



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, FEBRUARY 10, 2026
7:00 PM**

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

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

Call To Order

ROLL CALL

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

CITIZEN COMMENTS

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

MINUTES

1. Motion to approve the minutes from the January 13, 2026 Regular Planning and Zoning Commission Meeting.

ORDER OF BUSINESS

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

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

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

REGULAR AGENDA

OLD BUSINESS

NEW BUSINESS

2. **200 Hibiscus Street Lounge** (*Quasi-Judicial*) - Special exception use and site plan amendment applications to request a lounge/bar use in an existing 960 square foot retail unit on a 0.67± acre property located at 200 Hibiscus Street. **(PZ#25-6651 & 6652)**

Town Council Consideration: March 17, 2026

3. **Piatt Public Safety Marina and Park** (*Quasi-Judicial*) – Special exception use for a marina and public park and site plan amendment to the Jupiter Fire Rescue Department Piatt Station (Phase 2) site plan for a five slip public safety dock, Riverwalk overlook, and public park, on a 4.7± acre property, located at 500 US Highway 1. **(PZ 26-6700 and 6701)**

Town Council Consideration: March 3, 2026

STAFF UPDATE

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

ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for March 10, 2026.

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

**TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
DRAFT MINUTES
JANUARY 13, 2026 7:00 P.M.**

CALL TO ORDER:

Chair Kevin Kirn called the meeting to order at 7:01p.m.

ATTENDANCE:

Chair Kevin Kirn, Comm. Michael Cassatly, Comm. Marty Rogol, Comm. David Thompson, Comm. Paul Keenan, 1st Alternate (voting-member) and Cynthia Blum, 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Martin Schneider, Principal Planner; Jenna Johnston, Planner; Brett Lashley, Esq., Acting Town Attorney; Amanda Barnes, Utilities Director and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from December 9, 2025 Regular Planning and Zoning Meeting by Comm. Blum; 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. **Planet Kids Annexation, Future Land Use and Rezoning** – Applications for two parcels totaling 1.4+/- acres located at 6910 174th St N and the corner of 147th St N and 68th Terrace N, to request a:

A. Voluntary Annexation;

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

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

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

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

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan asked why the applicant is seeking annexation at this time. Mr. Ciciera stated that the owner of Planet Kids Daycare has owned the property for many years, previously operated a daycare in Jupiter near Limestone Creek, and wishes to be part of the Town. Comm. Keenan asked why the enclave was not annexed earlier. Mr. Sickler explained that the Town has expanded incrementally to the south and the west, with surrounding properties, including Jupiter West Plaza that was annexed approximately 30–35 years ago. He added that additional neighborhoods up Longshore Drive and other parcels west of the Turnpike were also incorporated over time. Mr. Sickler further noted that the Town’s Comprehensive Plan supports annexation of enclaves to provide more efficient governmental services.

Chair Kirn asked how the Town values the applicant’s land dedication for the southern extension of Island Way compared to any concessions from the Town. Mr. Sickler explained that the extension is a Council Strategic Priority, adopted in the Comprehensive Plan, and is intended to mitigate traffic by providing a direct route from Jupiter Park of Commerce to I-95, reducing congestion on Central Boulevard.

Comm. Cassatly inquired when the daycare would be built and whether construction would coincide with the completion of Island Way South, noting concerns about traffic. Mr. Sickler replied that the timeline has not yet been determined and will be addressed during the review of the application. Comm. Cassatly noted a discrepancy in the applicant’s documents regarding the provision of fire services. Mr. Ciciera committed to making the necessary corrections.

Commissioners Rogol, Thompson and Blum did not have questions.

Public Comment: None.

Deliberation by Commission: None.

Motion:

Item 2A - Comm. Keenan moved to recommend approval of the requested Voluntary Annexation, application, based on the findings outlined in the staff report; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 6-0 vote.

Item 2B - Comm. Thompson moved to recommend approval of the requested Future Land Use Map (FLUM) amendment application, based on the findings outlined in the staff report; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 6-0 vote.

Item 2C - Comm. Rogol moved to recommend approval of the requested Zoning Map amendment application, based on the findings outlined in the staff report; seconded by Comm. Blum. Final: Motion passed unanimously, with a 6-0 vote.

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

Staff presentation: Principal Planner; Martin Schneider, reviewed the staff report. Utilities Director, Amanda Barnes, presented an overview of the proposed project.

