject Property; and

WHEREAS, the Special Magistrate's Order and Recommendation stated that the Town Council should rezone the Subject Property to I-2; and

WHEREAS, the Town Council has carefully and meticulously reviewed the Order and Recommendation of the Special Magistrate and has rejected the recommendation to rezone the Subject Property to I-2 and has determined that modifications to the Special Magistrate's recommendations are appropriate; and

WHEREAS, pursuant to Section 70.51 (21) (b), Florida Statutes, the Town Council is specifically authorized to modify the recommendation submitted by the Special Magistrate and to implement the recommendation by development agreement; and

WHEREAS, the Town is empowered and authorized to enter into development agreements in accordance with Section 163.3220 – 163.3243, Florida Statutes; and

WHEREAS, the Town has adopted a Comprehensive Plan as required by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Future Land Use Element of the Town's Comprehensive Plan contains policy 1.3.13 which created a General Industrial Land Use designation; and

WHEREAS, the General Industrial Land Use designation assigned to the Subject Property permits activities and uses which pursuant to Chapter 163, Part II, Florida Statutes, may be implemented by land development regulations or a Development Agreement; and

WHEREAS, the Owner and the Town have agreed to enter into this Development Agreement ("Agreement") pursuant to Section 163.3227, Florida Statutes as the means to modify the Order and Recommendation of the Special Magistrate; and

WHEREAS, in accordance with Section 70. 51 (22), Florida Statutes, this Agreement constitutes the written decision of the Town regarding the uses available to the Subject Property; and

WHEREAS, Owner agrees that the uses and the terms specified in this Agreement as applied to the Subject Property are acceptable and resolves its dispute with the Town.

NOW, THEREFORE, the Town and Owner, for \$10.00 and other good and valuable consideration, including the terms and conditions of the Agreement, the receipt and sufficiency of which is acknowledged by each party, hereby agree as follows:

1. **Recitals.** The Whereas clauses set forth above are acknowledged by the Town and Owner to be true and correct and incorporated herein and made part of this Agreement.
2. **Current Zoning.** The Subject Property is presently zoned "Industrial, High Technology Limited (I-4)."
3. **Future Land Use Plan Designation.** The Subject Property currently has a Future Land Use designation pursuant to the Town's Comprehensive Plan of General Industrial.
4. **Land Uses.** Owner wishes to maintain its development rights under the current designation of General Industrial Future Land Use and those zoning uses assigned to the Subject Property pursuant to this Agreement. In addition, in the event that there are amendments to objectives or policies to the Future Land Use designation of General Industrial and/or the I-4 zoning district, which the Owner determines would be advantageous to the Owner in the development of the Subject Property, the Owner shall be entitled to avail itself of any such amendments by written notice to the Town. The specific uses, whether use by right, special exception and/or accessory, which are available to be developed on the Subject Property, including the intensity and extent of the development of those uses are subject to all applicable County

and Town Codes and Ordinances and are as set forth in the attached Exhibit "B" which is incorporated herein.

Provided the Owner, its successors and/or assigns, fulfill their obligations under this Agreement, and all applicable County and Town Codes and Ordinances, the Town shall exercise appropriate governmental authority to allow the development of the Subject Property in accordance with this Agreement and the Future Land Use designation of General Industrial. Neither the Town nor Owner will take any action inconsistent with the intent of this Agreement.

5. **Concurrency.** The Owner shall not undertake development on the Subject Property without meeting the applicable Town and Palm Beach County Concurrency infrastructure requirements, if any, necessary for that development including, but not limited to traffic, water, sewer, roads, drainage, and recreation and the payment of all impact fees required by law in connection therewith.

a. **Drainage.** The Owner shall provide drainage in accordance with the Rules of the Florida Department of Environmental Protection and the South Florida Water Management District and the regulations of the Town's Code.

b. **Water and Sanitary Sewer.** Water and sanitary sewer service are available to the Subject Property. The Owner shall comply with the requirements of the Town's Water Utility and the Loxahatchee River District for the provisions of water and sewer services.

c. **Water and Sanitary Sewer Distribution Lines.** Owner is responsible for construction of water and sanitary sewer distribution lines, collection lines, pump stations, lift stations and fire hydrants within the boundaries of the Subject Property. Such construction shall be undertaken in accordance with the Town and Loxahatchee River District's standards and specifications and shall be inspected and approved by the Town and the Loxahatchee River District.

d. **Solid Waste Collection.** Waste Management, Inc. or other solid waste franchises will provide solid waste collection service to the Subject Property.

e. **Law Enforcement.** The Town provides police service to the Subject Property.

f. **Fire Rescue and Emergency Medical Services.** Palm Beach County or another service provider selected by the Town provides fire rescue and emergency medical services to the Subject Property.

g. **Traffic.** Pursuant to its Charter, Palm Beach County establishes the Level of Service for State and County roadways and whether the Owner's proposed use of the Subject Property meets the traffic concurrency standards of its Traffic Performance Ordinance. The Town is responsible for Levels of Service and concurrency determinations for local Town roadways.

6. **Dedication of Land for Public Purposes.** The parties have agreed that in accordance with an appraisal performed for the Subject Property by Anderson & Carr, the Owner will convey marketable title to 16.6 acres of the subject property by general warranty deed to the Town at the price of \$6 per square foot for environmental or conservation purposes, said property will be deemed to satisfy the Town's environmental set aside or preservation requirements at such time as the Owner or its successors or assigns develops the Subject Property. An aerial depicting the conceptual location of the parcels to be conveyed is attached hereto and incorporated herein as Exhibit "C." The exact location and legal descriptions of the parcels of the Subject Property conveyed pursuant to this paragraph shall be shown on a sketch and survey of the Subject Property which shall be substituted for Exhibit "C" to this Agreement and recorded. The sketch and survey, the costs of which shall be borne by the Owner, shall be prepared and substituted for Exhibit "C" within forty-five (45) days of execution of this Agreement, but in no event later than the date upon which Owner conveys said parcels to the Town.

Owner will also convey marketable title by general warranty deed to an additional 2.5 acres to the Town at the price of \$6 per square foot for park purposes. An aerial depicting the conceptual location of the land for park purposes is attached hereto and incorporated herein as Exhibit "C." The exact location and legal description of the land conveyed pursuant to this paragraph shall be shown on a sketch and survey which shall be substituted for Exhibit "C" to this Agreement and recorded pursuant to the terms set forth above.

Owner will also convey marketable title by general warranty deed to an additional 16.6 acres of the Subject Property to the Town at no cost to the Town, said land being conveyed and reserved for the Town's use or subsequent sale to others for high technology/bio science uses. In addition, pending the use of this additional 16.6 acres for high technology/bio science uses, the Town may utilize said 16.6 acres for conservation or passive recreation uses. An aerial depicting the conceptual location of the parcels to be conveyed for high technology/bio science uses is attached hereto and incorporated herein as Exhibit "C." The exact location and legal descriptions of the parcels of the Subject Property conveyed pursuant to this paragraph shall be shown on a sketch and survey of the Subject Property which shall be substituted for Exhibit "C" to this Agreement and recorded pursuant to the terms set forth above. The closing on the parcels depicted in Exhibit "C"

shall occur in accordance with the Purchase Agreement executed by and between the Town and Owner.

7. **Comprehensive Plan Consistency.** The Town Council has determined that the uses permitted by this Agreement would be consistent with the Future Land Use designation of the Subject Property under the Town's Comprehensive Plan.
8. **Term and Amendments.** This Agreement and any amendments hereto shall have duration of 20 years unless this Agreement is terminated as provided for herein or extended as may be provided for in Section 163.3229, Florida Statutes. Any amendments to the Agreement within the term shall comply with the statutory requirements of Section 163.3220-3243, Florida Statutes. During the term of this Agreement and any amendments thereto, the parties shall use good faith and best efforts to effectuate the terms, purpose and intent of this Agreement.
9. **Exhibits.** All Exhibits to this Agreement are incorporated in and made part of this Agreement.
10. **Permitting Requirements.** Subject to the other provisions of this Agreement, the failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the Owner of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.
11. **Termination.** This Agreement may be terminated by mutual written consent of the parties pursuant to the notice requirements for initial adoption of a development agreement.
12. **Successors in Interest.** This Agreement and any rights and responsibilities hereunder are binding and inure to the benefit of the Town and the Owner, as well as their respective successors in interest and assigns.
13. **Recording.** Within 14 days after the Town Council has entered into this Agreement, the Agreement shall be recorded with the Clerk of the Court in and for Palm Beach County. A copy of the recorded Agreement shall be submitted to the state land planning agency and the Owner within 14 days after the Agreement is recorded.
14. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida, and judicial venue for any actions between the parties of this Agreement shall be in Palm Beach County, Florida.
15. **Attorney Fees.** Should either party have to pursue any legal remedies to enforce the terms of this Agreement, the prevailing party shall be entitled to

recover its costs and legal fees incurred before trial, during trial and in connection with any and all appellate proceedings.

[REMAINDER OF PAGE LEFT BLANK. SIGNATURE PAGE FOLLOWS]

This is not a certified copy

WITNESSES:

DDR Jupiter Falls, LLC, a Delaware
limited liability company

By: Developers Diversified Realty
Corporation, an Ohio corporation, its
Sole Member

Kimberly G. Cadle
Signature

By: [Signature]
Print Name: Daniel M. Herman
Its: Senior Vice President

Print Name: Kimberly G. Cadle
[Signature]
Signature

Print Name: CHRISTOPHER H. ERB

STATE OF Ohio

COUNTY OF Cuyahoga

The foregoing instrument was acknowledge before me this 16th day of March,
2011, by Daniel M. Herman, the Senior Vice President of DDR JUPITER FALLS.
LLC, on behalf of the corporation. He is personally known to me or who has produced
as identification.

My Commission Expires:

Notary Public State of Ohio
Notary Print Name: Kimberly G. Cadle
(NOTARY SEAL)

KIMBERLY G. CADLE
NOTARY PUBLIC • STATE OF OHIO
Recorded in Portage County
My commission expires June 4, 2012



p:\docs\26503\00008\doc11a8030502.doc

LEGAL DESCRIPTION

PARCEL 35.02 (6.66 ACRES, MORE OR LESS), (6.66 ACRES PER SURVEY)

A parcel of land lying in Section 4, Township 41 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

The North 330.00 feet of the South three quarters (South 3/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 4, LESS the West 887.29 feet thereof and less that portion for Interstate I-95 right of way described in Official Record Book 3898, page 1320, public records of Palm Beach County, Florida.

Together with the North half (North 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 4.

PARCEL 35.01 AND 35.08 (84.18 ACRES, MORE OR LESS), (84.21 ACRES PER SURVEY)

A parcel of land lying in Section 4, Township 41 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

That portion of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of said Section 4, lying Northerly and Easterly of the rights of way of Indianola Road and Interstate I-95, LESS AND EXCEPTING THEREFROM the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 4.

ALSO LESS those parcels of land described in Official Record Book 6749, at page 1218, Official Record Book 6585, at page 203 and Official Record Book 6585, at page 219, public records of Palm Beach County, Florida.

LESS AND EXCEPT the following described land, known as PARCEL 35.05:

A parcel of land lying in the Northeast quarter (NE 1/4) of Section 4, Township 41 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Section 4, run North 89°30'50" West along the North line of said Section 4, a distance of 33.00 feet to the POINT OF BEGINNING.

Run thence South 00°36'39" West along a line 33.00 feet westerly of and parallel with the East line of said Section 4 a distance of 90.00 feet; thence North 89°30'50" West along a line 90 feet southerly of and parallel with the North line of said Section 4, a distance of 933.38 feet; thence North 00°36'35" East 3.00 feet; thence North 89°30'50" West 428.74 feet; thence North 00°36'35" East along the East line of that certain 80 foot wide strip of land described in Official Records Book 6749, page 1218, a distance of 54.00 feet; thence North 89°30'50" West along the North line of said 80 foot wide strip of land a distance of 80 feet; thence South 00°36'35" West along the West line of said 80 foot wide strip of land a distance of 34.00 feet to a point on a curve concave to the Northeast having a radius of 1260.00 feet and whose center bears North 00°45'04" East; thence Northwest along the arc of said curve through a central angle of 21°09'05" a distance of 465.14 feet; thence South 89°30'50" East along a non-tangent line and along the North line of said Section 4 a distance of 1888.56 feet to the POINT OF BEGINNING.

LESS:

Right-of-way of Island Way conveyed to Palm Beach County in Official Records Book 15807 page 675.

Development Agreement Uses

Corporate / Business offices	UBR
Office uses related to scientific, laboratory, or limited industrial research, product development and testing, engineering development and marketing, and such other office uses which are ancillary to high technology uses on-site ¹	UBR
Club	SE
Day care and preschool facilities	UBR after 100,000 SF developed
Day Care	AC to principal
Hotel/conference center	UBR for one
Gasoline filling station with convenience store	UBR for one after 50,000 SF developed
Helistop	SE
Indoor recreation	SE up to 20,000 SF
Bank and financial institution	UBR up to 10,000 SF
Light industrial manufacturing, processing, repair or fabrication uses except those listed as special exceptions	UBR
Those light industrial uses involving manufacturing, fabricating, processing converting, altering and assembling, which are directly related to high technology uses occurring on-site ¹	UBR
Limited public uses ¹	UBR
Research office or laboratory, including theoretical and applied research in all of the sciences, product development and engineering ¹	UBR
High tech laboratory research ¹	UBR
Restaurant	SE up to 10,000 SF
Utility services and transmission towers	SE
Warehouses (indoors)	UBR not to exceed 20% of the GFA of any building
Wholesale or retail sale of finished products manufactured on site	UBR
Personal Services	AC
Clinical research hospital ¹	SE
Educational facilities for post-secondary or higher education	UBR
Heliports (see division 18 of article X of this chapter) ¹	SE
Clinical research office / clinic	SE

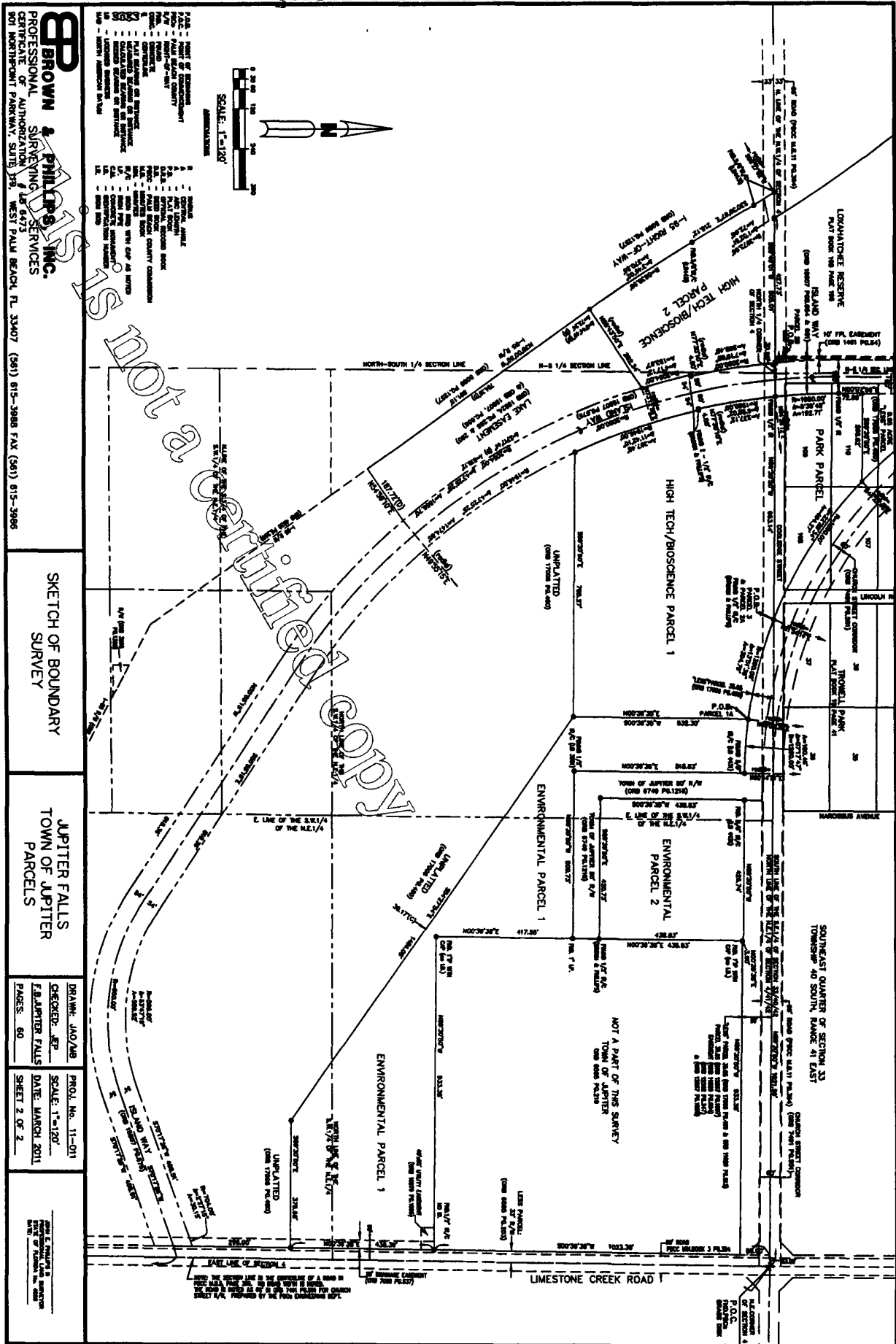
¹ Existing I-4 uses (no change)

Use Key:

UBR - Use by Right
 SE - Special Exception
 AC - Advisory
 GFA - Gross Floor Area

Exhibit **B**

SUBSTITUTE EXHIBIT "C"



SUBSTITUTE EXHIBIT "C"

LEGAL DESCRIPTIONS

Environmental Parcel 1

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence along the North line of the said Northeast quarter of Section 4, North 89° 30' 50" West for 1921.56 feet to a non-tangent curve, concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 21° 54' 14" East; thence Southeasterly, along said curve to the left, through a central angle of 13° 51' 36" for 304.79 feet to the Point of Beginning; thence South 00° 36' 35" West for 532.30 feet; thence South 54° 27' 54" East for 1486.05 feet; thence parallel with the said North line of the Northeast quarter of Section 4, South 89° 30' 50" East for 375.68 feet to a line lying 33.00 feet West of, and parallel with, the East line of the said Northeast quarter of Section 4; thence along said parallel line, North 00° 36' 38" East for 438.39 feet to the South line of a Town of Jupiter parcel recorded in O.R. Book 6585, Page 219, Public Records of Palm Beach County, Florida; thence along the boundary of said parcel, North 89° 30' 50" West for 933.38 feet; thence continue along said boundary, North 00° 36' 38" East for 417.55 feet to South line of a Town of Jupiter 80' Right-of-Way, recorded in O.R. Book 6749, Page 1218, Public Records of Palm Beach County, Florida; thence along said Right-of-Way, North 89° 30' 50" West for 500.73 feet; thence continue along said Right-of-Way, North 00° 36' 35" East for 518.83 feet to a non-tangent curve, concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 00° 44' 51" East; thence Westerly, along said curve to the right, through a central angle of 07° 17' 47" for 160.46 feet to the Point of Beginning.

Environmental Parcel 2

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence along the North line of said Section 4, North 89° 30' 50" West for 33.00 feet; thence parallel with the East line of said Section 4, South 00° 36' 38" West for 90.00 feet; thence parallel with the North line of said Section 4, North 89° 30' 50" West for 933.38 feet to the Point of Beginning; thence North 00° 36' 38" East for 3.00 feet; thence North 89° 30' 50" West for 420.74 feet to the East line of an 80' Right-of-Way to The Town of Jupiter, recorded in O.R. Book 6749, Page 1218, Public Records of Palm Beach County, Florida; thence along said East line, South 00° 36' 35" West for 438.83 feet; thence continue along said Right-of-Way, South 89° 30' 50" East for 420.73 feet to the West boundary a Town of Jupiter Parcel recorded in O.R. Book 6585, Page 219, Public Records of Palm Beach County, Florida; thence along said West boundary, North 00° 36' 38" East for 435.83 feet to the Point of Beginning.

High Tech/Bioscience Parcel 1

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence along the North line of the said Northeast quarter of Section 4, North 89° 30' 50" West for 1921.56 feet to the Point of Beginning; thence continue along said North line, North 89° 30' 50" West for 663.14 feet to the East Right of Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 1950.00 feet, where a radial line bears North 84° 28' 12" East, thence Southerly, along said Right of Way and curve to the left, through a central angle of 6° 58' 02" for 237.12 feet; thence radial to said curve, North 77° 30' 10" East for 4.00 feet to a curve concentric with the previous curve, and having a radius of 1946.00 feet; thence Southerly, along said

Right of Way and curve to the left, through a central angle of 11° 42' 10" for 397.48 feet; thence parallel with the said North line of the Northeast quarter of Section 4, South 89° 30' 50" East for 785.27 feet; thence North 00° 36' 35" East for 532.30 feet to a non-tangent curve, concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 08° 02' 38" East; thence Northwesterly, along said curve to the right, through a central angle of 13° 51' 36" for 304.79 feet to the Point of Beginning.