Commissioners asked questions of the Applicant and Staff:

Comm. Cassatly commented that the water service area boundaries provided in Figures 2.1 and 3.6 appear to be incorrect. (After further review, the Utilities Dept determined that the water service area boundary line is shown correctly on Figures 2.1 and 3.6). Comm. Cassatly also inquired if leaching would occur from the PVC and plastic piping used for the new Floridan Aquifer brackish water wells. Ms. Barnes responded that water temperature does not promote leaching but if leaching occurs the membrane treatment of the water removes any contaminants, including perfluorinated compounds (PFAS). Comm. Cassatly asked about the timeline for the Loxahatchee River Watershed Restoration Project. Ms. Barnes responded that the project is under construction with estimated completion in three to five years. Comm. Cassatly further inquired about safeguards to prevent membrane concentrate from impacting the drinking water aquifers. Ms. Barnes explained that the 3,500 foot deep injection wells include an adjacent dual-zone monitoring well, and is subject to the Florida Department of Environmental Protection (DEP) supervised testing and monthly reporting to ensure the drinking water aquifers are not negatively impacted.

Chair Kirn inquired whether residents of Jupiter Farms are interested in receiving Town water service and what the Town's decision-making process would be for providing such service. Ms. Barnes stated that a survey conducted approximately 10–15 years ago indicated that residents did not want Town water service at that time, so the effort was not pursued. She noted that the decision would ultimately rest with the Town Council, and while extending the necessary infrastructure would be costly, it could be accommodated within the Town's existing water treatment capacity. Chair Kirn also asked whether wastewater service would be provided as part of water service. Ms. Barnes responded that wastewater service is provided by the Loxahatchee River Environmental Control District.

Comm. Keenan inquired about the diversion of water to the Loxahatchee River as a potential future water source and asked where the water would be diverted from. Ms. Barnes explained that the water would originate from the southwest area of Palm Beach County, where the district has constructed a large reservoir near Southern Boulevard. She stated that a conveyance system is planned to route the water through preserve areas and channels to the C-18 Canal and provide benefits to the Loxahatchee River to restore minimum flows and water quality. Ms. Barnes added that she could conduct additional research and report back with further details if desired.

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

Public Comment: None.

Deliberation by Commission: None.

Motion:

Comm. Cassatly moved to recommend approval of the requested Infrastructure Element Comprehensive Plan Text amendment application, based on the findings outlined in the staff report and presentation; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 6-0 vote.

STAFF UPDATE:

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

ADJOURN:

Chair Kevin Kirn adjourned the meeting at 7:44 p.m.

Kevin Kirn, Chair

Vernisa Ayers, Secretary

**STAFF REPORT FOR
200 HIBISCUS STREET LOUNGE
TOWN MANAGER'S OFFICE**



DATE: February 3, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning
SUBJECT: 200 Hibiscus Street Lounge – (Quasi-judicial) Special exception use and site plan amendment applications to request a lounge/bar use in an existing 960 square foot retail unit on a 0.67± acre property located at 200 Hibiscus Street. (**PZ 25-6651 & 6652**)

JS

Resolution #37-26
PZ 25-6651, 25-6652
J. Dray

P&Z Commission: 02/10/2026
Town Council: 03/17/2026

Project Information

Project Name: 200 Hibiscus Street Lounge
Applicant/Owner: Green House Apartments, LLC
Agent: Leone Company, LLC
Location: 200 Hibiscus Street, southwest corner of Hibiscus Street and North Orange Avenue
Acreage: 0.67±
PCN Number: 30-42-41-01-03-007-0270
Future Land Use Designation: Commercial
Zoning District Designation: Indiantown Road Overlay Zoning District (IOZ), Pine Gardens district with underlying General Commercial (C-2) zoning
Existing Use of Property: Restaurant, retail, and office buildings
Proposed Use: Lounge/Bar
Request: To allow a lounge/bar use in an existing 960 square foot retail space in Unit 1 of Building 2 (see Attachment A – Site Plan and Attachment B – Project Narrative)

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning has reviewed the applicant's request and has determined the applications are in compliance with the Comprehensive Plan and will be in compliance with the Town Code, subject to the conditions included in Exhibit 1.