High Tech/Bioscience Parcel 2

A parcel of land in the Northwest quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

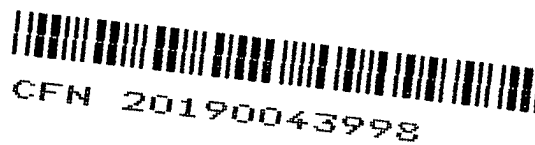
Commence at the North quarter corner of said Section 4; thence along the North line of the said Northwest quarter of Section 4; South 89° 49' 01" West for 30.98 feet to the Point of Beginning; thence continue along said North line, South 89° 49' 01" West for 505.01 feet to the Easterly Right of Way of I-95, recorded in O.R. Book 5088, Page 1257, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the Southwest, having a radius of 3973.96 feet, where a radial line bears South 58° 27' 02" West; thence Southeasterly, along said curve to the right, through a central angle of 1° 02' 51" for 72.65 feet to a point of tangency; thence continue along said Right-of-Way, South 30° 30' 07" East for 218.12 feet to the point of curvature of a curve concave to the Northeast, having a radius of 5635.58 feet; thence Southeasterly, along said Right-of-Way and curve to the left, through a central angle of 3° 46' 02" for 370.55 feet to the Northerly limit of a Lake Easement recorded in O.R. Book 15824, Page 288, Public Records of Palm Beach County, Florida, thence along said Northerly limit, North 55° 43' 50" East for 282.34 feet to the Westerly Right-of-Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 2054 feet, where a radial line bears North 73° 12' 58" East; thence Northerly, along said Right-of-Way and curve to the right, through a central angle of 4° 17' 12" for 153.67 feet; thence radial to said curve, North 77° 30' 10" East for 4.00 feet to a curve concentric with the previous curve, and having a radius of 2050 feet; thence Northerly, along said Right-of-Way and curve to the right, through a central angle of 7° 15' 05" for 259.45 feet to the Point of Beginning.

Park Parcel

A parcel of land in the Southeast quarter of Section 33, Township 40 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Section 33; thence along the South line of the said Southeast quarter of Section 33, North 89° 30' 50" West for 1921.56 feet to the Point of Beginning; thence continue along said South line, North 89° 30' 50" West for 663.14 feet to the East Right-of-Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 1950.00 feet, where a radial line bears North 84° 28' 12" East; thence Northerly, along said Right-of-Way and curve to the right, through a central angle of 5° 39' 45" for 192.71 feet to a point of tangency; thence North 00° 07' 56" East for 72.66 feet to a line lying 265.00 feet North of, and parallel with, the said South line of the Southeast quarter of Section 33; thence along said parallel line, South 89° 30' 50" East for 260.82 feet to a non-tangent curve, concave to the concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 44° 22' 48" East; thence Southeasterly, along said curve to the left, through a central angle of 22° 28' 34" for 494.27 feet to the Point of Beginning.

p:\docs\26503\00008\doc\1ag0308.docx



FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT is made and entered into this 6 day of NOVEMBER, 2018 by and between the Town of Jupiter, Florida, a Florida municipal corporation (hereinafter "Town") whose address is 210 Military Trail, Jupiter, Florida 33458 and Crossroads 6101 LLC, a Florida Limited Liability Company (hereinafter "Crossroads") whose address is 601 Heritage Drive, Jupiter, FL 33458.

RECITALS

WHEREAS, the Town and DDR Jupiter Falls, LLC ("DDR") entered into a Development Agreement on March 16, 2011, pertaining to the development of the DDR's property, the legal description of which is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, Crossroads is now the owner of the property formerly owned by DDR, which is now known as "Beacon Park" and is the successor to the Development Agreement previously entered into by DDR; and

WHEREAS, the Development Agreement authorized certain uses that are not permitted in the Town's I-4 Zoning District, but which are permitted in the Future Land Use designation of General Industrial, or which are considered to be complimentary uses to a "Business Park", and as such, the Council has determined that these uses are consistent with the Town's Comprehensive Plan; and

WHEREAS, the parties have agreed to modify the uses authorized by the Development Agreement as set forth herein; and

WHEREAS, the parties have agreed that the property legally described in Exhibit "B" which is attached hereto and incorporated herein and any restrictions which existed thereon when the property was conveyed to the Town after the original Development Agreement was executed should be removed from the Development Agreement; and

WHEREAS, all other terms and conditions of the Development Agreement not modified herein shall remain as set forth in the original Development Agreement.

NOW THEREFORE, the Parties hereby agree as follows:

Section 1. The property legally described in the attached Exhibit "B" which is incorporated herein, shall be removed from the Development Agreement.

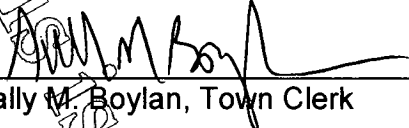
Section 2. The uses permitted in the Development Agreement are as set forth in the attached Exhibit "C" which is incorporated herein.

DR BK 30405 PG 0633
RECORDED 02/07/2019 11:08:38
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0633 - 644 (12pgs)

IN WITNESS WHEREOF, the parties have hereto set their hands and seals this 4th
day of February, 2019

ATTEST:

TOWN OF JUPITER, FLORIDA


Sally M. Boylan, Town Clerk

[TOWN SEAL]

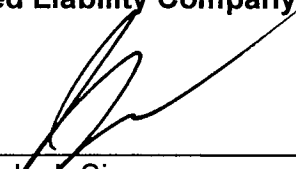

Todd R. Wodraska, Mayor

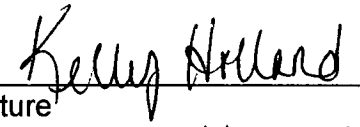
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
Thomas J. Baird, Town Attorney

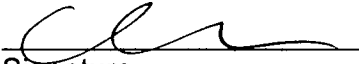
CROSSROADS 6101, LLC, a Florida
Limited Liability Company

WITNESSES:

By: 
Josh Simon
Its: Managing Member


Signature

Print Name: Kelly Holland


Signature

Print Name: Charlie McEntee

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 35.02

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 330.00 FEET OF THE SOUTH THREE QUARTERS (SOUTH 3/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 4, LESS THE WEST 887.29 FEET THEREOF AND LESS THAT PORTION FOR INTERSTATE I-95 RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3898, PAGE 1320, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS: RIGHT-OF-WAY OF ISLAND WAY CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 15807, PAGE 675.

TOGETHER WITH THE NORTH HALF (NORTH 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 4. LESS: RIGHT-OF-WAY OF ISLAND WAY CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 15807, PAGE 675.

PARCEL 35.01 (REMAINDER)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 4, LYING NORTHERLY AND EASTERLY OF THE RIGHTS OF WAY OF INDIANTOWN ROAD AND INTERSTATE I-95. LESS AND EXCEPTING THEREFROM THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 4. ALSO LESS THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 6749, AT PAGE 1218, OFFICIAL RECORD BOOK 6585 AT PAGE 203 AND OFFICIAL RECORD BOOK 6585, AT PAGE 219 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND, KNOWN AS PARCEL, 35.05:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, RUN NORTH 89°30'50" WEST ALONG THE NORTH LINE SAID SECTION 4, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 00°36'39" WEST ALONG A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 90.00 FEET; THENCE NORTH 89°30'50" WEST ALONG A LINE 90 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 933.38 FEET; THENCE NORTH 00°36'35" EAST A DISTANCE OF 3.00 FEET, THENCE NORTH 89°30'50" WEST A DISTANCE OF 420.74 FEET; THENCE NORTH 00°36'35" EAST ALONG THE EAST LINE OF THAT CERTAIN 80 FOOT WIDE STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6749, PAGE 1218, A DISTANCE OF 54.00 FEET; THENCE NORTH 89°30'50" WEST

ALONG THE NORTH LINE OF SAID 80 FOOT WIDE STRIP OF LAND A DISTANCE OF 80 FEET; THENCE SOUTH 00°36'35" WEST ALONG THE WEST LINE OF SAID 80 FOOT WIDE STRIP OF LAND A DISTANCE OF 54.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1260.00 FEET AND WHOSE CENTER BEARS NORTH 00°45'04" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°09'05", A DISTANCE OF 465.14 FEET; THENCE SOUTH 89°30'50" EAST ALONG A NON-TANGENT LINE AND ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1888.56 FEET TO THE POINT OF BEGINNING.

LESS:

RIGHT-OF-WAY OF ISLAND WAY CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 15807, PAGE 675

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 24443, PAGE 41.

Environmental Parcel 1

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence along the North line of said Northeast quarter of Section 4, North 89° 30' 50" West for 1921.56 feet to a non-tangent curve, concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 21° 54' 14" East; thence Southeasterly, along said curve to the left, through a central angle of 13° 51' 36" for 304.79 feet to the Point of Beginning; thence South 00° 36' 35" West for 532.30 feet; thence South 54° 27' 54" East for 1486.05 feet; thence parallel with the said North line of the Northeast quarter of Section 4, South 89° 30' 50" East for 375.68 feet to a line lying 33.00 feet West of, and parallel with, the East line of the said Northeast quarter of Section 4; thence along said parallel line, North 00° 36' 38" East for 438.39 feet to the South line of a Town of Jupiter parcel recorded in O.R. Book 6585, Page 219, Public Records of Palm Beach County, Florida, thence along the boundary of said parcel, North 89° 30' 50" West for 933.38 feet; thence continue along said boundary, North 00° 36' 38" East for 417.55 feet to South line of a Town of Jupiter 80' Right-of-Way, recorded in O.R. Book 6749, Page 1218, Public Records of Palm Beach County, Florida; thence along said Right-of-Way, North 00° 36' 35" East for 518.83 feet to a non-tangent curve, concave to the Northeast, having a radius of 1,260 feet, where a radial line bears North 00° 44' 51" East; thence Westerly, along said curve to the right, through a central angle of 07° 17' 47" for 160.46 feet to the Point of Beginning.

Environmental Parcel 2

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

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High Tech/Bioscience Parcel 1

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Park Parcel

A parcel of land in the Southeast quarter of Section 33, Township 40 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Section 33; thence along the South line of the said Southeast quarter of Section 33, North 89° 30' 50" West for 1921.56 feet to the Point of Beginning; thence continue along said South line, North 89° 30' 50" West for 663.14 feet to the East Right-of-Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 1950.00 feet, where a radial line bears North 84° 28' 12" East; thence Northerly, along said Right-of-Way and curve to the right, though a central angle of 5° 39' 45" for 192.71 feet to a point of tangency; thence North 00° 07' 56" East for 72.66 feet to a line lying 265.00 feet North of, and parallel with, the said South line of the Southeast quarter of Section 33; thence along said parallel line, South 89° 30' 50" East for 260.82 feet to a non-tangent curve, concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 44° 22' 48" East; thence Southeasterly, along said curve to the left, though a central angle of 22° 28' 34" for 494.27 feet to the Point of Beginning.

EXHIBIT "B"

Environmental Parcel 1

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Environmental Parcels 1 and 2 totaling 16.6 acres, more or less.

High Tech/Bioscience Parcel 1

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence along the North line of said Northeast quarter of Section 4, North 89° 30' 50" West for 1921.56 feet to the Point of the Beginning; thence continue along said North line, North 89° 30' 50" West for 663.14 feet to the East Right of Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 1950.00 feet, where a radial line bears North 84° 28' 12" East; thence Southerly, along said Right of Way and curve to the left, through a central angle of 6° 58' 02" for 237.12 feet; thence radial to said curve, North 77° 30' 10" East for 4.00 feet to a curve concentric with the previous curve, and having a radius of 1946.00 feet; thence Southerly, along said Right of Way and curve to the left, through a central angle of 11° 42' 10" for 397.48 feet; thence parallel with the said North line of the Northeast quarter of Section 4, South 89° 30' 50" East for 785.27 feet; thence North 00° 36' 35" East for 532.30 feet to a non-tangent curve, concave to the Northeast, having a radius of 1260.00 feet, where a radial line bears North 08° 02' 38" East; thence Northwesterly, along said curve to the right, through a central angle of 13° 51' 36" for 304.79 feet to the Point of Beginning.

High Tech/Bioscience Parcel 2

A parcel of land in the Northeast quarter of Section 4, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the North corner of said Section 4; thence along the North line of said Northwest quarter of Section 4, South 89° 49' 01" West for 30.98 feet to the Point of Beginning; thence continue along said North line, South 89° 49' 01" West for 505.01 feet to the Easterly Right of Way of I-95, recorded in O.R. Book 5088, Page 1257, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the Southwest, having a radius of 3973.96 feet, where a radial line bears South 58° 27' 02" West; thence Southeasterly, along said curve to the right, through a central angle of 1° 02' 51" for 72.65 feet to a point of tangency; thence continue along said Right-of-Way, South 30° 30' 07" East for 218.12 feet to the point of curvature of a curve concave to the Northeast, having a radius of 5635.58 feet; thence Southeasterly, along said Right-of-Way and curve to the left, through a central angle of 3° 46' 02" for 370.55 feet to the Northerly limit of a Lake Easement recorded in O.R. Book 15824, Page 288, Public Records of Palm Beach County, Florida, thence along said Northerly limit, North 55° 43' 50" East for 282.34 feet to the Westerly Right-of-Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 2054 feet, where a radial line bears North 73° 12' 58" East; thence Northerly, along said Right-of Way and curve to the right, through a central angle of 4° 17' 12" for 153.67 feet; thence radial to said curve, a North 77° 30' 10" East for 4.00 feet to a curve concentric with the previous curve, and having a radius of 2050 feet; thence Northerly, along said Right-of-way and curve to the right, through a central angle of 7° 15' 05" for 259.45 feet to the Point of Beginning.

High Tech/Bioscience Parcels 1 and 2 totaling 16.6 acres, more or less.

Park Parcel

A parcel of land in the Southeast quarter of Section 33, Township 40 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Section 33; thence along the South line of the said Southeast quarter of Section 33, North 89° 30' 50" West for 1921.56 feet to the Point of Beginning; thence continue along said South line, North 89° 30' 50" West for 663.14 feet to the East Right-of-Way of Island Way, recorded in O.R. Book 15807, Page 681, Public Records of Palm Beach County, Florida, being a non-tangent curve, concave to the East, having a radius of 1950.00 feet, where a radial line bears North 84° 28' 12" East; thence Northerly, along said Right-of-Way and curve to the right, though a central angle of 5° 39' 45" for 192.71 feet to a point of tangency; thence North 00° 07' 56" East for 72.66 feet to a line lying 265.00 feet North of, and parallel with, the said South line of the Southeast quarter of Section 33; thence along said parallel line, South 89° 30' 50" East for 260.82 feet to a non-tangent curve, concave to the concave to the Northeast, having a radius of 1,260.00 feet, where a radial line bears North 44° 22' 48" East; thence Southeasterly, along said curve to the left, though a central angle of 22° 28' 34" for 494.27 feet to the Point of Beginning.

Park Parcel totaling 2.5 acres, more or less.

EXHIBIT "C"

Development Agreement Uses

Development Agreement Uses	
Corporate / Business Offices	UBR
Office uses related to scientific, laboratory, or limited industrial research, product development and testing, engineering development and marketing, and such other office uses which are ancillary to high technology uses on-site ¹	UBR
Day care and preschool facilities	UBR
Day Care	AC to principal
Hotel/conference center	UBR for one with conference center of at least 1,500 SQ. FT; not to exceed 6,000 SQ. FT.
Helistop	SE
Indoor recreation	SE up to 20,000 SQ. FT.
Bank and financial institution	UBR up to 10,000 SQ. FT.
Light industrial manufacturing, processing, repair or fabrication uses except those listed as special exceptions ¹	UBR
Medical or Dental Clinics	SE
Limited Access Self-Service Storage Facility	SE
Light industrial manufacturing, processing, repair or fabrication uses except those listed as a special exception.	UBR
Those light industrial uses, involving manufacturing, fabricating, processing converting, altering and assembling, which are directly related to high technology uses occurring on-site ¹	UBR
Limited public uses ¹	UBR
Research office or laboratory, including theoretical and applied research in all of the sciences, product development and engineering ¹	UBR
High tech laboratory research ¹	UBR
Restaurant	SE up to 10,000 SQ. FT., not to exceed 8,000 SQ. FT. per user; no drive thru
Utility services and transmission towers	SE
Warehouses (indoors)	UBR not to exceed 20% of the GFA of any building
Wholesale or retail sale of finished products manufactured onsite	UBR
Personal Services	AC
Clinical research hospital ¹	SE

Educational facilities for post-secondary or higher education	UBR
Clinical research office / clinic	SE

Existing I-4 uses (no change)

Use Key:

UBR - Use by Right

SE - Special Exception

AC - Accessory

GFA - Gross Floor Area

SQ. FT – Square Feet

Not a certified copy

Attachment E – Comprehensive Plan Objectives and Policies Consistency Analysis

FUTURE LAND USE ELEMENT

Objective 1.2. The Town shall maintain compatibility of land uses by considering the natural and historic resources, the intensities and densities of land use activities and their relationship to surrounding properties, the proper transition of land uses, appropriate transition when residential and nonresidential uses exist in the same land use designation, or adjacent or abutting, and the coordination of coastal population densities with the Statewide Regional Evacuation Study Program for Palm Beach County in order to minimize their potential exposure to storm related impacts.

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

Staff Comment (for East): The proposed Low Density Future Land Use Designation abuts conservation property and is large enough to provide adequate buffering to Island Way through the site plan process.

Staff Comment (for West): The proposed Medium Density Future Land Use Designation is located between I-95 and three remnant industrial designated properties, and Island Way which present issues with compatibility and creates additional nuisances for the proposed residential that will require proper separation and buffering. As noted in the report, additional buffering is proposed to provide for compatibility where residential abuts industrial which may be difficult as the property is narrower and oddly shaped presenting challenges in providing adequate buffers and access to the industrial properties. It should be noted that the residential land use would require the remnant industrial properties to install a larger buffer which will impact their future development.

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.

Staff Comment (for East): The proposed amendment to Low Density Residential is generally consistent with the above policy by abutting conservation land, being located near commercial areas, and is served by existing infrastructure and government services. In addition, the property is large enough to provide adequate buffering to Island Way through the site plan process.

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.

Staff Comment (for West): The proposed amendment to Medium Density Residential is generally consistent with the above policy because it is located near conservation and park lands. The property does have proximity to work and shopping areas to access nearby. Should the proposed future land use be adopted for the east property, it will spatially separate the proposed low density residential to the east from I-95 and industrial parcels to the west. The property is served by existing infrastructure and government services. That said, the property is located between I-95 and three remnant industrial designated properties, and Island Way which present issues with compatibility and creates additional nuisances for the proposed residential that will require proper separation and buffering. As noted in the report, additional buffering is proposed to provide for compatibility where residential abuts industrial which may be difficult as the property is narrower and oddly shaped presenting challenges in providing adequate buffers and access to the industrial properties.

Project Narrative

FLUA Rezoning East

General Industrial to Low-Density Residential

I-4 to R-1A

Pulte Beacon Park

October 27th, 2025

INTRODUCTION

We are requesting the approval of a Future Land Use Amendment and Rezoning from I-4, General Industrial to R-1A, Low-Density Residential on behalf of the Applicant, Pulte Home Company. The property is located on Island Way in Jupiter, FL 33458 (PCNs: 30-42-41-04-00-000-1160 and 30-42-41-04-00-000-1050). The subject site contains 34.29 acres. The Applicant intends to construct 57 detached single-family homes on the subject site. The existing I-4, General Industrial designation does not allow residential development. This application is concurrent with applications for future land use amendments, rezonings, and site plans on the subject site under separate covers. In addition, the Applicant has also requested that the termination of the Development Agreement take effect upon final approval of the future land use amendments, rezonings, and site plans.

The requested FLUA and Rezoning from I-4, General Industrial to R-1A, Low-Density Residential significantly increases compatibility with the surrounding CP Conservation Preservation and PI Public/Institutional Districts as it encourages lower-intensity, conservation, and community-oriented land uses. Converting the future land use to Low-Density Residential aligns with the Town of Jupiter's Comprehensive Plan to transition high-intensity development away from residential and environmentally sensitive areas. The request to rezone the subject site from I-4 to R-1A exemplifies the compatible, context-driven zoning practices outlined in the Comprehensive Plan and Code of Ordinances.

LOCATION

The subject site is located adjacent to Island Way within the municipal boundaries of the Town of Jupiter. This application pertains to 34.29 acres on the east side of Island Way. The surrounding area along Island Way consists of Jupiter Community Park and three subdivisions: Loxahatchee Reserve, Loxahatchee Reserve North and Rialto. North and east of the subject site is a CP District. Further to the north and east of the CP District is the Jupiter Community Center, Jupiter Public Works, and two other subdivisions: Limestone Cay and Courtyard Homes at Limestone Creek.

SURROUNDING ZONING AND LAND USES

The zoning districts and future land uses along *Island Way* are below:

- (R-R) Rural Residence, Low-Density Residential
- (R-R) Rural Residence, Medium-Density Residential
- (PI) Public/Institutional, Recreation
- (CP) Conservation Preservation, Conservation

The table below depicts the zoning districts and land uses *directly adjacent* to the site:

	Zoning	FLU
North	Conservation Preservation (CP)	Conservation
East*	Unincorporated	Unincorporated
West*	Not Zoned (NZ)	Not Designated
South*	Not Zoned (NZ)	Not Designation

- **East*:** The Unincorporated space is zoned RH-Multi-Family (High Density Residential) under the jurisdiction of Palm Beach County
- **West*:** The Not Zoned space is Island Way
- **South*:** The Not Zoned space is Island Way

LEVELS OF SERVICE ANALYSIS

The applicant seeks a reduction in the maximum development potential of the property. Amending the designation from I-4, General Industrial to R-1A, Low-Density Residential results in a significant reduction in the maximum allowed intensity and reduces the demand for public infrastructure and municipal services. General Industrial development generates higher volumes of traffic, greater water and wastewater usage, increased waste generation, and higher demands on stormwater infrastructure and public safety services. The proposed Low-Density Residential use will substantially reduce these demands and improve infrastructure efficiency in the Town of Jupiter.

FUTURE LAND USE AMENDMENT

The applicant is requesting a Future Land Use Amendment and Rezoning to change the designation of the subject property from I-4, General Industrial to R-1A, Low-Density Residential on the East side of Island Way. This amendment brings the property's designation into alignment with surrounding Residential, Recreation, Conservation, and Commercial uses to support greater integration and interaction with the surrounding community and amenities. Consistency with the Future Land Use Element is outlined as such:

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

Response: The proposed FLU and rezoning maintains the existing low intensity, residential character of the surrounding low and medium density residential areas and protects the environmental quality of the surrounding conservation and recreational uses. In addition, it provides a pathway to create a residential community that will contribute to the workforce housing shortages and provide convenient access to major corridors furthering education, work, and shopping access.

- ❖ **Policy 1.2.4 Existing land uses which are not compatible with adjacent land uses, the character, natural resources or the future land use plan shall be eliminated upon redevelopment, and until that time may not be expanded.**

Response: The existing I-4, General Industrial designation is not compatible with the surrounding low intensity uses, the residential character, or the protected natural resources. The proposed R-1A, low-density residential designation will eliminate the incompatible use and district upon redevelopment.

- ❖ **Policy 1.3.20 The intensity of urban use in environmentally sensitive areas shall be reduced in order to protect the function and value of the natural resources.**

Response: The existing I-4, General Industrial is adjacent to a CP district. The proposed R-1A, Low-Density Residential amendment directly reduces the intensity of urban use and protects the function and value of the surrounding natural resources.

In addition, the FLUA and rezoning is consistent with the location criteria for Low-Density Residential Future Land Use. The subject property meets the location criteria as follows:

Policy 1.3.1 Low Density Residential

- a) In areas that afford attractive natural and/or rural surroundings.***

Response: The area includes natural features, open space, parks and recreation, and rural residences, contributing to and compatible with the residential setting. The adjacent use to the north is a conservation district providing a large area of open space and natural surroundings.

- b) In areas that provide convenient access to work and shopping areas.***

Response: The site is conveniently located near shopping areas and major corridors, providing access to both employment and services. The site is located at the intersection of West Indiantown Road and Interstate 95 providing 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.

Response: The future land use and zoning designations are proposed in an area that is spatially separated and buffered by the proposed R-3, medium-density residential district from major streets, Commercial, and Industrial uses. The proposed use seeks to modify the Future Land Use from Industrial to Low-Density Residential further improving the buffer.

d) In areas where water supply and sewerage facilities services can be provided economically.

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

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

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

TOWN OF JUPITER CODE OF ORDINANCES

The Future Land Use and Zoning Amendments are consistent with the Jupiter Code of Ordinances *Section 27-178. Criteria for future land use and zoning map amendments*. As stated above, the amendments reflect the compatible, context-sensitive land use and zoning practices outlined in the Code of Ordinances. The criteria is listed below followed by the applicant's response:

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

Response: As noted above, the proposed future land use and zoning map amendments are consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

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

Response: The established land use patterns of the surrounding property are residential, recreation, and conservation. The proposed amendments are significantly more compatible with the low-intensity land use patterns than the existing industrial designation.

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

Response: The subject site is an island of industrial use within the surrounding residential/recreation/conservation context. The proposed designation does not introduce an isolated land use, it instead resolves the existing isolated land use by furthering the compatibility standards outlined within the Code of Ordinances and Comprehensive Plan.

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

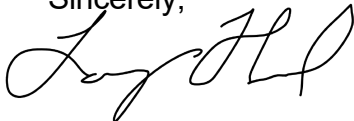
Response: The future land use and zoning amendments are necessary because of changing conditions. The existing designation resulted from spot zoning in anticipation of a market that it was not received by, nor will it ever be received by, as the Bioscience and Research Protection Overlay does not exist as of 2025. In addition, the Town has adopted policies that favor consistency and compatibility of surrounding contexts that do not align with the existing isolated land use and zoning.

CONCLUSION

The proposed future land use and zoning map amendment is a corrective zoning action that converts a long-standing vacant site into a compatible residential district. The proposed R1A, low-density residential district harmonizes the surrounding residential, recreation, and conservation uses and contributes to the overall character of the surrounding community. The proposed designation furthers the Town's residential land use and development standards by promoting context-sensitive infill development, reducing levels of service impacts, and enhancing the visual quality of the subject site. In addition, the applicant has provided an application to sunset the outdated Development Agreement upon approval of the future land use, zoning, and site plan amendments under separate cover.

On behalf of the applicant, Pulte Home Company, we respectfully request approval of the proposed Zoning Map Amendment and Future Land Use Amendment. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Laurey Hood

Land Planner

Cotleur & Hearing

561.406.1009

LHood@cotleur-hearing.com

Project Narrative

Future Land Use and Zoning Map Amendment

I-4, General Industrial to R-3, Medium Density Residential (West)

Pulte Beacon Park

October 28th, 2025

INTRODUCTION

The Applicant, Pulte Home Company, requests a Future Land Use Amendment from General Industrial (I-4) to Medium Density Residential and a concurrent rezoning from I-4, Industrial, High Technology & Employment Center to R-3, Compact Single-Family and Limited Multifamily Residential. The project site is a total of 23.42 acres of vacant land located along Island Way in Jupiter, FL 33458 (PCNs: 30-42-41-04-00-000-1160; 30-42-41-04-00-000-1050; and 30-42-41-04-00-000-1150) within the larger 57.71 acre community. The amendment will allow up to 44 single-family homes, with 11 of those units being zero-lot-line Workforce Housing units consistent with the Town's Workforce Housing Program. The change from industrial to residential use replaces an outdated designation with a compatible, lower-intensity land use consistent with the surrounding conservation, recreation, and residential properties. In addition, the Applicant has also requested that the termination of the Development Agreement take effect upon final approval of the future land use amendments, rezonings, and site plans under separate cover.

The requested amendment from I-4, General Industrial to R-3, Medium-Density Residential increases compatibility with the surrounding Conservation Preservation (CP) and Public/Institutional (PI) Districts. It allows for lower-intensity residential single-family neighborhood development that is compatible with the existing development pattern surrounding the site. The rezonings are aligned with the Town of Jupiter's Comprehensive Plan's goal to transition high-intensity development away from residential and environmentally sensitive areas. The request to amend the subject site's designation from I-4, General Industrial to R-3, Medium-Density Residential exemplifies the compatible, context-driven zoning practices outlined in the Comprehensive Plan and Code of Ordinances.

LOCATION

The subject site is located adjacent to Island Way within the municipal boundaries of the Town of Jupiter. This application pertains to 23.42 acres on the west side of Island Way. The surrounding area along Island Way consists of Jupiter Community Park and three subdivisions: Loxahatchee Reserve, Loxahatchee Reserve North and Rialto. North and east of the subject site are conservation lands owned by the Town. Further to the north and east of these conservation lands are the Jupiter Community Park, Jupiter Public Works, and two other subdivisions: Limestone Cay and Courtyard Homes at Limestone

Creek.

There are two remnant parcels that the applicant does not own which will maintain the I-4, General Industrial designation. The remnant parcels are 1.01 acres and 1.65 acres. The applicant has provided access to these parcels in the site plan as required. Development with an I-4 use is extremely unlikely given the size of these parcels. The applicant continues to engage in discussions with the property owners to acquire these remnant legacy parcels. Nonetheless, the R-3, medium-density residential (west) district will serve as an adequate transitional buffer to the R-1A, low-density residential (east) district.

SURROUNDING ZONING DISTRICTS AND LAND USES

The zoning districts and future land uses along Island Way are below:

- Rural Residence (RR), Low-Density Residential (LDR)
- Rural Residence (RR), Medium-Density Residential (MDR)
- Public/Institutional (PI), Recreation (REC)
- Conservation Preservation (CP), Conservation (C)
- Industrial, High Technology and Employment Center (I-4), General Industrial

The table below depicts the zoning districts and land uses directly adjacent to the site:

	Zoning	FLU
North	Not Zoned (NZ)	Not Designated
East*	Unincorporated	Unincorporated
West	Conservation Preservation (CP)	Conservation
South*	Not Zoned (NZ) & Industrial, High Technology and Employment Center (I-4)	Not Designated & Industrial General

- **North*:** The Not Zoned space is Island Way
- **East*:** The Unincorporated space is zoned RH-Multi-Family (High Density Residential) under the jurisdiction of Palm Beach County
- **South*:** The Not Zoned space is Interstate 95

LEVELS OF SERVICE ANALYSIS

The rezoning map amendment will reduce traffic, utility demand, and service burdens compared to the potential development scenarios under the I-4 zoning district. Under the site's current land use of General Industrial an estimated 1,200,000 square feet of light industrial use could be developed. The intensity of this development would generate significantly higher volumes of traffic, water and wastewater usage, solid waste, and much higher stormwater impact, in addition to the increased demands placed on public safety services. The shift to residential use will reduce the traffic by an estimated 700 AM peak

hour and 550 PM peak hour vehicle trips. The proposed project will substantially reduce service demands and improve infrastructure efficiency in the Town.

COMPREHENSIVE PLAN REQUIREMENTS

FUTURE LAND USE ELEMENT

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

Response: The proposed R-3, medium-density residential amendment maintains the existing low intensity residential character of the surrounding low and medium density residential areas and protects the environmental quality of the surrounding conservation and recreational uses. The proposed residential community following the FLUA and Rezoning will provide market rate housing, workforce housing, and access to major corridors for work, school, and shopping furthering the full-service community goal.

- ❖ **Policy 1.2.4 Existing land uses which are not compatible with adjacent land uses, the character, natural resources or the future land use plan shall be eliminated upon redevelopment, and until that time may not be expanded.**

Response: The existing I-4, General Industrial designation is not compatible with the surrounding low intensity uses, the residential character, or the protected natural resources. The proposed R-3, medium-density residential (west) designation will eliminate the incompatible use upon redevelopment.

- ❖ **Policy 1.3.20 The intensity of urban use in environmentally sensitive areas shall be reduced in order to protect the function and value of the natural resources.**

Response: The existing I-4, General Industrial Designation is adjacent to a CP district. The proposed R-3, medium-density residential (west) map amendments directly reduces the intensity of urban use and protect the function and value of the surrounding natural resources.

- ❖ **Policy 1.3.2 Medium-Density Residential Location Criteria**

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

Response: The area includes natural features, open space, and parks and recreation, contributing to and compatible with the residential setting.

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

Response: The site is conveniently located near shopping areas and major

corridors, including the intersections of I-95, Ronald Reagan Turnpike, and Indiantown Road, providing access to employment and shopping via walkability or limited vehicle miles along Indiantown Road.

- 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.**

Response: The future land use amendment is proposed in an area that spatially separates and buffers low-density residential and environmentally sensitive areas from major streets, commercial, and industrial uses. The proposed zoning amendment will further these criteria by removing industrial land uses adjacent to low-density residential land uses and environmentally sensitive areas. Furthermore, an extended buffer will be provided on the west side to mitigate any potential future developments on the remaining industrial properties.

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

Response: Potable water and wastewater services are available and sufficient to support the proposed residential development consistent with the land use designation as it is less intense than the existing land use designation.

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

Response: The site is within an area that is already served by both police and fire protection services with capacity to handle the proposed residential development consistent with the land use designation, which is less intense than the existing land use.

HOUSING ELEMENT

- ❖ **Policy 1.2.9(c): Workforce units are encouraged to be integrated within the development and shall be designed in a way that promotes a mixture of dwelling unit types and income level.**

Response: Workforce units will be permanent for For-Sale, compatible in design, and integrated within the community; they are allowable in the residential land-use categories applicable to this project.

- ❖ **Policy 1.2.10: The Town's mandatory Workforce Housing Program requires new residential developments and redevelopment of existing developments, that will have a minimum of ten permitted residential dwelling units, to provide a minimum of 6% of the total units for low, moderate low, moderate high and**

middle income households for developments that require no land use change. Developments comprised solely of Workforce Housing units shall not be required to provide any additional Workforce Housing units. For those developments that the Town changes the land use to increase development rights, the percentage of Workforce Housing units required associated with the increased development rights will be 12%.

Response: The zoning and future land use map amendments propose to downzone the site from I-4 to R-3 (west) and R-1A (east). The project will be providing 12% of the total proposed dwelling units (east + west) for workforce housing.

- ❖ **Policy 1.3.4 Workforce Housing for low, moderate low, moderate high, and middle income households should be made available in redevelopment projects and/or, in proximity to employment opportunities, and necessary public services to the maximum extent consistent with other Town policies.**

Response: The proposed R-3, medium-density residential (west) district is in proximity to employment opportunities and necessary public services. It is located near I-95 and Indiantown Rd. The availability to public services is equivalent to the existing surrounding residences and the proposed R-1A (east) residences.

TOWN OF JUPITER CODE OF ORDINANCES

The Zoning Amendment is consistent with the Jupiter Code of Ordinances *Section 27-178 Criteria for future land use and zoning map amendments* and *Sec. 27-3192 Workforce housing requirements*. As stated above, the zoning map amendments reflect the compatible, context-sensitive zoning practices outlined in the Code of Ordinances. The criteria are listed below followed by the applicant's response:

❖ **Sec. 27-178 Criteria for future use and zoning map amendments**

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

Response: As noted above, the proposed FLUA and zoning amendment is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

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

Response: The established land use patterns of the surrounding property are residential, recreation, and conservation. The proposed FLU and zoning amendment is significantly more compatible with the low-intensity land use patterns than the existing industrial designation.

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

Response: The subject site is an island of industrial use within the surrounding residential/recreation/conservation context. The proposed land use and zoning amendments do not introduce an isolated land use, they instead resolve the existing isolated land use by furthering the compatibility standards outlined within the Code of Ordinances and Comprehensive Plan.

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

Response: The FLUA and zoning amendments are necessary because of changing conditions. The existing designation resulted from spot zoning in anticipation of a market that it was not received by, nor will it ever be received by, as the Bioscience and Research Protection Overlay does not exist as of 2025. In addition, the Town has adopted policies that favor consistency and compatibility of surrounding contexts that do not align with the existing isolated land use.

WORKFORCE HOUSING COMMITMENT

The Town of Jupiter's Workforce Housing Program requires that 12% of the residential units be designated as Workforce Housing units when a land use change increases development rights. The proposed unit count for the project is 11 workforce housing units to be confirmed during site plan review. The required number of Workforce Housing units will be provided under the site plan application consistent with the Town's program.

More importantly, the Applicant is committing that these Workforce Housing units will be delivered as "For Sale" homes rather than rentals, creating an extraordinary public benefit. We have outlined those extraordinary benefits below:

- **Homeownership Opportunity:** Provides working families with access to homeownership in Jupiter, where affordability challenges have made ownership increasingly difficult.
- **Pathway to Equity:** Rental housing does not allow families to build equity. Homeownership allows families to accumulate wealth and stability, creating intergenerational benefits and strengthening the local economy.
- **Community Integration:** Workforce units will be designed with architectural and community standards that are reflective of market-rate homes and compatible with the community at large.

- **Policy Advancement:** Aligns with the Town's Housing Element goals to expand not only affordable units but also opportunities for homeownership within new neighborhoods.

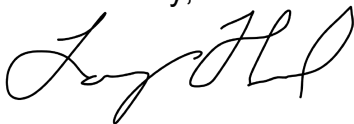
By offering For Sale Workforce Housing, the Applicant goes beyond the minimum program requirements, providing significant benefits to Jupiter families and supporting the Town's long-term housing policy framework. Pulte Home Company has experience in building workforce housing units in Palm Beach County and will leverage this experience to deliver workforce housing units in the Town of Jupiter. They currently have 63 workforce housing units approved and are under construction in the local region.

CONCLUSION

Approval of the future land use and zoning map amendments transform an underutilized industrial site into a residential community that delivers attainable housing, reduces traffic, lowers service burdens, and enhances the quality of life for the Town of Jupiter. The proposed R-3, medium-density residential district harmonizes the surrounding residential, recreation, and conservation uses and contributes to the overall character of the surrounding community. In addition, the R-3, medium-density residential district will act as a transition between the adjacent I-4 district and the proposed R-1A, low-density residential district on the east side of the site. The proposed designation furthers the Town's residential land use and development standards by promoting context-sensitive infill development, reducing levels of service impacts, increasing available workforce housing, and enhancing the visual quality of the subject site. In addition, an application to sunset the outdated Development Agreement upon approval of the future land use, rezoning, and site plan amendments has been provided under separate cover.

One behalf of the applicant, Pulte Home Company, we respectfully request approval of the proposed Future Land Use and Zoning Map Amendments. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Laurey Hood

Land Planner

Cotleur & Hearing

561.406.1009

LHood@cotleur-hearing.com

PULTE BEACON PARK JUPITER, FL

FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

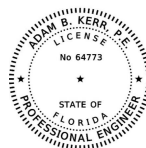
FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

PULTE BEACON PARK JUPITER, FL

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



August 11, 2025
Registry No. 64773
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/845-0665 TEL



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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 the site located north of Indiantown Road on Island Way North in the Town of Jupiter, Florida. **Figure 1** illustrates the location of the project site. The site currently has an FLU designation of General Industrial which permits up to 50% lot coverage. The proposed development has a Jupiter FLU designation of Low Density Residential (LDR) for 34.12 acres and Medium Density Residential (MDR) for 23.25 acres.

The parcel control numbers for this site are:

- 30-42-41-04-00-000-1050
- 30-42-41-04-00-000-1150
- 30-42-41-04-00-000-1160

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 General Industrial designation, which permits 50% lot coverage. Therefore, the 34.12-acre portion permits 743,133 square feet of light industrial use, and the 23.25-acre portion permits 506,385 square feet of light industrial use, for a total of 1,249,518 square feet. The proposed future designation is Low Density Residential (LDR) for 34.12 acres which results in 68 single family dwelling units, and Medium Density Residential (MDR) for 23.25 acres which results in 93 single family 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
Pulte Beacon Park
Project Site Location & Traffic Distribution

Kimley»Horn

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 is currently vacant; therefore, no credit was taken.

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**, General Light Industrial was used for the land use. The maximum intensity of development under the currently adopted future land use designation has the potential to generate 5,476 net new external daily trips, 832 net new external AM peak hour trips (+733 inbound, +99 outbound), and 731 net new external PM peak hour trips (+102 inbound, +629 outbound).

Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designations of LDR and MDR, which equates to 161 dwelling units of Single Family use. As indicated in **Table 1**, the maximum density of development under the proposed future land use designation has the potential to generate 1,610 net new external daily trips, 113 net new external AM peak hour trips (+29 inbound, +84 outbound), and 151 net new external PM peak hour trips (+95 inbound, +56 outbound).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted during the short-range (2030) scenario. Roadway link analyses were conducted for the short-range (2030) 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	
Approved Scenario											
PBC	Vacant		0	0	0	0	0	0	0	0	
Subtotal				0	0	0	0	0	0	0	
Net Existing Trips				0	0	0	0	0	0	0	
Existing FLU Maximum Intensity											
East Side											
PBC	General Light Industrial	ITE 110	743.133 ksf	3,619	550	484	66	483	68	415	
Internal Capture		% Daily	% AM	% PM							
	General Light Industrial	0.0%	0.0%	0.0%	0	0	0	0	0	0	
Pass-By Capture		Daily	AM	PM							
	General Light Industrial	10.0%	10.0%	10.0%	362	55	48	7	48	7	41
Subtotal				3,257	495	436	59	435	61	374	
West Side											
PBC	General Light Industrial	ITE 110	506.385 ksf	2,466	375	330	45	329	46	283	
Subtotal				2,466	375	330	45	329	46	283	
Internal Capture		% Daily	% AM	% PM							
	General Light Industrial	0.0%	0.0%	0.0%	0	0	0	0	0	0	
Pass-By Capture		Daily	AM	PM							
	General Light Industrial	10.0%	10.0%	10.0%	247	38	33	5	33	5	28
Subtotal				2,219	337	297	40	296	41	255	
Net Existing FLU Trips				5,476	832	733	99	731	102	629	
Proposed FLU Maximum Intensity											
East Side											
PBC	Single Family Detached	ITE 210	68 DU	680	48	12	36	64	40	24	
Internal Capture		% Daily	% AM	% PM							
	Single Family Detached	0.0%	0.0%	0.0%	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	0	
Subtotal				680	48	12	36	64	40	24	
West Side											
PBC	Single Family Detached	ITE 210	93 DU	930	65	17	48	87	55	32	
Subtotal				930	65	17	48	87	55	32	
Internal Capture		% Daily	% AM	% PM							
	Single Family Detached	0.0%	0.0%	0.0%	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	0	
Subtotal				930	65	17	48	87	55	32	
Net Proposed FLU Trips				1,610	113	29	84	151	95	56	
Proposed FLU Maximum Trips-Existing Development Trips (Short-range)				1,610	113	29	84	151	95	56	
Proposed FLU Maximum Trips-Existing FLU Maximum Trips (Long-range)				-3,866	-719	-704	-15	-580	-7	-573	
Land Use		Daily		AM Peak Hour			PM Peak Hour		Pass By		
General Light Industrial		4.87 trips/ksf		0.74 trips/ksf (88% in, 12% out)			0.65 trips/ksf (14% in, 86% out)		10.0%		
Single Family Detached		10 trips/DU		0.7 trips/DU (26% in, 74% out)			0.94 trips/DU (63% in, 37% out)		0.0%		

TRAFFIC DISTRIBUTION AND ASSIGNMENT

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

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

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the 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, AM peak hour, and PM peak hour 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 consists of 161 dwelling units of Single Family use. Therefore, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 5,476 net new external daily trips, 832 net new external AM peak hour trips (+733 inbound, +99 outbound), and 731 net new external PM peak hour trips (+102 inbound, +629 outbound). For the purposes of this analysis, the radius of development influence is two miles. 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**, Island Way North is projected to be significantly impacted by the proposed project under Test 2 standards, therefore further 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?
Toney Penna Drive	Central Boulevard	Military Trail	2L	880	5%	o	4	1	0.45%	No	0.11%	No
Toney Penna Drive	Military Trail	Alternate A1A	2L	880	1%	o	1	0	0.11%	No	0.00%	No
Indiantown Road	Jupiter Farm Road	Florida Turnpike	4LD	1,960	8%	i	2	7	0.10%	No	0.36%	No
Indiantown Road	Florida Turnpike	I-95 West	6LD	2,940	20%	i	6	17	0.20%	No	0.58%	No
Indiantown Road	I-95 West	I-95 East	6LD	2,940	31%	i	9	26	0.31%	No	0.88%	No
Indiantown Road	I-95 East	Island Way	6LD	2,940	42%	i	12	35	0.41%	No	1.19%	No
Indiantown Road	Island Way	Central Boulevard	6LD	2,830	52%	o	44	15	1.55%	No	0.53%	No
Indiantown Road	Central Boulevard	Center Start	6LD	2,830	19%	o	16	6	0.57%	No	0.21%	No
Indiantown Road	Center Start	Military Trail	6LD	2,830	17%	o	14	5	0.49%	No	0.18%	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	2%	o	2	1	0.23%	No	0.11%	No
Florida Turnpike	PGA Boulevard	Indiantown Road	4LX	4,020	6%	i	2	5	0.05%	No	0.12%	No
Florida Turnpike	Indiantown Road	North of Indiantown Road	4LX	4,020	6%	o	5	2	0.12%	No	0.05%	No
I-95	Donald Ross Road	Indiantown Road	10LX	10,580	11%	i	3	9	0.03%	No	0.09%	No
I-95	Indiantown Road	SE Bridge Road	10LX	10,580	11%	o	9	3	0.09%	No	0.03%	No
Island Way	Church Street	Site	4LD	1,960	4%	o	3	1	0.15%	No	0.05%	No
Island Way	Site	Church Street	4LD	1,960	96%	i	28	81	1.43%	No	4.13%	Yes
Central Boulevard	Indian Creek Parkway	Indiantown Road	4LD	1,960	6%	i	2	5	0.10%	No	0.26%	No
Roeback Road	Indiantown Road	Church Street	2L	860	0%	o	0	0	0.00%	No	0.00%	No
Roeback Road	Church Street	Loxahatchee River Road	2L	860	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					
							PM PEAK HOUR					
							TRIPS		%IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Toney Penna Drive	Central Boulevard	Military Trail	2L	880	5%	o	3	5	0.34%	No	0.57%	No
Toney Penna Drive	Military Trail	Alternate A1A	2L	880	1%	o	1	1	0.11%	No	0.11%	No
Indiantown Road	Jupiter Farm Road	Florida Turnpike	4LD	1,960	10%	i	10	6	0.51%	No	0.31%	No
Indiantown Road	Florida Turnpike	I-95 West	6LD	2,940	20%	i	19	11	0.65%	No	0.37%	No
Indiantown Road	I-95 West	I-95 East	6LD	2,940	31%	i	29	17	0.99%	No	0.58%	No
Indiantown Road	I-95 East	Island Way	6LD	2,940	42%	i	40	24	1.36%	No	0.82%	No
Indiantown Road	Island Way	Central Boulevard	6LD	2,830	52%	o	29	49	1.02%	No	1.73%	No
Indiantown Road	Central Boulevard	Center Start	6LD	2,830	19%	o	11	18	0.39%	No	0.64%	No
Indiantown Road	Center Start	Military Trail	6LD	2,830	17%	o	10	16	0.35%	No	0.57%	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	2%	o	1	2	0.11%	No	0.23%	No
Florida Turnpike	PGA Boulevard	Indiantown Road	4LX	4,020	6%	i	6	3	0.15%	No	0.07%	No
Florida Turnpike	Indiantown Road	North of Indiantown Road	4LX	4,020	6%	o	3	6	0.07%	No	0.15%	No
I-95	Donald Ross Road	Indiantown Road	10LX	10,580	11%	i	10	6	0.09%	No	0.06%	No
I-95	Indiantown Road	SE Bridge Road	10LX	10,580	11%	o	6	10	0.06%	No	0.09%	No
Island Way	Church Street	Site	4LD	1,960	4%	o	2	4	0.10%	No	0.20%	No
Island Way	Site	Church Street	4LD	1,960	96%	i	91	54	4.64%	Yes	2.76%	No
Central Boulevard	Indian Creek Parkway	Indiantown Road	4LD	1,960	6%	i	6	3	0.31%	No	0.15%	No
Roeback Road	Indiantown Road	Church Street	2L	860	0%	o	0	0	0.00%	No	0.00%	No
Roeback Road	Church Street	Loxahatchee River Road	2L	860	0%	o	0	0	0.00%	No	0.00%	No

Capacity Analysis

The significantly impacted links were then analyzed based on their available capacity and the current and proposed demand of the roadway. The Palm Beach County TPS database was used to determine any background traffic that may also contribute to the demand of the roadway during the short-range (Year 2030) capacity analysis.

The future background volumes were then compared to the existing roadway infrastructure capacity to determine if any of the roadways were over capacity in the short-range (Year 2030) without the addition of project traffic. To develop short-range (Year 2030) volumes, project traffic was added to the future background volumes to determine short-range (Year 2030) volumes. **Table 5** and **Table 6** provide a summary for AM peak hour and PM peak hour roadway link capacity analysis. As seen in **Table 5** and **Table 6** the roadway link that is over capacity in the future year is meets the adopted level of service standard.

Table 5: Short-Range (Year 2030) AM Peak Hour Capacity Analysis

Roadway	From	To	Committed			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	Facility Type	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Island Way	Church Street	Site	4LD	Class I	1,960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1,960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
Island Way	Site	Church Street	4LD	Class I	1,960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1,960	SB/WB	Yes	2024	1,252	60	77	137	1.00%	1.00%	77	137	81	1,470	Yes	-

Table 6: Short-Range (Year 2030) PM Peak Hour Capacity Analysis

Roadway	From	To	Committed			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
			Lanes	Facility Type	LOS E Service Volume					Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth					
Island Way	Church Street	Site	4LD	Class I	1,960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1,960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
Island Way	Site	Church Street	4LD	Class I	1,960	NB/EB	Yes	2024	838	64	52	116	1.00%	1.00%	52	116	91	1,045	Yes	-
			4LD	Class I	1,960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-

LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing land use is General Industrial. The existing land use permits up to 50% floor area coverage (FAR). Therefore, the 57.37-acre site equates to 1,249,518 square feet of Light Industrial use. Because the proposed amendment for the subject site in comparison to the existing future land use designation results in a net decrease of daily and peak hours trips, no significance analysis was required.

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from the existing General Industrial designation to the proposed future land use of Low-Density Residential (LDR) for 34.12 acres and Medium-Density Residential (MDR) for 23.25 acres, which allows a total of 161 residential dwelling units. The project is located north of Indiantown Road on Island Way North in the Town of Jupiter, Florida. Based on the analyses conducted for each of the planning horizons (short-range and long-range), the results indicate that proposed future land use designation will not create any new deficiencies in the study area.

APPENDIX

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Island Way				STATION: 1620		Report Created		
CURRENT YEAR: 2024				FROM: MIDPOINT		8/11/2025		
ANALYSIS YEAR: 2030				TO: Church St				
GROWTH RATE: 0%				COUNT DATE: 1/22/2024				
				PSF: 1				

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1879	648	1252	1588	838	794
Peak Volume	1879	648	1252	1588	838	794
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1879	648	1252	1588	838	794

Committed Developments							Type	% Complete
Rialto North	0	0	0	0	0	0	Res	100%
Lakewood	2	1	1	2	1	1	Res	80%
Rialto South	0	0	0	0	0	0	Res	100%
Limestone Creek	5	4	1	6	2	4	Res	75%
Pennock Preserve	0	0	0	0	0	0	Res	100%
Old Plantation	0	0	0	0	0	0	Res	100%
Briger West	1	1	0	1	1	1	Res	80%
Hawkeye	15	2	13	15	14	2	NR	0%
Els Center of Excellence	4	1	2	2	1	1	NR	75%
Power Systems	0	0	0	0	0	0	NR	100%
Island Way South	2	1	0	2	1	2	Res	0%
Beacon Park							Res	0%
Tree Top Academy	10	5	5	10	5	5	NR	0%
Reserve at Jupiter	6	2	5	8	5	3	Res	20%
Total Committed Developments	45	17	27	46	30	19		
Total Committed Residential	16	9	7	19	10	11		
Total Committed Non-Residential	29	8	20	27	20	8		
Double Count Reduction	4	2	2	5	3	2		
Total Discounted Committed Developments	41	15	25	41	27	17		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	157	55	102	139	79	66		
Growth Volume Used	157	55	102	139	79	66		
Total Volume	2036	703	1354	1727	917	860		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: Island Way				STATION: 1620			Report Created	
CURRENT YEAR: 2024				FROM: Indiantown Rd			8/11/2025	
ANALYSIS YEAR: 2030				TO: MIDPOINT				
GROWTH RATE: 0%				COUNT DATE: 1/22/2024				
				PSF: 1				

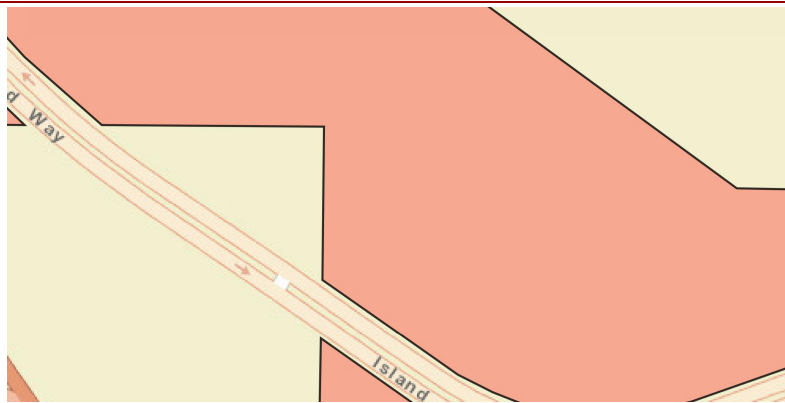
Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1879	648	1252	1588	838	794
Peak Volume	1879	648	1252	1588	838	794
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1879	648	1252	1588	838	794

Committed Developments							Type	% Complete
Rialto North	0	0	0	0	0	0	Res	100%
Lakewood	2	1	1	2	1	1	Res	80%
Rialto South	0	0	0	0	0	0	Res	100%
Limestone Creek	20	5	15	26	16	10	Res	75%
Pennock Preserve	0	0	0	0	0	0	Res	100%
Old Plantation	0	0	0	0	0	0	Res	100%
Briger West	1	1	0	1	1	1	Res	80%
Hawkeye	15	2	13	15	14	2	NR	0%
Walmart Store Expansion	0	0	0	2	1	1	NR	78%
Els Center of Excellence	64	41	23	27	11	16	NR	75%
Power Systems	0	0	0	0	0	0	NR	100%
Island Way South	2	1	0	2	1	2	Res	0%
Beacon Park							Res	0%
Tree Top Academy	10	5	5	10	5	5	NR	0%
Reserve at Jupiter	40	30	10	55	20	34	Res	20%
Total Committed Developments	154	86	67	140	70	72		
Total Committed Residential	65	38	26	86	39	48		
Total Committed Non-Residential	89	48	41	54	31	24		
Double Count Reduction	16	10	7	11	6	5		
Total Discounted Committed Developments	138	76	60	129	64	67		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	254	116	137	227	116	116		
Growth Volume Used	254	116	137	227	116	116		
Total Volume	2133	764	1389	1815	954	910		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Parcel Control Number:	30-42-41-04-00-000-1160	Location Address:			
Owners:	CROSSROADS 6101 LLC	Municipality:	JUPITER		
Mailing Address:	601 HERITAGE DR # 227, , JUPITER FL 33458 2777				
Last Sale:	06/23/2016	Book/Page#:	28402 / 01210	Price:	\$11,000,000
Property Use Code:	4000 - VACANT INDUSTRIAL	Zoning:	14 - INDUSTRIAL, HIGH TECH' LIMITED		
Legal Description:	4-41-42, N 1/2 LYG NELY OF I-95 R/W (LESS SW 1/4 OF NE 1/4, S 933.38 FT OF N 1023.38 FT OF E 966.38 FT NLY 90 FT OF E 1921.56 FT IN OR20081P1062, ENVIRONMENTAL PARS 1 & 2, & HIGH TECH/BIOSCIENCE PARS 1 & 2 IN OR24443P41 & WASHINGTON ST & ISLAND WAY R/WS)	Total SF:	0	Acres	51.49



2024 Taxes

Improvement Value	\$0		
Land Value	\$13,488,268	Ad Valorem	\$214,238
Total Market Value	\$13,488,268	Non Ad Valorem	\$0
Assessed Value	\$12,062,755	Total Tax	\$214,238
Exemption Amount	\$0	2025 Qualified Exemptions	
Taxable Value	\$12,062,755	Applicants	

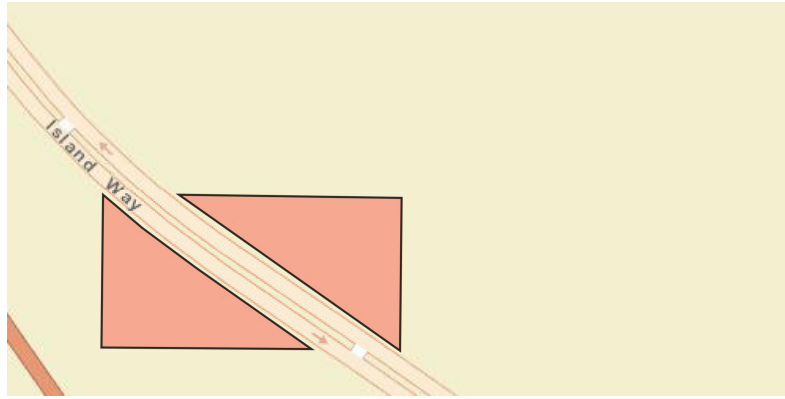
All values are as of January 1st each year.

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

8/11/2025

[illegible]

Parcel Control Number:	30-42-41-04-00-000-1050	Location Address:	INDIANTOWN RD		
Owners:	CROSSROADS 6101 LLC	Municipality:	JUPITER		
Mailing Address:	601 HERITAGE DR STE 227, , JUPITER FL 33458 2777				
Last Sale:	06/23/2016	Book/Page#:	28402 / 01210	Price:	\$11,000,000
Property Use Code:	4000 - VACANT INDUSTRIAL	Zoning:	NZ - NOT ZONED		
Legal Description:	4-41-42, N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 (LESS ISLAND WAY R/W)	Total SF:	0	Acres	3.64



2024 Taxes

Improvement Value	\$0		
Land Value	\$952,056	Ad Valorem	\$15,143
Total Market Value	\$952,056	Non Ad Valorem	\$0
Assessed Value	\$853,392	Total Tax	\$15,143
Exemption Amount	\$0	2025 Qualified Exemptions	
Taxable Value	\$853,392	Applicants	

All values are as of January 1st each year.

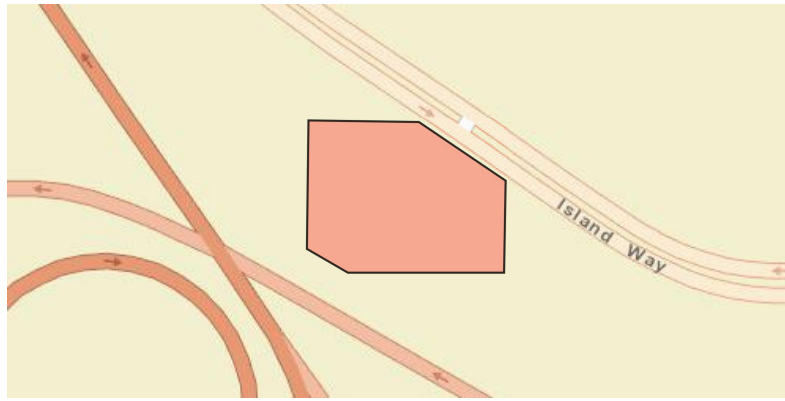
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcbgov.org/PAPA

8/11/2025

Owner : CROSSROADS 6101 LLC PCN: 30424104000001050

1 of 0

Parcel Control Number:	30-42-41-04-00-000-1150	Location Address:	INDIANTOWN RD		
Owners:	CROSSROADS 6101 LLC	Municipality:	JUPITER		
Mailing Address:	601 HERITAGE DR # 227, , JUPITER FL 33458 2777				
Last Sale:	06/23/2016	Book/Page#:	28402 / 01210	Price:	\$11,000,000
Property Use Code:	4000 - VACANT INDUSTRIAL	Zoning:	I4 - INDUSTRIAL, HIGH TECH' LIMITED		
Legal Description:	4-41-42, N 330 FT OF S 3/4 OF SW 1/4 OF NE 1/4 (LESS W 887.29 FT, I-95 & ISLAND WAY R/WS)	Total SF:	0	Acres	2.99



2024 Taxes

Improvement Value	\$0		
Land Value	\$780,813	Ad Valorem	\$12,419
Total Market Value	\$780,813	Non Ad Valorem	\$0
Assessed Value	\$699,896	Total Tax	\$12,419
Exemption Amount	\$0	2025 Qualified Exemptions	
Taxable Value	\$699,896	Applicants	

All values are as of January 1st each year.

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcbgov.org/PAPA

8/11/2025

[illegible]

1 of 0

Attachment H – 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 Low and Medium Density Residential land use designation should not have any significant impact to police services.
6. *Fire Rescue.* Palm Beach County Fire-Rescue is currently responsible for fire-rescue service to the subject property. The property will be served by Fire Station No. 19, which is located on Central Boulevard. it is important to note, Town of Jupiter Fire-Rescue will assume responsibility for fire-rescue service to the subject property beginning October 1, 2026.
7. *General Government.* No significant increase in demand for general government services is anticipated.
8. *Intergovernmental Coordination.* Staff has notified the County's Interlocal Plan Amendment Review Committee (IPARC) of the proposed FLUM amendments. As of the date of this report, staff has not received any comments from any adjacent local governments.
9. *Recreation.* The land use amendment from General Industrial to Low and Medium Density Residential will not have any significant impacts on the Town's recreational facilities. As noted in the report, the Development Agreement included a 2.5 acre parcel of land abutting Jupiter Community Park.
10. *School Concurrency.* The proposed Low and Medium Density Residential land use designation is not likely to have significant additional impact to school facilities. The Palm Beach County School District has been provided a copy of the Statement of Use for the FLUM and Zoning Map amendment applications.