Project Data

Pertinent site plan data and information in reference to the subject applications are listed below:

Table 1: Adjacent Properties

Direction	Existing Land Use	Future Land Use / Zoning District
North	Residential (Single-family)	High Density Residential / Limited Multifamily Residential (R-3)
South	Commercial (Medical)	Commercial / Indiantown Road Overlay Zoning District (IOZ), Pine Gardens district with underlying General Commercial (C-2)
East	Commercial (Retail)	Commercial / IOZ Pine Gardens district with underlying C-2
West	Commercial (Multi-tenant)	Commercial / IOZ Pine Gardens district with underlying C-2

Table 2: Site Plan

	IOZ Pine Gardens district with underlying C-2 zoning requirements [Section 27-566]	Existing Lot
Minimum lot area	15,000 SF	29,185 SF
Minimum lot width	75 feet	200 feet approx.
Minimum lot depth	150 feet	145 feet approx. ¹
Maximum building height	50 feet	12 feet
Maximum lot coverage	35 percent	27 percent

Table 3: Setbacks

	IOZ Pine Gardens district with underlying C-2 zoning requirements [Section 27-566]	Existing Building
Front Setback – North (Hibiscus St)	15 feet	53 feet
Side Corner Setback – East (N Orange Ave)	15 feet	40 feet
Side Interior Setback – West	0 feet ²	0.3 feet
Rear Setback – South	30 feet	22 feet

Table 4: Parking

	Minimum off-street parking requirements [Section 27-2828]	Owner's Proposal
Lounge/Bar (greater of 1 per 85 SF of GFA, or 1 per 2 seats)	11	11
Restaurant (1 per 85 SF of GFA)	23	23
Retail (1 per 250 SF of GFA)	20	20
ADA accessible parking spaces (included in total)	3	3
On-street parking spaces (included in total)	n/a	4
Total	54	54

¹ The subject property is nonconforming with respect to the minimum lot depth; however, it is compliant with Section 27-3393, entitled "Certain nonconforming and substandard lots," as currently developed.

² Pursuant to Section 27-566, entitled "Area and dimension regulations," no side interior setback is required when vehicular access to the rear of the building is provided.

Background and History

The applicant has submitted concurrent applications to request a special exception use and a site plan amendment to allow a lounge/bar use in a 960 square foot retail space in Unit 1 of Building 2 on the subject property. In the Project Narrative, the applicant has stated their intent to repair and restripe the parking lot area in order to comply with the parking regulations required by the Town Code and the proposed site plan. The applicant is also completing installation of landscaping improvements on the subject property.

The subject property is located in the Pine Gardens district of the Indiantown Road Overlay Zoning District (IOZ). Pursuant to Section 27-1524, entitled “Use Regulations,” a lounge/bar is a special exception use within the IOZ Pine Gardens district with underlying General Commercial (C-2) zoning. Therefore, the applicant is required to submit a special exception application for this use.

The two existing buildings on the subject property were developed in two phases. The first building was constructed in 1984, and the second building was constructed in 1990. The IOZ was adopted in 1990. In 2006, Town Council approved Resolution #127-05 for a special exception restaurant use in Units 208 and 210 on the subject property. In 2014, Town Council passed Resolution #44-14 to approve a special exception restaurant use in the same units because the previously approved restaurant use had discontinued, thus requiring re-approval.

Analysis

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

Comprehensive Plan Consistency. The proposed development is in conformance with Commercial land use designation of the Future Land Use element of the Comprehensive Plan.

Site Plan. The site plan indicates a directional blade sign on the northeast corner of Building 1 which says “Do not enter.” This sign is not currently present on the subject property. Staff has included a condition in Exhibit 1 **to install the directional “Do not enter” blade sign, as indicated on the approved site plan, prior to the issuance of any development permits for the special exception use.**

Landscaping. In November 2025, the applicant received administrative site plan approval to modify the landscape plan for the subject property through PZ 25-6593. The approved landscape plan is in conformance with Chapter 23, entitled, “Landscaping.” A majority of the improvements have been installed; however, some improvements remain outstanding. Staff has included a condition in Exhibit 1 **to complete the installation of all improvements included in the landscape plan for the subject property approved through PZ 25-6593 prior to the issuance of any development permits.**