Attachment I - Beacon Park Future Land Use and Zoning Map Amendments

History

During 2003 and 2004, the Town Council held a series of meetings to address traffic on Indiantown Road which resulted in a document entitled, the Jupiter Area Study. The Town Council was also working to attract Scripps Florida to the Town and associated spin-off businesses. To facilitate this, the Town Council discussed the creation of zoning regulations which would be complimentary to Scripps and hi-tech business and technology uses. Eventually, the Town Council adopted the I-4 (Industrial, High Technology Limited) zoning district on December 21, 2004. Thereafter, on April 21, 2009, the Town Council rezoned 90.9 acres of the 93.5+/- acre DDR property to I-4 zoning. The subject property was part of the 90.9 acres. The rezoning did not include 2.6+/- acres abutting the Jupiter Community Park that was dedicated to the Town. At the same meeting, the Town Council denied DDR's application to rezone this same 90.9 acres of DDR's property to the Industrial, General (I-2) zoning district. On December 21, 2010, the Town Council renamed the I-4 district to "Industrial, High Technology and Employment Center" and modified the uses permitted therein.

The denial of DDR's rezoning application was the impetus for DDR's property rights claim. Through mediation the Town agreed to enter into a Development Agreement to expand the uses allowed on the property. The additional uses were agreed to by the Council to allow several commercial uses on the property, pursuant to a Development Agreement. It is important to note that the provisions of a Development Agreement must be consistent with the Town's Comprehensive Plan, including the Future Land Use assigned to the property. The rationale the Council accepted to permit commercial uses with the Comprehensive Plan's General Industrial Land Use designation was that the limited number of commercial uses would be complimentary accessory commercial uses of a business park or employment center. After several public meetings, the Council and DDR agreed to a Development Agreement which, included some, but not all of the property owner's proposed "complimentary" commercial uses. On March 15, 2011, the Town Council approved a Development Agreement between the Town of Jupiter and DDR Jupiter Falls LLC (DDR). In June of 2016, the property sold to the current Owner, Crossroads 6101 LLC.

In addition to expanding the permitted uses on the property, the Development Agreement also provided for the sale of a 2.5 acre property for park use and a 16.6 acre environmental property to the Town to satisfy the required environmental set aside, and dedication of an additional 16.6 acres for high technology/bioscience uses or conservation at no cost to the Town. These properties are located between the subject properties and Rialto, Jupiter Community Park, and the Town's Maintenance Facility. The Town has since amended the future land use/ zoning designations to Recreation/Public Institutional for the 2.5 acres and Conservation/Conservation Preservation for the remaining 33.2 acres.

First Amendment. On November 6, 2018, the Town Council approved a first amendment of the Development Agreement proposed by the current property owner. The amendment included changes to:

- Eliminate gas stations, heliports and club uses;
- Remove Town owned parcels from the development agreement;
- Allow a restaurant with no drive through up to a maximum of 8,000 square feet, a hotel/conference center with a conference center of 1,500 to 6,000 square feet, medical

Attachment I - Beacon Park Future Land Use and Zoning Map Amendments

or dental clinics, and a limited access self-service storage facilities as special exception uses; and

- Allow daycare as a use by right (without the provision it could only be built after 100,000 square feet was developed).

Second Amendment (Denied). In 2023, the Owner requested that the Town amend the Development Agreement a second time to allow for multi-family residential on the property in order to construct a 520 unit multi-family development. The Town Council denied the owner's request. The 520 unit development would have required 62 Workforce Housing units and produced units that are generally more affordable than single family homes. That said, a larger number of units would have any increased demand for public services and generate more traffic than the proposed Low and Medium Residential land uses currently proposed.

Town of Jupiter, Florida Comprehensive Plan

must be established prior to seeking a development order.

Policy 1.3.26 The Town shall inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. The Town shall update its historic and archaeological preservation ordinance as necessary. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

Policy 1.3.27 Through the implementation of the historic and archaeological preservation ordinance the Town will safeguard its unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town's attraction to visitors. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

Policy 1.3.28 The location of locally recognized historic resources, as identified in Coastal Management Element Policy 1.9.10, which may be eligible by the Town for local historic designation and/or inclusion on the National Register of Historic Places shall be depicted on the Future Land Use Map. The location of archaeologically significant sites are depicted on the Town's Map of Areas of Archaeological Site Potential, which is incorporated in the Town Code. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

Policy 1.3.29 All proposed development projects shall submit an environmental assessment report as part of the site plan

approval process, which shall follow the guidelines listed under conservation policy.

Policy 1.3.30 The Town's land development regulations shall indicate that all proposed development in an area designated "Mixed Use" on the Town's Future Land Use Map shall be approved as a Planned Unit Development or as a Mixed Use Development.

Policy 1.3.31 The Town shall maintain a "mixed use" zoning ordinance which shall provide for the implementation of the "mixed use" future land use plan category. This ordinance shall provide for such items as internal circulation, compatibility of adjacent land uses, function relationship between mixed uses, provision of open space and public amenities, and consistency with all requirements of the Town's comprehensive plan.

Economic Development

Objective 1.4. The Town's economic base shall be expanded by promoting commercial and industrial bioscience research, biotechnology uses and activities as planned on the Future Land Use Map, by ensuring adequate sites for development, providing for public utilities in a timely manner, and services to stimulate such growth.

Policy 1.4.1 Development orders for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy 1.4.2 Proposed commercial and industrial development requiring a change

on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the locational advantage over existing commercial and industrial lands.

Policy 1.4.3 The Town shall manage the location, timing, scale and character of economic development options in areas unserved by wastewater facilities to ensure that future economic development is provided with safe and sanitary means of wastewater disposal and to ensure that natural resources are not adversely impacted by improper treatment and disposal of wastewater effluent.

Policy 1.4.4 Higher densities and intensities of development, including those associated with transit-oriented developments, shall be located in areas having high accessibility and a full complement of public facilities, (e.g., water, sewer, transit station), that have adequate capacity to maintain the adopted levels of service.

Policy 1.4.5 The Town shall encourage economic development in order to provide for the use and extension of urban services and needs in an efficient and economical manner and discourage the proliferation of urban sprawl.

Policy 1.4.6 The Town shall continue to identify and use stable revenue sources responsive to growth for financing public facilities.

Policy 1.4.7 The Town shall ensure that an adequate amount of land is available for industrial and commercial uses, including areas to create a bioscience research and biotechnology economic base. The locations of available sites for these uses are to be

placed on the Future Land Use Map. In addition, sites for bioscience research and technology uses should be designated with the Bioscience Research Protection Overlay.

Policy 1.4.8 The Town has adopted and shall maintain land development regulations that provide for industrial development, which would allow for the predominance of bioscience research and biotechnology uses to compliment and supplement the development of the Scripps Florida Research Institute.

Policy 1.4.9 The Town shall support the principle that growth should pay its own way, by continuing to use impact fees where appropriate and pursuing other means for financing construction or purchase of capital facilities necessary to serve new developments.

Policy 1.4.10 The Town shall encourage the development of workforce housing on appropriate or suitable vacant properties of sufficient size, consistent with the guidelines contained in Housing Element Policies 1.2.9 and 1.2.11 and the Bioscience Research Protection Overlay.

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

Policy 1.5.1 Lands owned by the Town shall be used to spur the desired development within the US1/ICW Corridor.

Policy 1.5.2 The Town, where appropriate and consistent with the development

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

Policy 1.16.1 The Town shall encourage development infill and redevelopment in the area east of the Florida Turnpike.

Policy 1.16.2 Proposed development for the area west of the Turnpike shall demonstrate that appropriately located and sufficiently sized land area for the development is not available in other areas of the Town. The array of uses shall be complementary and supportive of those uses east of the Florida Turnpike.

Policy 1.16.3 Desired or necessary Town services or uses in a redevelopment area that are proposed to be displaced should, to the extent feasible, be relocated or allowed to occur in the Town east of the Florida Turnpike.

Bioscience Research Protection Overlay

Objective 1.17 The Town shall promote a cluster of sites for bioscience research and biotechnology uses through the creation of an Overlay. The Bioscience Research Protection Overlay is intended to protect parcels of land in the Town for the development of bioscience research and biotechnology uses which are expected to be attracted to Northern Palm Beach County due to the location of the Scripps Florida Research Institute at Florida Atlantic University's Jupiter Campus. The Town shall encourage uses within the Overlay, which are supportive of and compatible with the Scripps Florida Research Institute, or which are accessory to bioscience research and biotechnology

uses. The Overlay does not limit the uses currently allowed consistent with the property's land use designation including uses allowed pursuant to planned development approvals and developments of regional impact.

Policy 1.17.1 The uses permitted and encouraged within the Overlay shall include bioscience research and biotechnology uses and their supporting facilities, laboratories, other industrial uses including manufacturing uses for parcels with commercial (consistent with the Commercial future land use designation) and industrial land uses, clinical research, and commercial retail or office uses that are accessory to bioscience research and biotechnology uses and shall be incorporated into the Town's Land Development Regulations.

Policy 1.17.2 Parcels with industrial land uses designated with the Overlay, for all new development and redevelopment, shall prohibit commercial retail as a primary use.

Policy 1.17.3 Residential is a prohibited use within the Overlay, except for those parcels designated with the Mixed-use Future Land Use category.

Policy 1.17.4 Parcels of land which have been assigned the Overlay shall be depicted upon the Town's Future Land Use Map.

Policy 1.17.5 The Town shall deter the conversion of uses within the Overlay to commercial retail or residential uses, so as to achieve, in coordination with FAU, the County and those municipalities which are part of the executed (Overlay) Interlocal Agreement the purpose of which is to promote a clustering of bioscience research and biotechnology uses and the intellectual

exchange between researchers, scientists, students and others in the workforce.

Policy 1.17.6 The Town shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research and biotechnology uses so as to develop a cluster of the industry within the Overlay.

Policy 1.17.7 Incentives to develop parcels within the Overlay with bioscience research and biotechnology uses shall include, but not be limited to, expedited permitting and land development regulations which allow increased floor heights, without increasing the maximum intensity standards allowed in the underlying Future Land Use category.

Policy 1.17.8 Those parcels of land whose Future Land Use and zoning designations permit bioscience research and biotechnology uses and have been assigned the Overlay, shall not be converted to other commercial retail or residential uses, which are clearly not accessory uses to bioscience research and biotechnology, unless four members of the Jupiter Town Council vote in favor of amending a property's Future Land Use designation or zoning.

Policy 1.17.9 Any proposed Future Land Use Map amendment or rezoning on a property within the Overlay that, allows uses other than those encouraged by the Overlay, specifically disallows uses encouraged by the Overlay, or that the Director of Planning and Zoning determines would discourage uses encouraged by the Overlay, must be presented to the Bioscience Land Protection Advisory Board prior to action being taken by the Town Council. Further, the Department of Planning and Zoning shall notify the other municipalities subject to the

executed (Overlay) Interlocal Agreement and Palm Beach County of any such proposals prior to any public hearings on any such amendment or rezoning.

Transit Oriented Development

Objective 1.18 The Town shall require that developments located within a half-mile of a primary transit station, as referenced on the 2035 Intermodal Map in Figure 9 of the Transportation Element, support transit use.

Policy 1.18.1 Encourage greater densities and intensities around designated Tri-Rail stations.

Policy 1.18.2 Develop criteria which will guide the location of transit-oriented developments.

Policy 1.18.3 Encourage Transit Oriented Development (TOD) that provides a development pattern with a mix of uses located within a half-mile radius of designated Tri-Rail stations. Such uses may include but not be limited to: housing, retail, office, institutional and restaurant and be designed to provide 18 hours of daily activity.

Policy 1.18.4 TOD projects shall be designed utilizing the principles of traditional urban design to achieve a pedestrian friendly environment to support transit users.

Policy 1.18.5 Develop a block structure of streets to improve circulation and support pedestrian walkability.

Policy 1.18.6 Develop design standards, locations, and features for transit stops.

**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

TOWN OF JUPITER
Approval of a Proposed Settlement Agreement between 961 A1A LLC and 997 A1A LLC
(Suni Sands), and the Town of Jupiter



DATE	January 20, 2026
TO	Honorable Mayor and Members of Town Council
THRU	Frank Kitzerow, Town Manager
FROM	Thomas J. Baird, Town Attorney
SUBJECT	Approval of a Proposed Settlement Agreement between 961 A1A LLC and 997 A1A LLC (Suni Sands), and the Town of Jupiter

EXECUTIVE SUMMARY

The Town Attorney's Office seeks Town Council's approval of the Mediation Settlement Agreement between 961 A1A LLC and 997 A1A LLC (the Suni Sands property owners), and the Town of Jupiter.

In 2021, 961 A1A, LLC and 997 A1A, LLC (the Property Owners) submitted an application for a Certificate to Dig (CTD) along with additional applications for amendments to the future land use map of the Comprehensive Plan, the Zoning Map, the Zoning Code text, a PUD, special exception uses, and a site plan, for the property commonly known as "Suni Sands". These applications sought to develop a 125-room inn, 72 residential dwelling units and approximately 12,000 square feet of restaurant/retail use on the properties (the Property). Because the Property contains the archaeological sites known as the Suni Sands Shell Midden and the Celestial Railway right of way (ROW), the Property owners were first required to obtain a CTD.

The Town's Historic Resources Board (HRB) conducted a quasi-judicial hearing on February 16, 2023 for the CTD and determined that no CTD should be issued for the Property. The HRB determined that no portion of the property could be developed, the result of which would mean that the Town might have to pay compensation to the property owners for the entire 10.4 acres of the Property. The Town and Property Owners attempted to negotiate a purchase price for the 10.4 acres, but ultimately there was a vast disparity between the value sought by the Property Owners and the amount of funds the Town would or even could pay for the Property.

The Property Owners appealed the HRB Final Order Findings of Fact to the Town Council. The Town Council conducted a hearing on the appeal and entered an Order granting a CTD subject to a number of conditions. Amongst the most significant conditions was that the Property Owners preserve the entire 4.07-acre Suni Sands Shell Midden, the Celestial Railway ROW and a "view corridor" in the northwest corner of the Property. The size or acreage of the "view corridor" was not specified in the Council's order; however, the intent seems to have been to preserve the area which was the northern terminus of the Celestial Railway ROW. This area functioned historically as the Town's first area for commerce, comparable to its first "downtown."

On August 21, 2023, the Property Owners filed a Request for Relief pursuant to Fla. Stat. §70.51, the Florida Land Use and Environmental Dispute Resolution Act (FLUEDRA). This statute permits the owners of property to seek relief from an order which unfairly burdens the owner's use of its real property. The statute permits the parties to engage in mediation prior to

the initiation of litigation and avoid the substantial costs of litigation. The Town and property owners engaged in lengthy mediation with Special Magistrate Sam Goren, Esquire. The mediation explored many options to resolve the dispute. Ultimately, the Town Manager and Town Attorney reached a recommended agreement, a copy of which is attached as Attachment 1. The Council may accept the terms of the recommended Settlement Agreement, or may modify it, as it deems appropriate.

ANALYSIS

The terms of the recommended agreement would seem to implement the Council's offer requiring the preservation of the Suni Sands Shell Midden, the Celestial Railway ROW and a "view corridor." It accomplishes this by requiring the Property Owner to deed the 4.07 acre midden to the Town, preserving the Celestial Railway ROW, and by purchasing 1.4 acres in the northwest corner of the Property as a view corridor, for \$10.5 million.

Approval of this item would allow the Mayor to execute the settlement agreement on the Town's behalf. Should the Council approve this settlement agreement, the appropriate development applications, purchase and sale agreements, and other required actions would be brought before the Town Council on future dates.

STRATEGIC PRIORITY

- Unique, Small Town Feel

ATTACHMENTS

1. Mediation Settlement Agreement
2. Special Magistrate's Order

FUNDING SOURCE

Funding is not necessary for this request.

For more information or copies of the attachments, please contact John Sickler at johns@jupiter.fl.us or 561-741-2373.

events961 A1A, LLC AND 997 A1A, LLC

Petitioners,

v.

TOWN OF JUPITER

Respondent.

_____ /

MEDIATION SETTLEMENT AGREEMENT

This Mediation Settlement Agreement ("**Agreement**") is made this ____ day of January 2026 between Petitioners 961 A1A, LLC ("**961**") and 997 A1A, LLC, ("**997**" with 961 collectively "**Property Owners**") and the Respondent, Town of Jupiter ("**Town**"). The Property Owners and the Town shall collectively be referred to herein as the "**Parties**."

RECITALS

WHEREAS, this Agreement is being entered to resolve the issues between the Parties as presented in Property Owners' Request for Relief pursuant to the Florida Land Use and Environmental Dispute Resolution Act ("**FLUEDRA**"), as further described below, and the Parties have agreed to a settlement framework in accordance with the terms contained in this Agreement as contemplated by Fla. Stat. § 70.51(19); and

WHEREAS, the Property Owners own approximately 10.43 acres of real property consisting of (a) real property identified in Special Warranty Deed recorded at ORB 26268, PG 1433 in the Public Records of Palm Beach County, Florida, Parcel Control No. 30-43-40-31-03-003-0011, and identified in Disclaimer recorded at ORB 26638, PG 1539 the Public Records of Palm Beach County, Florida (collectively +/- 9.84 acres, the "**961 Parcel**") owned by 961 and (b) real property identified in Special Warranty Deed recorded at ORB 26268, PG 429 in the Public Records of Palm Beach County, Florida, Control No. 30-43-40-31-04-000-0121 (+/- 0.59 acres, the "**997 Parcel**") owned by 997 (the 961 Parcel and the 997 Parcel collectively the "**Property**"); and

WHEREAS, the 961 Parcel contains the archaeological site known as the Suni Sands Shell Midden listed by the State Department's Division of Historic Resources as Florida Master Site File #8 PB7718, and the archaeological site known as the Celestial Railway right-of-way, listed as Florida Master Site File #PB233; and

WHEREAS, in 2021 the Property Owners submitted an application for a Certificate to Dig (the "**CTD**") along with additional applications for certain Comprehensive Plan Future Land Use Element text amendments, and to its future land use map, the zoning map and zoning code text amendments, a Planned Unit Development, applications for special

exception uses, and a Site Plan in order to develop a 125-room inn, 72 multi-family residential dwelling units, and about 12,000 square feet of restaurant/retail use on the Property; and

WHEREAS, as part of the process to develop the Property, the Town's Code required the Property Owners to obtain the CTD before the additional applications could be reviewed for consistency with the Town's Comprehensive Plan and whether they meet its Land Development Regulations ("LDRs"); and

WHEREAS, the Town's Historic Resources Board ("HRB") conducted a quasi-judicial hearing wherein it considered testimony presented by the Property Owners and its consulting archeologist; the Town's Planning & Zoning Department (the "Department"), and its consulting archeologists and a surveyor; an historical planner and archeologist employed by Palm Beach County, and numerous members of the public pertaining to the Property Owners' application for a CTD and;

WHEREAS, during its deliberations and prior to rendering its Final Order, the HRB exercised its discretion pursuant to section 27-2443(e)(3)(c) of the Jupiter Code of Ordinances (the "Code") directing the Parties to consider a purchase of the Property by the Town or others in order to preserve the Property for the benefit of the public; and

WHEREAS, the Parties met in an attempt to comply with the HRB's recommendation, but did not reach agreement; and

WHEREAS, on March 13, 2023, the HRB's Final Order determined that no **CTD** would be issued for the Property; and

WHEREAS, the Property Owners appealed the HRB's Final Order to the Town Council pursuant to Code § 27-2443(f); and

WHEREAS, the Town Council conducted a public meeting to consider the Property Owners' appeal of the HRB's Final Order wherein it considered arguments from the Property Owners and the Department on behalf of the HRB based upon the record of the HRB's quasi-judicial hearing; and

WHEREAS, on July 25, 2023 the Town Council rendered an order granting a **CTD** subject to a number of conditions, including that the Property Owners (a) preserve the 4.07 acre Suni Sands Shell Midden site ("**Dedicated to Town Parcel**") and install a 10-foot buffer area surrounding the Preserve Parcel ("**Buffer Area**"), (b) preserve the Celestial Railway Right-of Way ("**CRR ROW**"), and (c) preserve property as a view corridor in the northwest corner of the Property looking generally to the north toward the historic Jupiter Lighthouse; and

WHEREAS, on August 21, 2023, the Property Owners filed a Request for Relief pursuant to **FLUEDRA** to consider whether the CTD is unreasonable or unfairly burdens the use of Property; and

WHEREAS, on November 16, 2023, the Special Magistrate selected by the Parties opened a hearing, wherein he considered the opening arguments of the Parties and comments from the public, and thereafter recessed the hearing in order that the Parties might participate in mediation in accordance with Fla. Stat. § 70.51(17); and

WHEREAS, the Parties engaged in a series of mediation sessions, including further public hearings at which comments from the public were heard (and public comments were also submitted in writing outside of mediation sessions), and sessions where the Parties' met together and others where the principals of the Parties met separately with the Special Magistrate acting as a mediator; and

WHEREAS, the Parties agreed to temporarily stay the mediation, but later agreed to continue with the mediation; and

WHEREAS, the Parties desire to resolve the issues associated with the Property and the CTD and have agreed to the framework below as a resolution:

I. Property Owners' Obligations To Submit Applications.

The Property Owners shall submit such applications as may be determined necessary to develop the Property consistent with the conceptual development site area as shown in the attached **Exhibit "A"** (which only illustrates the location of areas for development, preservation and passive park uses). The Property Owners shall submit such applications to develop portions of the Property, land to be preserved and land to be sold to the Town in accordance with the conceptual plan as more fully described in (a) and (b) below showing the developable land, the land that must be preserved, and the land to be purchased by the Town which is attached hereto and incorporated herein (collectively the "**Applications**"). Because the Applications are a necessary part of the process to resolve the issues mediated as part of the **FLUEDRA** proceeding, the Applications shall only be subject to review by the Department and the review and approval by the Town Council in accordance with such legislative and quasi-judicial procedures followed by the Town Council in its consideration of the Applications submitted;

(a) The Property Owners shall submit such narrative, descriptions and sketches of the CTD, as necessary to develop the Property. The submittals shall include: (i) confirmation that a Phase III Archaeological Management Plan ("**Phase III Plan**") approved by the Department for that portion of the Property to be developed is required; (ii) identify allowed improvements to the Buffer Area which may include, subject to the Town Council's approval, landscaping, walls, fences, gates, hardscape; (iii) require removal of non-native trees and above the ground improvements, in addition to the Suni Sands Clubhouse, on the Dedicated to Town Parcel in a manner subject to the Department of Planning & Zoning's approval; (iv) allow fill to be added to the Dedicated to Town Parcel so that it can be designed to preserve existing native trees, without adding tree pits, such that the minimum depth of additional new fill over **Dedicated to Town**

Parcel may be twelve (12) inches (including geotextile), with the geotextile to be installed between the existing soil and new fill; and (v) a design for that portion of the CRR ROW located between the Dedicated to Town Parcel and A1A as part of its site plan application for development of the Property, (collectively the **Revisions to the CTD**); and

(b) In addition to the **Revisions to the CTD**, the Property Owners shall submit such applications as necessary for the proposed development of the Property, which generally may include: (i) amendments to the Future Land Use Element, including, as applicable, its Map, text, and/or policies of the Town's Comprehensive Plan (ii) a zoning map and, if applicable, text amendment to the Town's LDRs, including but not limited to, a definition of condominium hotel; (iii) a Planned Unit Development ordinance; (iv) site and landscaping plans; (v) the amendment to Town Council Resolution No. 67-13, the Development Order for the property known as the Parkway Street Parking Lot ("**Parkway Property**"), to permit shared parking and valet parking between the Property and the Parkway Property, and to amend the commercial uses previously approved for the **Parkway Property**; and (vi) the development of a dock in the riparian area to the east of the Property, in the vicinity of the location of the former Sperry Boathouse which may be relocated on the upland portion of the Property (the "**Applications For Development**").