Parking. The site is *not* in conformance with Section 27-2828, entitled “Standards for required off-street parking and loading spaces,” and Section 27-2829, entitled “Required ADA accessible parking.” The parking lot configuration in the proposed site plan is the same parking lot configuration which was approved with the restaurant special exception use on the subject property in 2014. However, the parking lot striping has faded over time due to lack of maintenance, which results in the loss of two required parking spaces, including one required ADA parking space. Pursuant to Section 27-2828, the required minimum number of parking spaces for the subject property with the proposed lounge/bar use is 54, but only 52 parking

spaces are provided. Pursuant to Section 27-2829, the required minimum number of ADA parking spaces is three, but only two ADA parking spaces are provided. Staff has included a condition in Exhibit 1 **to restripe, rehabilitate, and otherwise modify the parking lot area to provide the required minimum number of parking spaces and ADA parking spaces, as shown on the proposed site plan, prior to the issuance of a Certificate of Completion.**

Although the four on-street parking spaces along Hibiscus Street count toward the required minimum number of parking spaces for the subject property, it should be noted that these on-street parking spaces are also intended for public use. Staff has included a condition in Exhibit 1 **to include a note on the site plan prohibiting the installation of signage or other mechanisms which would prevent the public use of the four on-street parking spaces.**

Traffic. The proposed application is in conformance with the Town's traffic performance standards. The Town Traffic Engineer has confirmed transmittal to the County for traffic performance standards review is not required for this application. The proposed 960 square foot lounge is anticipated to generate approximately **71** average daily trips and **11** PM peak hour trips, based on trip generation rates synthesized from ITE 975 (Drinking Place) and ITE 971 (Brewery Tap Room) land uses. The projected trip generation represents a limited increase in traffic and is not expected to result in adverse impacts to the surrounding neighborhood.

Hours of Operation. In the Project Narrative, the applicant states the hours of operation for the proposed lounge/bar use will be 5 PM to 1 AM, Monday through Thursday, and 5 PM to 2 AM, Friday through Sunday. Pursuant to Section 27-177(a), the proposed special exception use shall be compatible with the character and use of the surrounding property in its hours of operation. The subject property is adjacent to residential properties directly to the north. In 2014, Town Council passed Resolution #44-14, which included a condition to limit the hours of operation to only the hours originally proposed by the applicant for the restaurant special exception use in the same plaza.

Pursuant to Section 27-177(b), conditions of approval may be added to limit the manner in which the proposed use is conducted, including restricting the time an activity may take place. The proposed lounge may technically operate 24/7; however, pursuant to Section 4-1, the sale, service, and consumption of alcoholic beverages is prohibited between the hours of 3 AM and 7 AM. To ensure the special exception criteria are met, staff has included a condition **in Exhibit 1 to limit the hours of operation from 5 PM to 1 AM, Monday through Thursday, and 5 PM to 2 AM, Friday through Sunday, as proposed by the applicant in the Project Narrative. Additionally, a condition is included in Exhibit 1 to require the business close its windows and doors after 10 PM to avoid noise impacts.** The Planning and Zoning Commission may recommend to modify the hours of operation to further ensure consistency of the proposed lounge with the special exception criteria and surrounding properties.

Signage. The applicant is in the process of acquiring permits to update the storefront signage for individual units on the subject property, and some of these permits have already been issued. The applicant has not provided a signage package for the proposed lounge/bar use with this request. Any future signage will need to comply with the Town Code and will require a building permit prior to installation.

Utilities. The proposed development is in conformance with the requirements of Chapter 20 of the Town Code. Staff has included a condition in Exhibit 1 that, **within 60 days of site plan approval or prior to the issuance of any development permits, the Owner shall submit a formal water service agreement to the Town of Jupiter Utilities Department.**

Engineering. The proposed development will be in conformance with the requirements of Chapter 25 of the Town Code, subject to the included conditions. Any modifications to the parking lot area of the subject property will require an engineering permit prior to installation.

Site Plan Criteria. Section 27-175, entitled “Criteria for site plan review,” contains minimum criteria for review of all site plan applications being processed. Upon review of the 12 criteria in Section 27-175, staff finds the applicant must satisfy criteria relative to parking. Staff has provided conditions to address this criterion.

Special Exception Criteria. Section 27-177, entitled “Criteria for special exceptions,” contains minimum criteria for review of all special exception applications being processed. Upon review of the two criteria in Section 27-177(a), staff finds the applicant must satisfy criteria relative to parking and hours of operation. Pursuant to Section 27-177(b), staff has provided conditions to address these criteria.

Attachments:

Exhibit 1 – Conditions

Attachment A – Site Plan

Attachment B – Project Narrative

Please contact Joseph Dray at josephd@jupiter.fl.us or (561)741-2473 to obtain copies of any attachments.

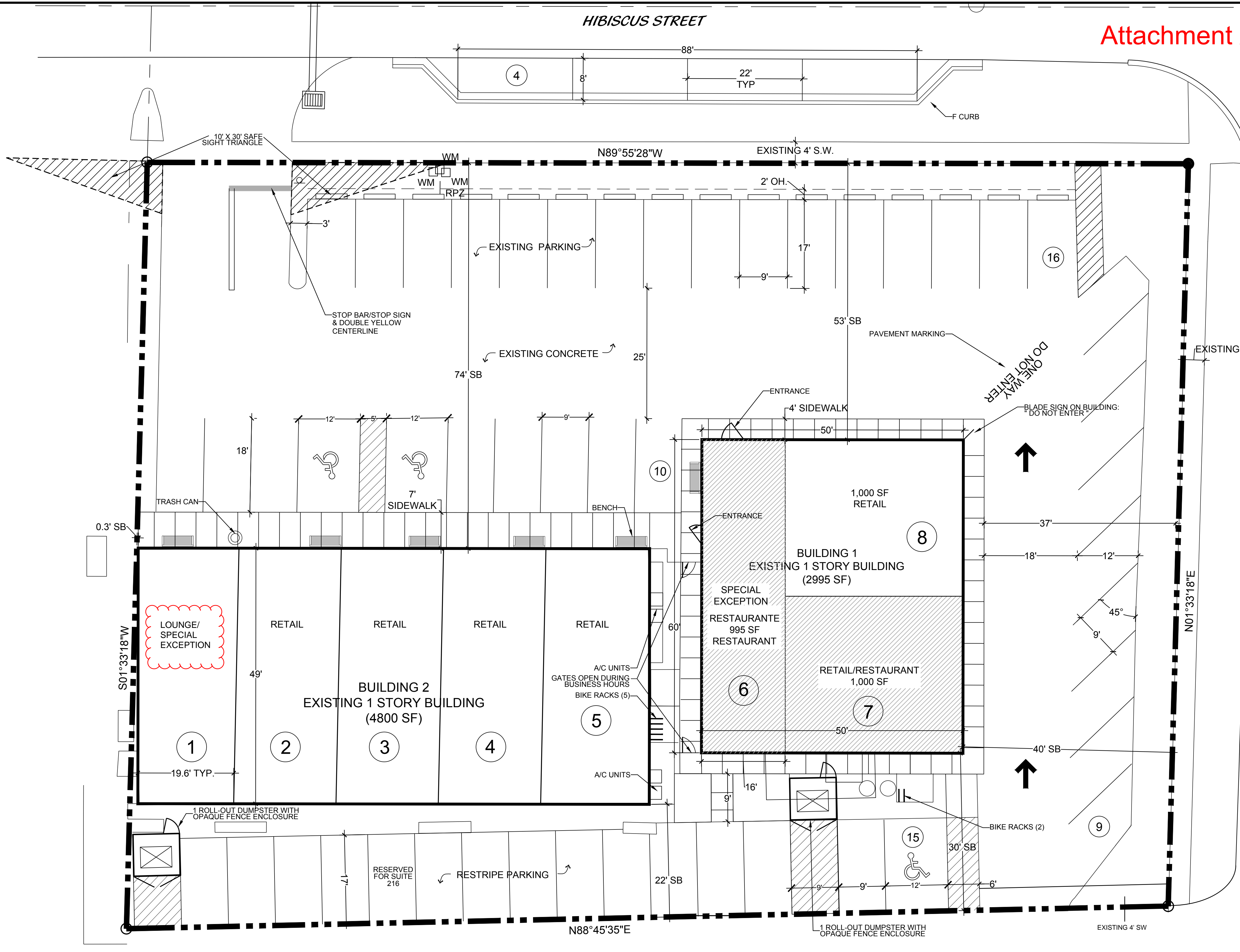
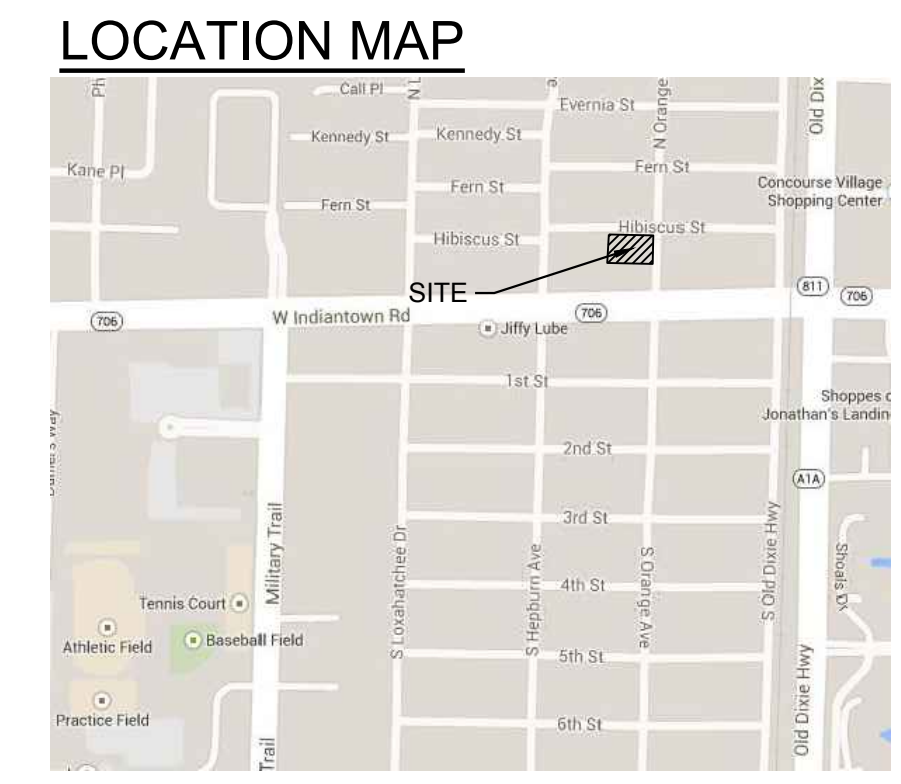
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2/3/2026