II. Consideration of the Applications

The Town Council shall consider the Property Owners' Applications at such public meetings as are necessary in accordance with state and town laws. If during the course of the Town Council's deliberation during the final hearing on the Applications, the Town Council proposes one or more change to the Applications, and the Property Owners determine that one or more of the Town Council's proposed changes are unacceptable, the Property Owners shall inform Town Council of the unacceptability of the proposed change before the Town Council concludes its deliberation and prior to the mayor's solicitation of a motion on the first of the Applications to be considered for a vote. After the Town Council's further deliberation on the Property Owners' objections, and if the Property Owners remain unsatisfied, they may advise the Town Council that they want to postpone its consideration of the Applications. Such request to postponement shall not be unreasonably denied. Otherwise, the Town Council may proceed with its deliberation and vote on the Applications in the appropriate sequence.

III. Conveyance of Properties to the Town

Provided the **Applications** are approved by the Town Council without Property Owners objections and the approvals include the restrictions in A and B below, the Property Owner (961) shall convey clear title to the Town of (i) the area described in the CTD as the view corridor consisting of approximately 1.41 acres the Property along the Jupiter Inlet, north and northwest of the Suni Sands Midden (the "**Town Acquisition Parcel**") as more particularly described by a survey and in the purchase and sale agreement), for the purchase price of \$10,500,000 and (ii) convey clear title to the 4.07 acre **Dedicated to Town Parcel**.

The **Town Acquisition Parcel** and the **Dedicated to Town Parcel** are legally described in **Exhibit B**, with the parcels subject to the following deed restrictions:

A. Town Acquisition Parcel Restrictions:

(i) no uses other than for conservation, open space or as a passive park and prohibiting structures that are more than 15' above existing grade.

(ii) Requirement for the Town to maintain the **Town Acquisition Parcel** in accordance with Town standards for its passive parks, conservation or open space properties.

B. Dedicated to Town Parcel Deed Restrictions:

(i) No uses other than for conservation or as open space properties, and prohibiting structures within the Dedicated to Town Parcel and any access other than pedestrian access for town sponsored events related to educational, cultural, historic, ceremonial and archeological uses as determined by the Town.

(ii) Requirement for the Town to maintain the **Dedicated to Town Parcel** in accordance with Town standards for its open space or conservation properties.

NOW, THEREFORE, in consideration of the foregoing recitation and the mutual covenants, terms, and conditions set out herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SETTLEMENT TERMS

1. Recitals. All the recitals above are incorporated into the Agreement terms.
2. Town Council Approval. If the Town Council votes to approve the Applications, the Request for Relief shall be deemed to have been resolved to the mutual satisfaction of the Parties and the Property Owners shall execute a General Release in the form attached hereto as **Exhibit C**. If the Town Council votes to not approve the Applications or to approve the Applications with objections from the Property Owners, or does not vote on the Applications by December 31, 2026, either party may cancel this Agreement by sending written notice to the other.
3. Implementation Actions. The date of the last approval as evidenced in a written acknowledgement signed by both Parties is the "**Approvals Date**". If the Town Council votes to approve the Applications in accordance with 2 above, the Parties shall take the following and any and all other actions necessary to implement the Approvals (collectively the "**Implementation Actions**");

3.1 Dedication and Purchase of Land. Within ninety (90) days after the Approvals Date, including any time necessary to fully adjudicate any third party appeals, the Property Owners shall convey the Dedicated to Town Parcel and the Town Acquisition Parcel for the Purchase Price (the “**Closing Event**”) subject only to certain deed restrictions as identified in III A. and B. of this Agreement.

3.2 Dismissal of FLUEDRA Proceedings. Within thirty (30) days after the Closing Event, the Property Owner shall dismiss its Request for Relief that initiated this FLUEDRA proceeding.

3.3 Release. Owners shall execute a General Release in the form as shown in the attached **Exhibit “B.”**.

4. Retaining Jurisdiction; Dismissal With Prejudice and Release. The Parties acknowledge that the Special Magistrate retains jurisdiction over this FLUEDRA proceeding and the tolling of time for seeking judicial review continues as provided under Fla. Sta. § 70.51(10)(a) until the first to occur of the following: (a) the Special Magistrate makes a recommendation that is acted upon by the Town Council, (b) the Property Owners file for judicial review of the **CTD** or (c) the FLUEDRA proceeding is terminated as provided in this Agreement.

After the termination of the FLUEDRA proceeding pursuant to (a) or (b) above, the Property Owners shall have 30 days to file an appeal for judicial review of the CTD rendered by the Town Council in accordance with Fla. R. App. 9.190 (b).

If an interested person or entity with standing timely files a judicial challenge to the Agreement or any of the approvals of Applications which have been approved by the Town Council, whether by appeal, petition for certiorari, or pursuant to an action authorized by Section 163.3187, Florida Statutes, or any other action, the Town shall defend in good faith the judicial challenge or appeal, or any administrative law petition.

5. Cooperation. The Parties agree to cooperate with each other to process the Applications and to take such reasonable steps as may be necessary to accomplish and fully implement the purposes of this Agreement.

6. Compromise and Settlement. This Agreement is the result of a compromise of the Property Owners' claims. This Agreement shall never at any time or for any purpose be considered an admission of liability or responsibility on the part of the Town or the Property Owners, nor shall the payment of any sum of money in consideration for, or pursuant to the implementation of this Agreement constitute or be construed as an admission of any liability by the Town.

7. Mutual Drafting. This Agreement is the joint product of the Parties, and each provision hereof has been subject to consultation, negotiation and agreement of the

Parties hereto. The Agreement shall not be construed for or against any party hereto by reason of the extent to which each party participated in the drafting process.

#7404840 v1 82384-86988

#7561723 v1 26503-00069

Exhibit A

Legend

-  A. Dedicated to Town Parcel (Archaeological Site Boundary) (4.08 acres)
-  B. Principal Midden (1.47 acres)
-  C. CRR ROW North of the Development Property
-  D. Town Parcel (5.49 acres A+F)
-  E. Development Property (4.94 acres)
-  F. Town Acquisition Parcel (1.41 acres)
-  G. CRR ROW Over Development Property

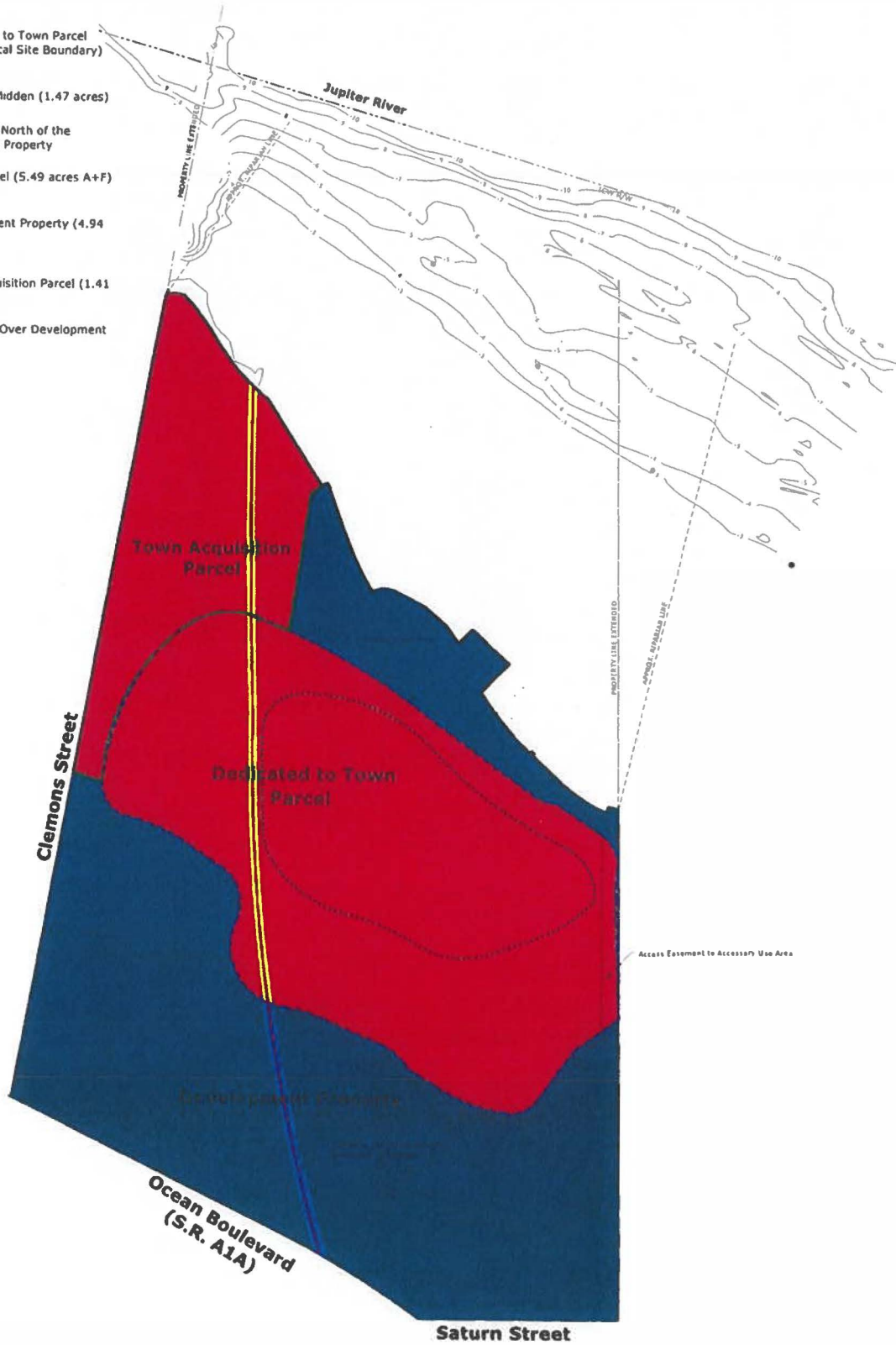


EXHIBIT "A"
B

DESCRIPTION:

A PORTION OF LOTS 3 AND 4 AND THE SOUTH 15 FEET OF LOTS 1 AND 2, BLOCK 3, OF THE TOWN OF JUPITER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND, A PORTION LOTS 9 AND 10 AND A PORTION OF JUNO STREET, PLAT OF SUNI-SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 5, SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, SAID PLAT; THENCE N00°19'47"W ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 325.85 FEET TO THE POINT OF BEGINNING; THENCE S53°37'30"W, A DISTANCE OF 57.94 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S36°13'07"W, A CHORD DISTANCE (CD) OF 66.92 FEET, AND A RADIAL DISTANCE OF 1,505.17 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°32'52", A DISTANCE OF 66.93 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 63°25'01"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 38.74 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 187.90 FEET AND A CENTRAL ANGLE OF 24°44'27"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 81.14 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 03°44'57"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 22.90 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 49.27 FEET AND A CENTRAL ANGLE OF 25°02'30"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 21.53 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 51.55 FEET AND A CENTRAL ANGLE OF 32°01'07"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 28.81 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,911.68 FEET AND A CENTRAL ANGLE OF 02°06'00"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 70.06 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 17°14'37"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.14 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 61°08'48"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 70.44 FEET; THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'05", A DISTANCE OF 54.14 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 83°26'14"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 65.53 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°33'05"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 39.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 183.17 FEET AND A CENTRAL ANGLE OF 23°46'48"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 76.02 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 82°30'58"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 50.41 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N28°20'53"E, A CHORD DISTANCE (CD) OF 195.50 FEET, AND A RADIAL DISTANCE OF 217.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 53°20'59", A DISTANCE OF 202.75 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N79°29'21"E, A CHORD DISTANCE (CD) OF 63.24 FEET, AND A RADIAL DISTANCE OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°33'53", A DISTANCE OF 65.02 FEET;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

**PRESERVE PARCEL
SKETCH AND DESCRIPTION**

SHEET 1 OF 7

DATE 01/12/2026

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 11732-PRSRV

DESCRIPTION: (CONTINUED)

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S68°43'23"E, A DISTANCE OF 49.43 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S58°07'15"E, A CHORD DISTANCE (CD) OF 192.73 FEET, AND A RADIAL DISTANCE OF 714.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°30'18", A DISTANCE OF 193.32 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S53°28'11"E, A DISTANCE OF 126.16 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 25°33'11"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 15.61 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 24°17'24"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 21.20 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 01°46'00"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 46.25 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S32°36'36"E, A CHORD DISTANCE (CD) OF 34.50 FEET, AND A RADIAL DISTANCE OF 41.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49°46'07", A DISTANCE OF 35.61 FEET TO A POINT OF INTERSECTION WITH SAID EAST LINE OF SAID LOT 10; THENCE ALONG SAID EAST LINE, S00°19'47"E, A DISTANCE OF 170.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 178,041 SQUARE FEET OR 4.08726 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 12, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 2 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

PRESERVE PARCEL
SKETCH AND DESCRIPTION

SCOTT R. LANGFORD
PROFESSIONAL SURVEYOR
AND MAPPER
SURVEYOR NO. LS7623
STATE OF FLORIDA
LB 3591

DATE 01/12/2026

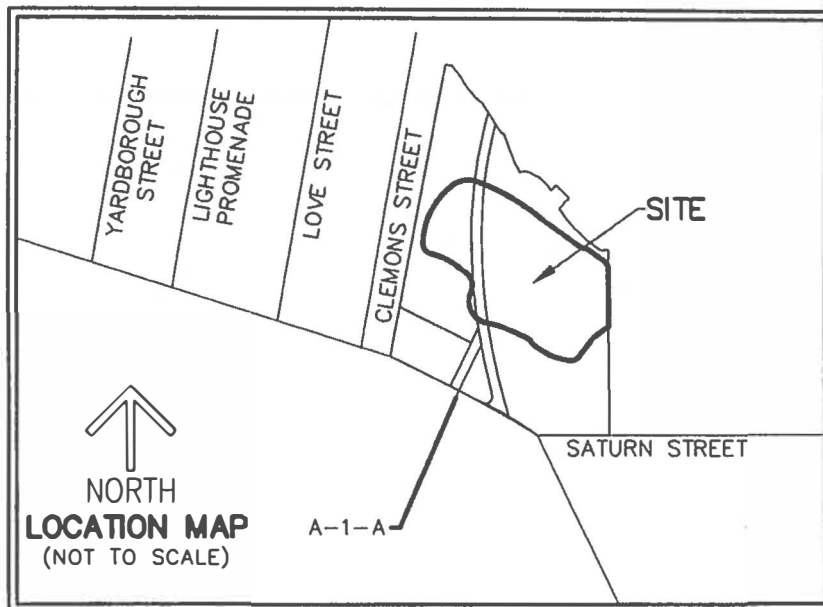
DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 11732-PRSRV

EXHIBIT "B"



LEGEND/ABBREVIATIONS:

O.R.B. - OFFICIAL RECORD BOOK
 CL - CENTERLINE
 P.B. - PLAT BOOK
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 PG(S). - PAGE(S)
 R/W - RIGHT-OF-WAY
 R - RADIUS
 Δ - CENTRAL ANGLE (DELTA)
 L - ARC LENGTH
 CD - CHORD DISTANCE
 CB - CHORD BEARING
 LB - LICENSED BUSINESS

SURVEYOR'S NOTES:

1. SKETCH AND DESCRIPTIONS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTIONS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°19'47"W, ALONG THE EAST LINE OF LOT 10, PLAT OF SUNI-SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 3 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

**PRESERVE PARCEL
 SKETCH AND DESCRIPTION**

DATE 01/12/2026

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 11732-PRSRV

EXHIBIT "A"
B

SEE SHEETS 6 AND 7
FOR ADDITIONAL
BOUNDARY INFORMATION

REMAINDER OF LOT 10
PLAT OF SUNI-SANDS
(PLAT BOOK 23, PAGE 5)

JUNO STREET

30' PUBLIC RIGHT-OF-WAY
(PLAT BOOK 23, PAGE 5)

MATCHLINE
SEE SHEET 5

A PORTION OF LOT 10
(PLAT BOOK 23, PAGE 5)

LOT 1, BLOCK 3
(PLAT BOOK 1, PAGE 56)

LOT 2, BLOCK 3
(PLAT BOOK 1, PAGE 56)

A PORTION OF
LOT 3, BLOCK 3
(PLAT BOOK 1, PAGE 56)

A PORTION OF
LOT 4, BLOCK 3
(PLAT BOOK 1, PAGE 56)

LOT 10
TOWN PLAT OF JUPITER
(PLAT BOOK 1, PAGE 56)

REMAINDER OF
LOT 4, BLOCK 3
(PLAT BOOK 1, PAGE 56)

REMAINDER OF
LOT 3, BLOCK 3
(PLAT BOOK 1, PAGE 56)

REMAINDER OF LOT 10
PLAT OF SUNI-SANDS
(PLAT BOOK 23, PAGE 5)

LOT 11
(PLAT BOOK 23, PAGE 5)

P.O.B.
EAST LINE OF BLOCK 3
(P.B. 1, PG. 56)
EAST LINE OF LOT 10
(P.B. 23, PG. 5)
SE CORNER LOT 10
(P.B. 23, PG. 5)
BEARING BASIS
N00°19'47"W
325.85'
P.O.C.

THIS IS NOT A SURVEY

SHEET 4 OF 7



CAULFIELD & WHEELER, INC.