Conditions of Approval

The applications are in compliance with the Comprehensive Plan and will be in compliance with the Town Code, subject to the following conditions:

- 1) The Owner shall install and maintain all improvements in compliance with the following:
 - a) Site Plan, prepared by Leone Company, LLC, referenced as “Sheet 1 of 1,” dated 01/13/26, received by the Department of Planning and Zoning on 01/13/26.
 - b) Statement of Use, prepared by Leone Company, LLC, dated 01/13/26, received by the Department of Planning and Zoning on 01/13/26.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 01/13/26, received by the Department of Planning and Zoning on 01/13/26.
- 3) Any revisions to the site plan, statement of use, or other details submitted as part of this application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.
- 4) **Site Plan.** Prior to the issuance of any development permits for the subject unit, the Owner shall install the directional “Do not enter” blade sign indicated on the northeast corner of Building 1 on the site plan.
- 5) **Landscaping.** Prior to the issuance of any development permits for the subject unit, the Owner shall complete the installation of all improvements included in the landscape plan for the subject property approved through PZ 25-6593.
- 6) **Parking.** Prior to the issuance of a Certificate of Completion for the subject unit, the Owner shall
 - a) restripe, rehabilitate, and otherwise modify the parking lot area to provide the required minimum number of parking spaces and ADA parking spaces, as shown on the site plan.
 - b) Add a note on the site plan prohibiting the installation of signage or other mechanisms which would prevent the public use of the four on-street parking spaces.
- 7) **Hours of Operation.**
 - a) The hours of operation of the lounge shall be from 5 PM to 1 AM, Monday through Thursday, and 5 PM to 2 AM, Friday through Sunday, as proposed in the Project Narrative.
 - b) The business shall close its windows and doors after 10 PM to avoid noise impacts.
- 8) **Utilities.** Within 60 days of site plan approval or prior to the issuance of any development permits, the Owner shall submit a formal water service agreement to the Town of Jupiter Utilities Department.

Attachment A- Site Plan



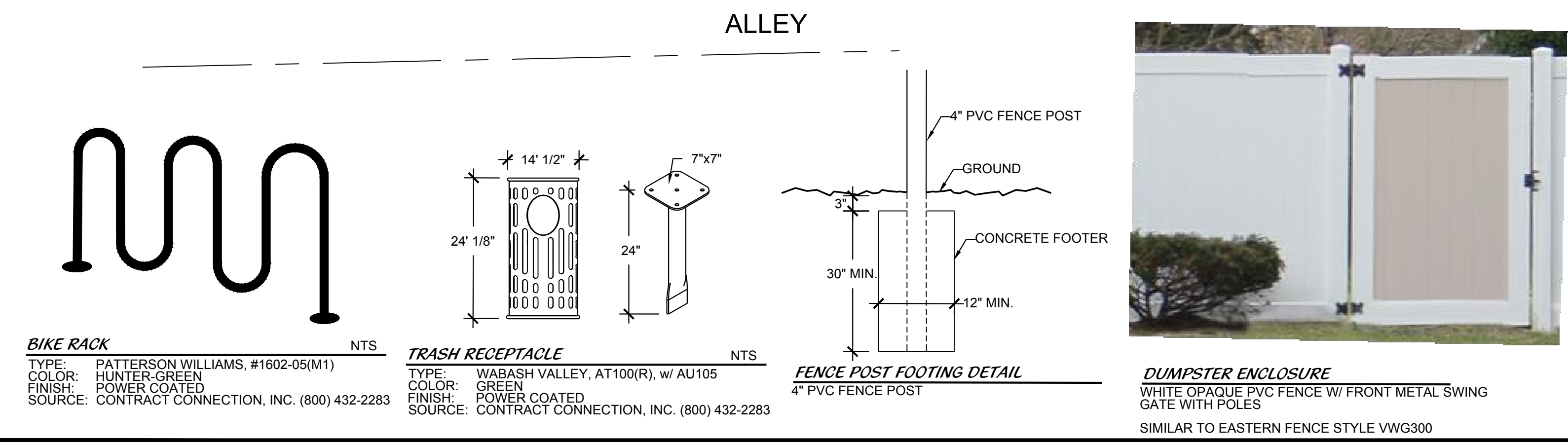
SITE DATA

NAME OF PROJECT	El Recodo Restaurante	
PROPERTY CONTROL NUMBER	30-42-41-01-03-007-0270	
TOWN OF JUPITER P&Z #	P2 # 14-144	
WELLFIELD ZONE	Zone 4	
FEMA FLOOD ZONE	Zone B	
TOWNSHIP/RANGE/SECTION	41/42/01	
EXISTING LAND USE DESIGNATION	Commercial	
EXISTING ZONING DISTRICT	C2 General Commercial	
OVERLAY	IOZ - Pine Gardens District	
BUILDING HEIGHT	12'	
NUMBER OF STORIES	1 Story	
TOTAL SITE AREA	0.662	AC
	28,836.72	SF
BUILDING DATA		
FAR	0.27	
BAY	SF	ZONING USE
BUILDING 1		
6	995	Restaurant
7	1,000	Restaurant
8	1,000	Retail
Subtotal	2,995	SF
BUILDING 2		
1	960	Lounge (22 Seats)
2	960	Retail
3	960	Office
4	960	Retail
5	960	Retail
Subtotal	4,800	SF
Total Building Square Footage	7,795	SF
BUILDING SETBACKS (Existing)	REQ	PROV
FRONT	15'	53'
SIDE CORNERS	15'	40'
LOT COVERAGE	SF	AC
IMPERVIOUS AREA	7,847.00	0.18
BUILDING LOT COVERAGE	15,070.00	0.35
VEHICULAR USE AREA	3,110.00	0.07
SIDEWALK, PATIO, WALLS, SIGNS & MECH.	26,027.00	0.60
TOTAL IMPERVIOUS AREA		90.26%
PERVIOUS AREA	SF	AC
LANDSCAPE BUFFER	2,504.72	0.06
INTERIOR LANDSCAPE	305.00	0.01
TOTAL PERVIOUS AREA	2,809.72	0.06
TOTAL SITE AREA	28,836.72	0.66
		100.00%
PARKING DATA	REQ	PROV
RESTAURANT (1 / 85)	23.5	
RETAIL (1 / 250)	19.36	
LOUNGE (22 SEATS) (1 / 85 SF OF GFA OR 1 PER 2 SEATS)	11.00	
TOTAL	53.8	54
HANDICAP SPACES (INCLUDED IN TOTAL)		3
PEDESTRIAN AMENITIES	REQ	PROV
BENCH (1 / 12,500 SF)	1	6
TRASH CAN (1 / 25,000 SF)	1	1
BIKE RACK (1 / 12,500 SF)	1	2

Cotleur Hearing
 Landscape Architecture
 Planning
 Environmental Consulting
 Graphic Design
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561-747-6336 Fax-747-1377