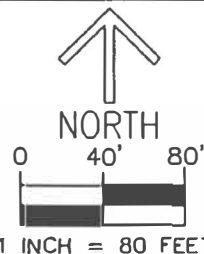
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

**PRESERVE PARCEL
SKETCH AND DESCRIPTION**



1 INCH = 80 FEET

DATE 01/12/2026

DRAWN BY sl

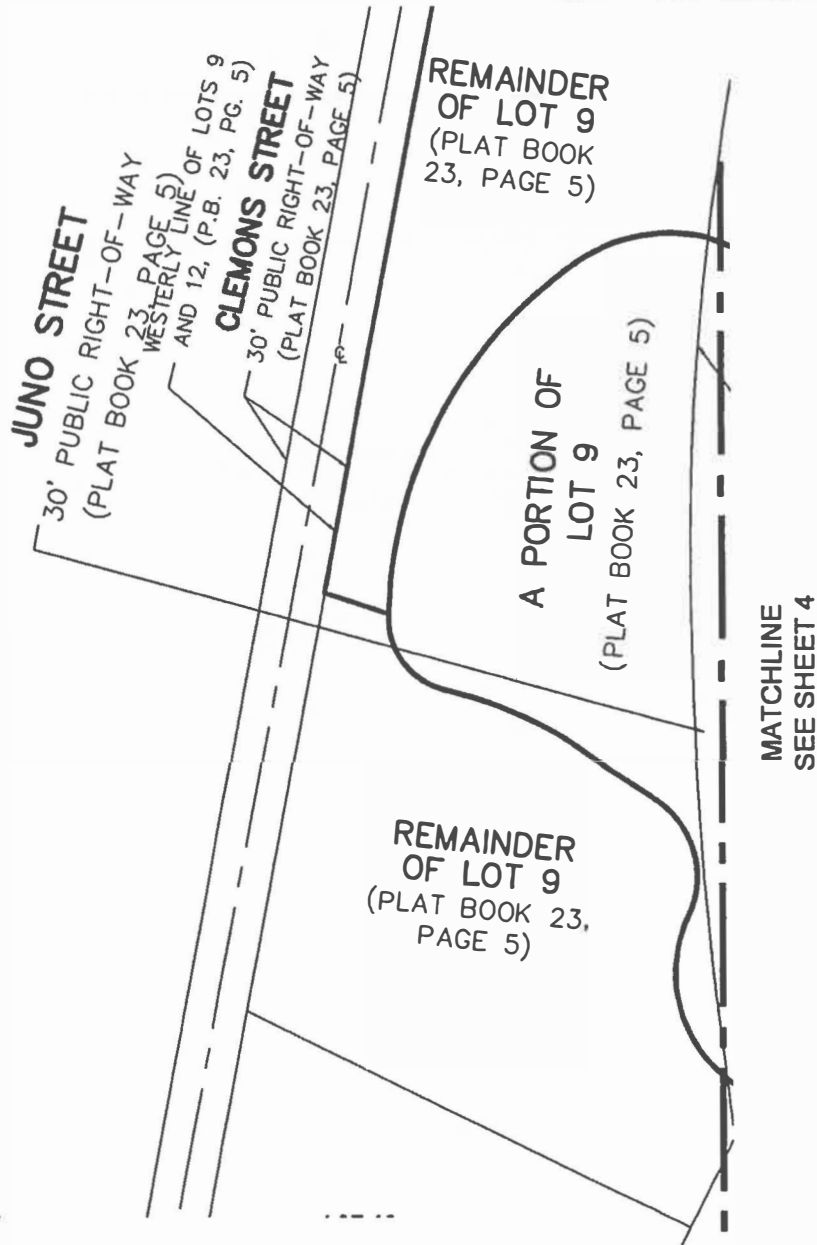
F.B. / PG. N/A

SCALE 1"=80'

JOB NO. 11732-PRSRV

SEE SHEETS 6 AND 7
FOR ADDITIONAL
BOUNDARY INFORMATION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 5 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
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7900 GLADES ROAD-SUITE 100

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 80 FEET

DATE 01/12/2026

DRAWN BY sl

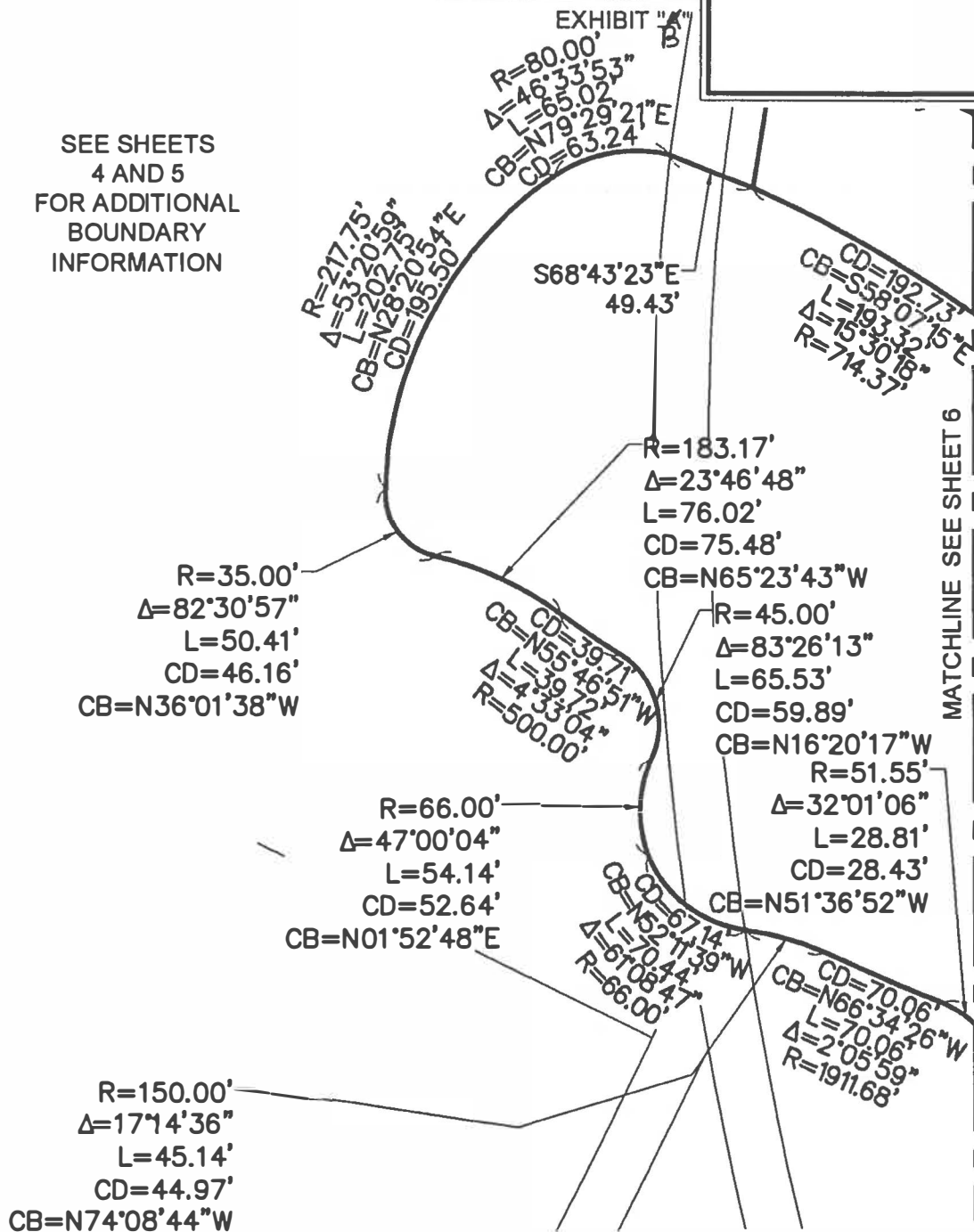
F.B. / PG. N/A

SCALE 1"=80'

JOB NO. 11732-PRSRV

**PRESERVE PARCEL
SKETCH AND DESCRIPTION**

SEE SHEETS
4 AND 5
FOR ADDITIONAL
BOUNDARY
INFORMATION

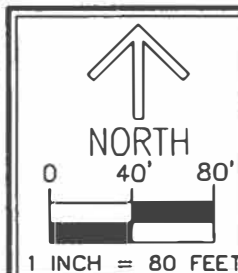


SHEET 7 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 01/12/2026

DRAWN BY sl

F.B./ PG. N/A

SCALE 1"=80'

JOB NO. 11732-PRSRV

**PRESERVE PARCEL
SKETCH AND DESCRIPTION**

DESCRIPTION:

A PORTION LOTS 9 AND 10 AND A PORTION OF JUNO STREET, PLAT OF SUNI-SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, SAID PLAT; THENCE N25°43'37"W, A DISTANCE OF 825.12 FEET TO THE POINT OF BEGINNING; THENCE N68°43'23"W, A DISTANCE OF 49.43 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S79°29'21"W, A CHORD DISTANCE (CD) OF 63.24 FEET, AND A RADIAL DISTANCE OF 80.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°33'53", A DISTANCE OF 65.02 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S28°20'53"W, A CHORD DISTANCE (CD) OF 195.50 FEET, AND A RADIAL DISTANCE OF 217.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 53°20'59", A DISTANCE OF 202.75 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N72°04'58"W, A DISTANCE OF 33.14 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 9, SAID PLAT; THENCE ALONG SAID WESTERLY LINE N10°35'38"E, A DISTANCE OF 527.02 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE JUPITER RIVER; THENCE MEANDER ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES N84°38'10"E, A DISTANCE OF 9.84 FEET; THENCE S78°55'35"E, A DISTANCE OF 10.07 FEET; THENCE S43°20'17"E, A DISTANCE OF 15.39 FEET; THENCE S35°58'07"E, A DISTANCE OF 30.97 FEET; THENCE S31°24'44"E, A DISTANCE OF 20.40 FEET; THENCE S36°10'20"E, A DISTANCE OF 34.23 FEET; THENCE S44°39'41"E, A DISTANCE OF 24.53 FEET; THENCE S47°17'02"E, A DISTANCE OF 17.16 FEET; THENCE S89°30'42"E, A DISTANCE OF 1.48 FEET; THENCE S32°26'11"E, A DISTANCE OF 111.34 FEET; THENCE S53°04'12"W, A DISTANCE OF 14.22 FEET; THENCE S08°53'01"W, A DISTANCE OF 150.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 61,360 SQUARE FEET OR 1.4086 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 12, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

VIEW CORRIDOR PARCEL
SKETCH AND DESCRIPTION

DATE 01/12/2026

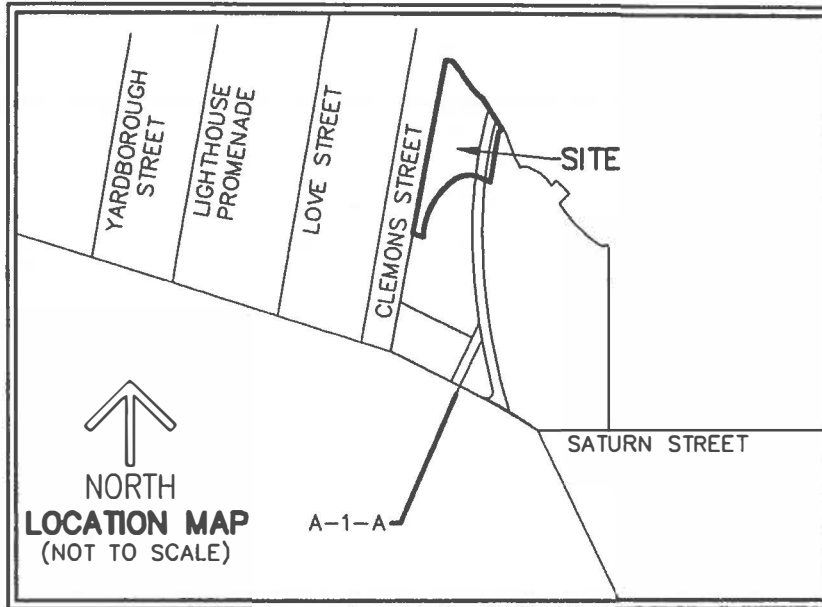
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F.B./ PG. N/A

SCALE NONE

JOB NO. 11732-VCP

EXHIBIT "A"
B



LEGEND/ABBREVIATIONS:

O.R.B. - OFFICIAL RECORD BOOK
 CL - CENTERLINE
 P.B. - PLAT BOOK
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 PG(S). - PAGE(S)
 R/W - RIGHT-OF-WAY
 R - RADIUS
 Δ - CENTRAL ANGLE (DELTA)
 L - ARC LENGTH
 CD - CHORD DISTANCE
 CB - CHORD BEARING
 LB - LICENSED BUSINESS

SURVEYOR'S NOTES:

1. SKETCH AND DESCRIPTIONS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTIONS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°58'26"W, ALONG THE SOUTH LINE OF LOT 10, PLAT OF SUNI-SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100
 BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

VIEW CORRIDOR PARCEL
 SKETCH AND DESCRIPTION

DATE 01/12/2026

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 11.7B-VCP

DESCRIPTION:

A PORTION OF LOTS 3 AND 4, BLOCK 3, OF THE TOWN OF JUPITER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND, ALL OF LOT 12 AND A PORTION LOTS 9 AND 10 AND A PORTION OF JUNO STREET AND AN UNNAMED PLATTED STREET, PLAT OF SUNI-SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 5, SAID PUBLIC RECORDS, AND A PARCEL OF SUBMERGED OR FORMERLY SUBMERGED LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 26638, PAGE 1539, SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 12 AND 10, AND THE SOUTHERLY LINE OF SAID JUNO STREET AND SAID UNNAMED PLATTED STREET FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES: N89°58'26"W, A DISTANCE OF 214.88 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N58°38'01"W, A CHORD DISTANCE (CD) OF 173.55 FEET, AND A RADIAL DISTANCE OF 987.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°04'42", A DISTANCE OF 173.78 FEET; THENCE N63°40'22"W, A DISTANCE OF 327.55 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT 12 SAID PLAT; THENCE ALONG SAID WESTERLY LINE OF LOTS 12 AND 9 N10°35'38"E, A DISTANCE OF 358.27 FEET; THENCE S72°04'58"E, A DISTANCE OF 33.14 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S36°01'38"E, A CHORD DISTANCE (CD) OF 46.16 FEET, AND A RADIAL DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°30'58", A DISTANCE OF 50.41 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 183.17 FEET AND A CENTRAL ANGLE OF 23°46'48"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 76.02 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°33'05"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 39.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 83°26'14"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 65.53 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 47°00'05"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 54.14 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°08'48", A DISTANCE OF 70.44 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 17°14'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 45.14 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,911.68 FEET AND A CENTRAL ANGLE OF 02°06'00"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 70.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 51.55 FEET AND A CENTRAL ANGLE OF 32°01'07"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 28.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 49.27 FEET AND A CENTRAL ANGLE OF 25°02'30"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 21.53 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 03°44'57"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 22.90 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 187.90 FEET AND A CENTRAL ANGLE OF 24°44'27"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 81.14 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 63°25'01"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 38.74 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,505.17 FEET AND A CENTRAL ANGLE OF 02°32'52"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 66.93 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N53°37'30"E, A DISTANCE OF 57.94 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 3; THENCE ALONG THE EAST LINE OF SAID BLOCK 3 AND SAID LOT 10, S00°19'47"E, A DISTANCE OF 325.85 FEET TO THE POINT OF BEGINNING#1.

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

SHEET 1 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

INN PARCEL
SKETCH AND DESCRIPTION

DATE 01/12/2026

DRAWN BY sl

F.B./ PG. N/A

SCALE NONE

JOB NO. 11732-Inn

DESCRIPTION: (CONTINUED)

TOGETHER WITH:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE ALONG SAID EAST LINE OF LOT 10 N00°19'47"W, A DISTANCE OF 496.78 FEET TO TO POINT OF BEGINNING#2, SAID POINT ALSO BEING THE POINT OF CURVATURE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S82°16'27"W, A RADIAL DISTANCE OF 41.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49°46'07", A DISTANCE OF 35.61 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N55°36'58"W, A CHORD DISTANCE (CD) OF 46.25 FEET, AND A RADIAL DISTANCE OF 1,500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°46'00", A DISTANCE OF 46.25 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 24°17'24"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 21.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 25°33'11"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 15.61 FEET; THENCE N53°28'11"W, A DISTANCE OF 126.16 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N58°07'15"W, A CHORD DISTANCE (CD) OF 192.73 FEET, AND A RADIAL DISTANCE OF 714.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°30'18", A DISTANCE OF 193.32 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N08°53'01"E, A DISTANCE OF 150.44 FEET; THENCE N53°04'12"E, A DISTANCE OF 14.22 FEET TO THE MEAN HIGH WATER LINE OF THE JUPITER RIVER; THENCE MEANDER ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY THREE (23) COURSES AND DISTANCES: N68°08'09"E, A DISTANCE OF 6.88 FEET; THENCE S21°37'31"E, A DISTANCE OF 12.66 FEET; THENCE S19°31'21"E, A DISTANCE OF 34.21 FEET; THENCE S21°37'32"E, A DISTANCE OF 33.97 FEET; THENCE S24°14'50"E, A DISTANCE OF 12.54 FEET; THENCE S22°34'35"E, A DISTANCE OF 8.59 FEET; THENCE S28°28'14"E, A DISTANCE OF 12.72 FEET; THENCE S29°42'35"E, A DISTANCE OF 11.30 FEET; THENCE N75°31'47"E, A DISTANCE OF 12.02 FEET; THENCE S80°40'37"E, A DISTANCE OF 11.70 FEET; THENCE S63°14'21"E, A DISTANCE OF 38.48 FEET; THENCE S48°34'58"E, A DISTANCE OF 30.91 FEET; THENCE S34°49'39"E, A DISTANCE OF 22.89 FEET; THENCE N44°28'00"E, A DISTANCE OF 21.13 FEET; THENCE S46°38'48"E, A DISTANCE OF 54.86 FEET; THENCE S44°14'06"W, A DISTANCE OF 43.12 FEET; THENCE S34°31'22"E, A DISTANCE OF 29.03 FEET; THENCE S38°16'24"E, A DISTANCE OF 32.33 FEET; THENCE S45°50'49"E, A DISTANCE OF 67.87 FEET; THENCE S50°56'27"E, A DISTANCE OF 20.46 FEET; THENCE S55°06'48"E, A DISTANCE OF 18.49 FEET; THENCE S62°23'31"E, A DISTANCE OF 12.36 FEET; THENCE S66°40'06"E, A DISTANCE OF 7.13 FEET; THENCE N20°37'15"E, A DISTANCE OF 6.76 FEET; THENCE S76°21'37"E, A DISTANCE OF 11.06 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE LOT 10; THENCE ALONG SAID NORTHERLY PROLONGATION OF SAID EAST LINE AND SAID EAST LINE S00°19'47"E, A DISTANCE OF 56.54 FEET TO THE POINT OF BEGINNING#2.

CONTAINING 215,228 SQUARE FEET OR 4.9410 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 12, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 2 OF 7

**CAULFIELD & WHEELER, INC.**CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD-SUITE 100

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

**INN PARCEL
SKETCH AND DESCRIPTION**SCOTT R. LANGFORD
PROFESSIONAL SURVEYOR
AND MAPPER
SURVEYOR NO. LS7623
STATE OF FLORIDA
LB 3591

DATE 01/12/2026

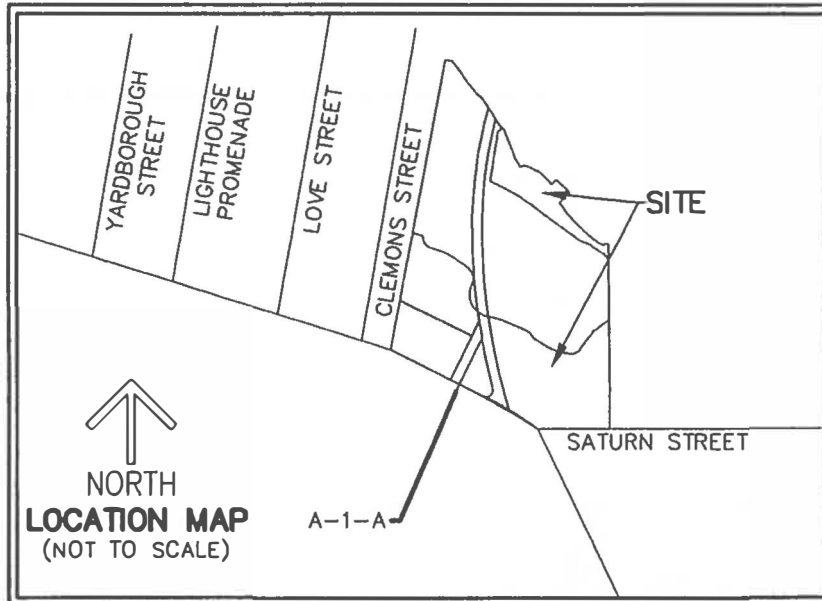
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F.B./ PG. N/A

SCALE NONE

JOB NO. 11732-Inn

EXHIBIT **B**



LEGEND/ABBREVIATIONS:

O.R.B. - OFFICIAL RECORD BOOK
 CL - CENTERLINE
 P.B. - PLAT BOOK
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 PG(S). - PAGE(S)
 R/W - RIGHT-OF-WAY
 R - RADIUS
 Δ - CENTRAL ANGLE (DELTA)
 L - ARC LENGTH
 CD - CHORD DISTANCE
 CB - CHORD BEARING
 LB - LICENSED BUSINESS

SURVEYOR'S NOTES:

1. SKETCH AND DESCRIPTIONS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTIONS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°58'26"W, ALONG THE SOUTH LINE OF LOT 10, PLAT OF SUNI-SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 3 OF 7

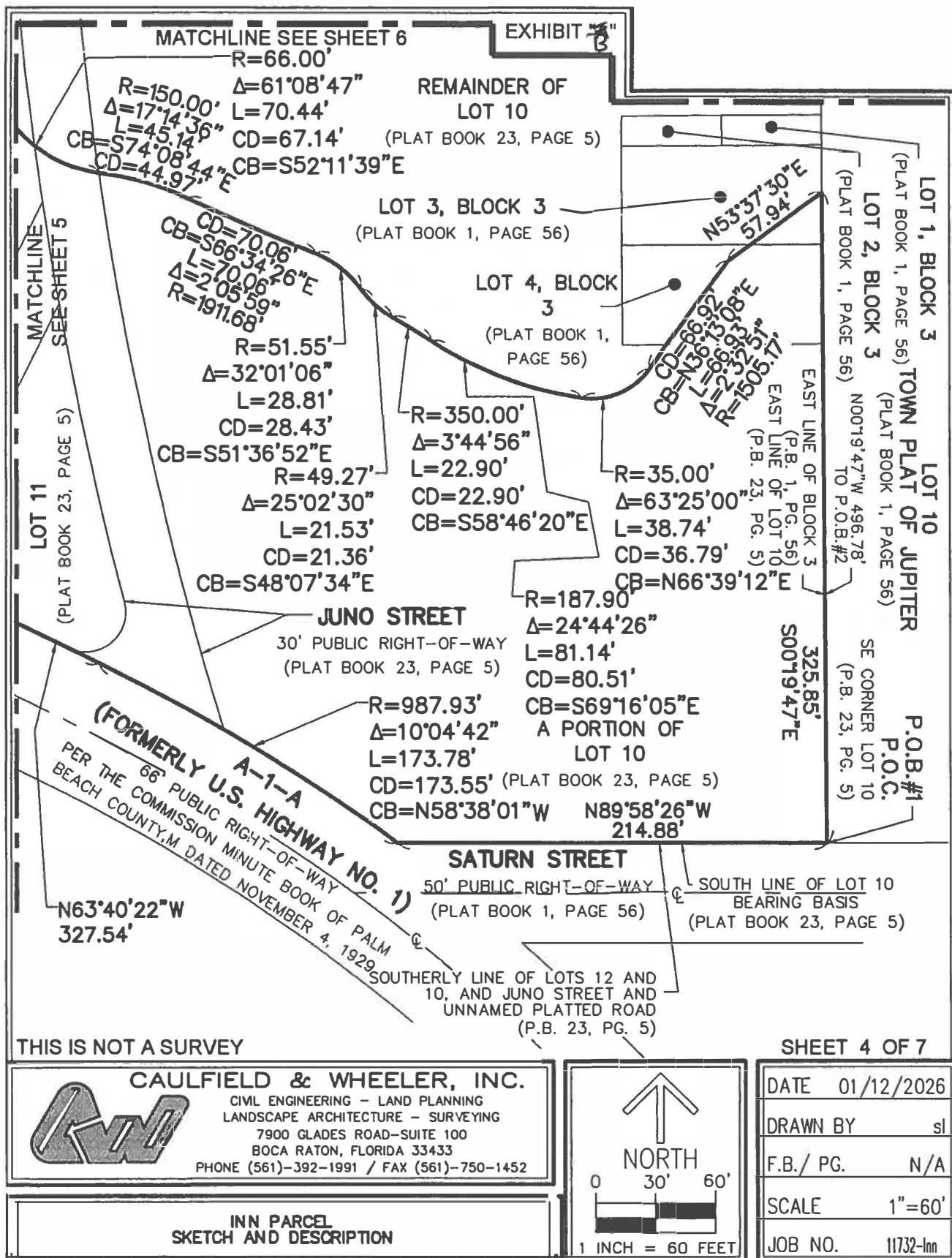


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 PHONE (561)-392-1991 / FAX (561)-750-1452

**INN PARCEL
 SKETCH AND DESCRIPTION**

DATE	01/12/2026
DRAWN BY	sl
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	1 172-Inn



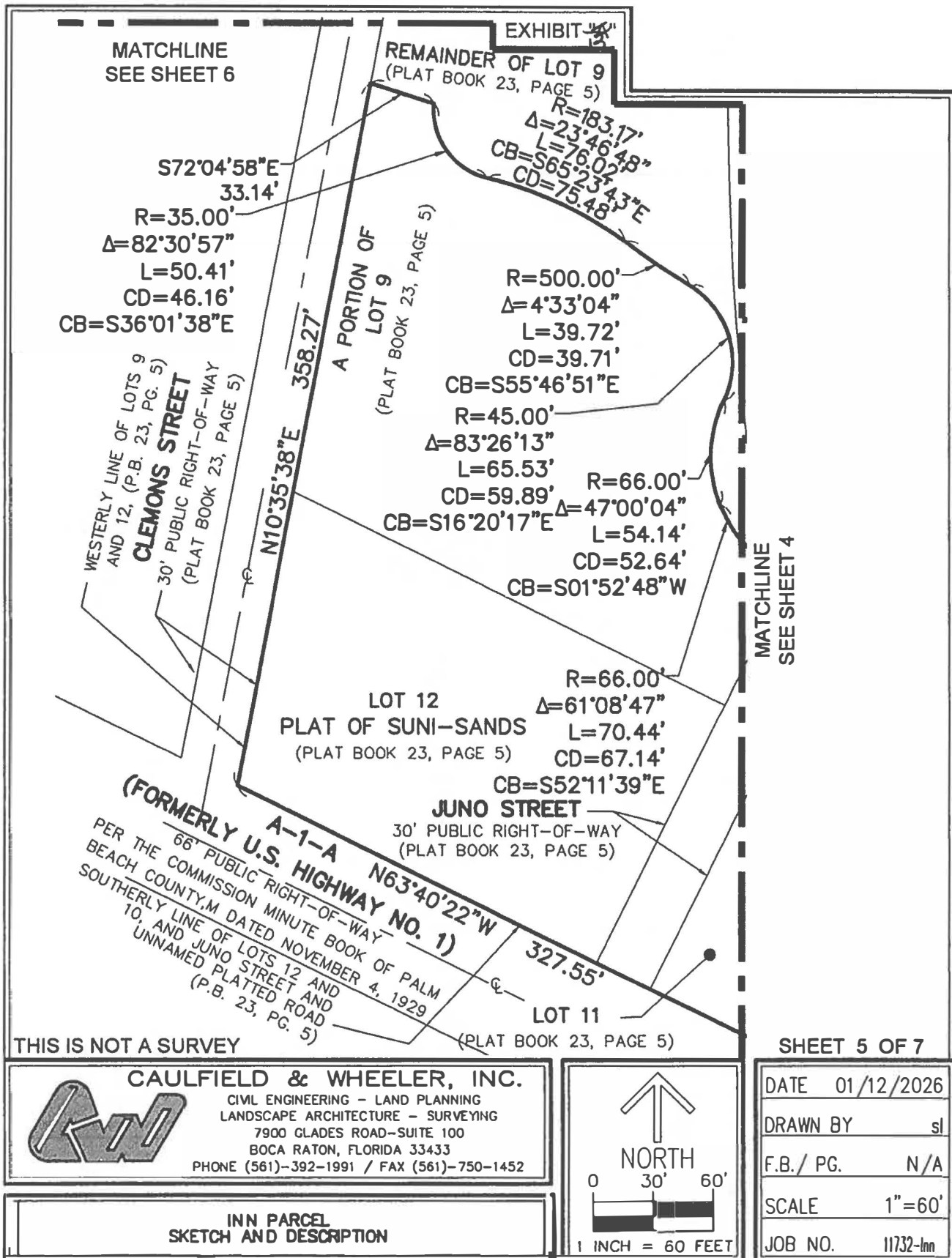
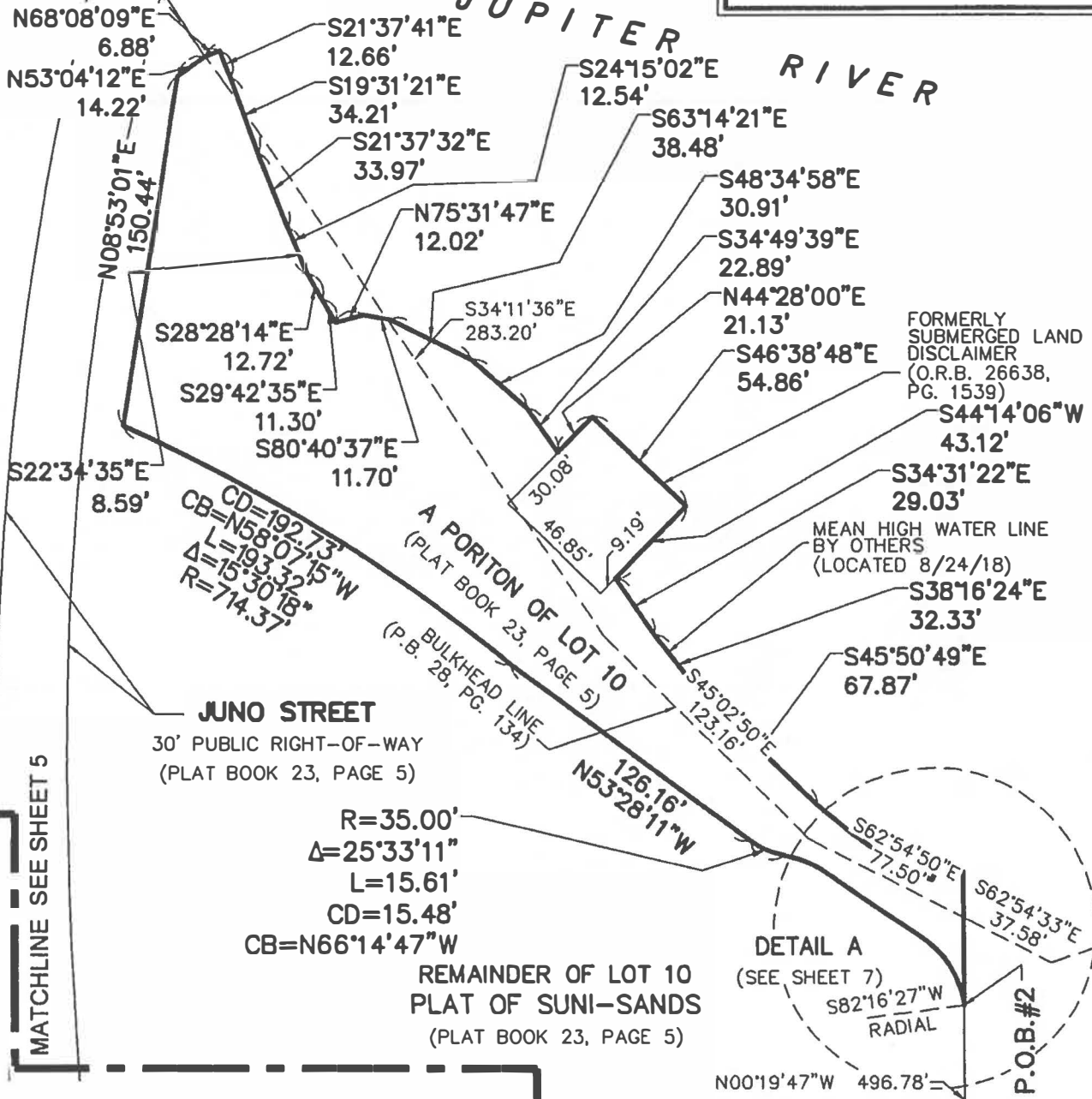


EXHIBIT "A"

JUPITER RIVER



MATCHLINE SEE SHEET 5

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 4

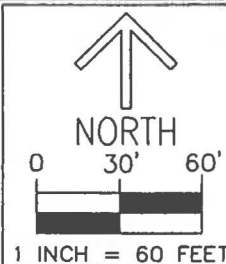
SHEET 6 OF 7



CAULFIELD & WHEELER, INC.

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INN PARCEL
SKETCH AND DESCRIPTION



DATE 01/12/2026

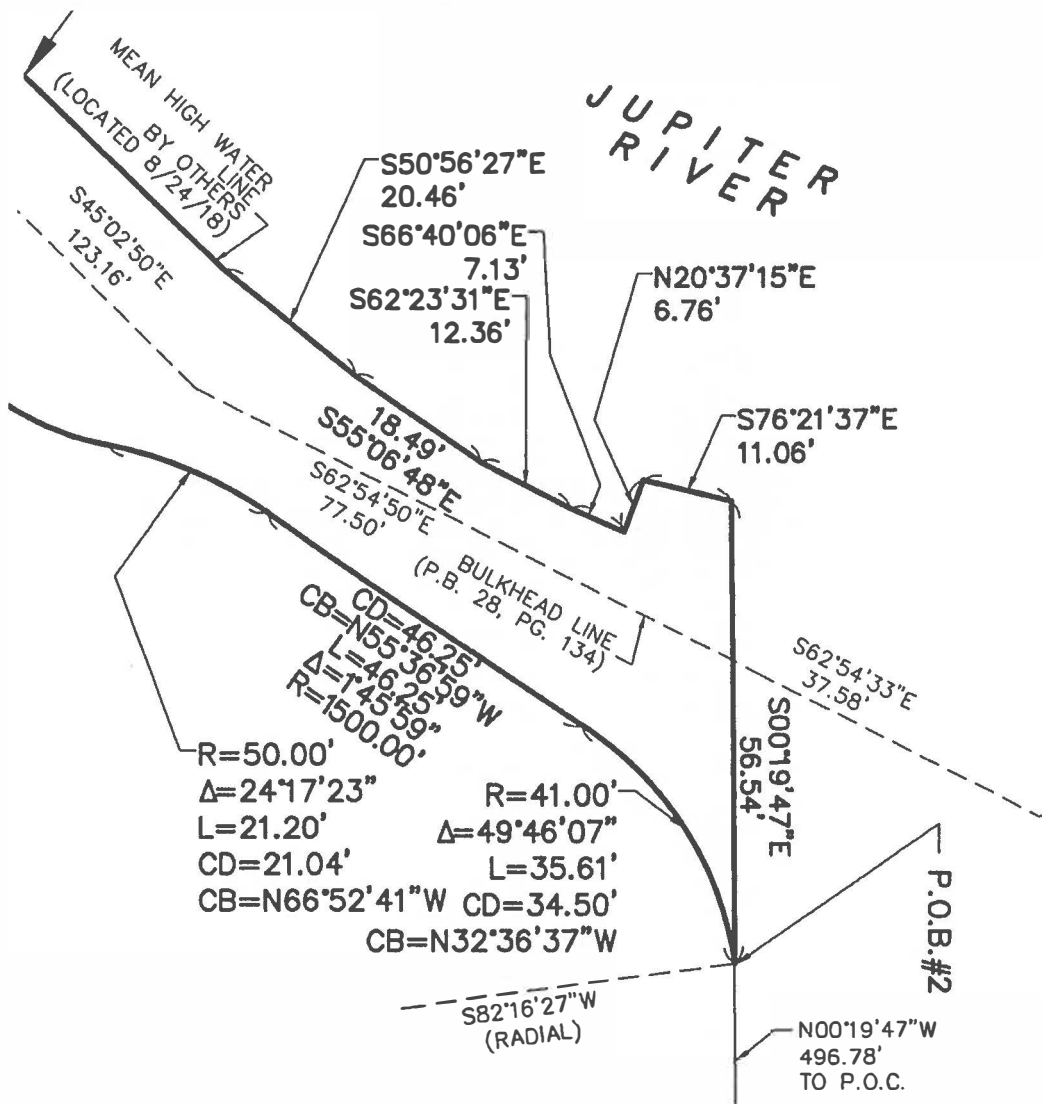
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F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 11732-Inn

EXHIBIT "B"



DETAIL "A"

THIS IS NOT A SURVEY

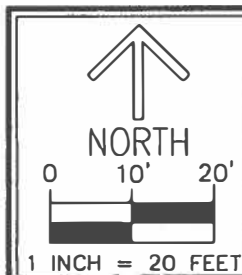
SHEET 7 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
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7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

INN PARCEL
SKETCH AND DESCRIPTION



DATE	01/12/2026
DRAWN BY	sl
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	11732-Inn

MUTUAL GENERAL RELEASE

This Mutual General Release Agreement ("**Agreement**") is entered into by and between, 961 A1A, LLC ("**961**") and 997 A1A, LLC, ("**997**" with 961 collectively "**Property Owners**") and the Town of Jupiter ("**Town**"), all of whom hereinafter are referenced individually as a "**Party**" and collectively as the "**Parties**" and shall be effective upon the last date on which a Party executes and delivers this Agreement.

Whereas, a dispute has arisen between the Parties as presented in Property Owners' Request for Relief pursuant to the Florida Land Use and Environmental Dispute Resolution Act "**FLUEDRA**") filed with the Town (the "**Request for Relief**") as further described in the Mediation Settlement Agreement dated _____ entered between the Parties ("**MSA**"). Pursuant to the MSA, the Parties have agreed to mutually resolve, settle, and compromise disputes they have or may have arising out of or relating to the Property existing as of this date, and which are or were raised or could have been raised in the Request for Relief, which are released below (the "**Disputes**") and the MSA provisions that provide the condition precedents for the execution of this Agreement have been satisfied.

Therefore, in consideration of the mutual covenants contained in this Agreement, the receipt and sufficiency of which is acknowledged by the Parties, each Party to this Agreement hereby in its own name, and on behalf of each of their respective agents, assigns, affiliates, employees, officers, members, managers, representatives, and all other related parties or individuals (collectively, "**Representatives**") releases, remises, acquits, and discharges every other Party and each of their Representatives, from any and all claims, demands, actions and causes of action, suits, costs, damages, expenses, compensation and liability of every kind, character and description, either direct or consequential, sounding in tort or in contract, at law or in equity, which any Party may have now, may have had at any time heretofore, arising out of or relating to the Disputes. This Agreement shall not release the Parties from any enforcement or implementation of the MSA.

This Release may be executed in counterparts. Each such counterpart will constitute an original and all counterparts together will constitute one document. This Release may be executed by electronic signature which shall be deemed an original signature binding on the Parties as such.

SIGNATURES ON NEXT PAGE

IN WITNESS, the parties have executed this mutual general release as of the date identified below.

961 A1A, LLC, a Florida limited
liability company

Town of Jupiter

By: JIMCO Mgt., LLC, Its Manager

By: Charles R. Modica
Its: Manager

997 A1A, LLC, a Florida limited
liability company

By: JIMCO Mgt., LLC, Its Manager

By: Charles R. Modica
Its: Manager

Dated: _____

961 A1A, LLC AND 997 A1A, LLC,

Petitioners,

v.

TOWN OF JUPITER,

Respondent.

SPECIAL MAGISTRATE'S ORDER

This matter arises from a pending appeal before the undersigned Special Magistrate, serving in his capacity as a Mediator under the applicable provisions of Section 70.51, FS in the above referenced proceeding and under the jurisdiction of the Florida Land Use and Environmental Dispute Resolution Act (the 'Act').

After conducting multiple mediation sessions necessary and required under the Act; and, with the continuing good faith efforts of the parties to this proceeding; and, consistent with the mandates and guidance founded in the Act; and, upon the delivery by legal counsel to the Special Magistrate of a proposed Mediation Settlement Agreement (the 'Agreement') to be publicly reviewed and considered by the Mayor and Town Councilmembers of the Town of Jupiter (the 'Town') under the Act, the Special Magistrate hereby finds, determines and formally recommends the following under the Act:

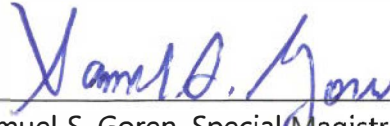
1. The aforementioned findings and conclusions are herein incorporated into this Order and made a part hereof;
2. The Special Magistrate recommends the approval and adoption of the Agreement to the Town and to the Petitioner under the Act with the express findings that:

(a) The Town possesses the legal authority and statutory discretion to exercise such authority to approve, to approve with conditions, or to deny any of the necessary development orders affecting the subject property and the parties; and,

(b) The Petitioners hereby retains their legal rights to pursue such lawful remedies as they deem appropriate following the Town's taking its action, and which the Town then and there deems to be appropriate ; and,

Based up the foregoing findings and conclusions, the Special Magistrate hereby recommends that both the Town and the Petitioner review, approve and execute the Agreement

and to act with continuing good faith to implement the Agreement and to follow the processes and procedures to do so and as set forth therein.



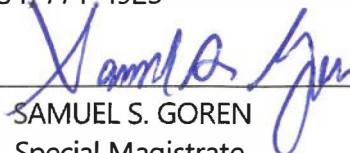
Samuel S. Goren, Special Magistrate
Goren, Cherof, Doody & Ezrol, P.A.
3099 E. Commercial Blvd., #200
Fort Lauderdale, FL 33308
Telephone: 954-771-4500
Facsimile: 954-771-4923
E-Mail: SGoren@gorencherof.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been served via E-mail to: Thomas J. Baird, Esq., Jones Foster, 4741 Military Trail, Suite 200, Jupiter, FL 33458, *Town attorney for Respondent*, at TBaird@jonesfoster.com; Howard E. Nelson, Esq., Bilzin Sumberg Baena Price & Axelrod LLP, 1450 Brickell Avenue, Suite 2300, Miami, FL 33131, *Co-Counsel for Petitioner*, at hnelson@bilzin.com; and Philippe Jeck, Esq., Jeck Harris, Raynor, & Jones, P.A., 790 Juno Ocean Walk, Suite 600, Juno Beach, FL 33408, *Co-Counsel for Petitioner*, at pjeck@jeckharris.com this 13th day of January, 2026.

GOREN, CHEROF, DOODY & EZROL, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Phone: (954) 771-4500
Fax: (954) 771-4923

By: _____



SAMUEL S. GOREN
Special Magistrate

Florida Bar No.: 205850

SGoren@GorenCherof.com