SEDER COMMERCIAL BUILDING

El Recodo Restaurante - Special Exception Use
 Jupiter, Florida



LEGAL DESCRIPTION:

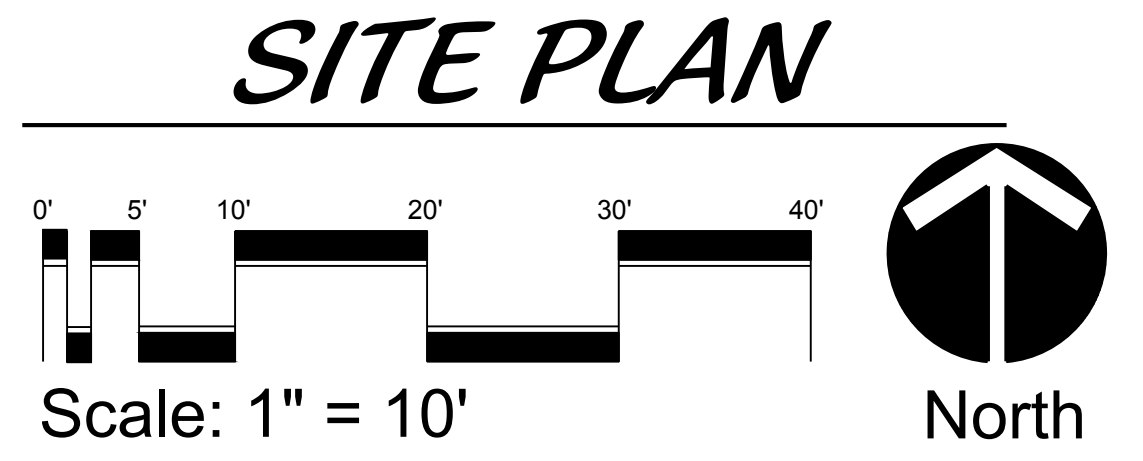
LOTS 27, 28, 29 AND 30, BLOCK 7, ACCORDING TO THE PLAT OF JUPITER TOWNSITE, AS RECORDED IN PLAT BOOK 14, PAGE 11, OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.

GENERAL NOTES:

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LDR'S. THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION PRIOR TO COMMENCING WORK. OF ALL UNDERGROUND UTIL ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER HALL GOVERN IN THE EVENT OF A CONFLICT. LANDSCAPE CODE (LDR'S) SHALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSORS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE ENT AT TIME OF PLANTING. TALLEST POINT OF SAID EQUIP R, IN ACCORDANCE WITH THE TOWN OF JUPITER WATER ROOT BARRIER DEPARTMENT CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO UNDERGROUND UTILITIES. ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWER LINES WILL COMPLY WITH THE FP&L RIGHT TREE RIGHT PLACE GUIDELINES RAMP SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK, STREET & BUILDING ENTRES IN ACCORDANCE WITH ADA AND THE FLORIDA HA ACCESSIBILITY CODE. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING, AND ADJACENT OFF SITE LANDSCAPE

THE FOLLOWING ITEMS/USES SHALL BE PROHIBITED OUTSIDE THE CONFINES OF THE PRINCIPAL STRUCTURE OR PLACEMENT ON THE EXTERIOR PORTIONS OF THE SUBJECT PROPERTY:
 FOOD SERVICE/DRINK/VENDING OR OTHER SIMILAR FOOD DISPENSING UNITS/MACHINES AND OTHER MACHINES DISPENSING ALL TYPES OF MERCHANDISE, PRODUCTS, GOODS, HANDBILLS, ADVERTISING MAGAZINES, ETC. PUBLIC TELEPHONES SHALL BE EXEMPT FROM THESE PROVISIONS.

NO OUTDOOR LOUDSPEAKER SYSTEM, INCLUDING BUT NOT LIMITED TO, BELLS, AMPLIFIED TELEPHONE RINGERS PAGING SYSTEMS, ETC. SHALL BE PERMITTED OR BE AUDIBLE OUTSIDE THE CONFINES OF THE PRINCIPLE STRUCTURE.



DESIGNED	DEH
DRAWN	DRS
APPROVED	DEH
JOB NUMBER	140405
DATE	4-12-04
REVISIONS	5-11-04
SPECIAL EXEPT.	08-04-05
SPECIAL EXEPT.	05-12-14
REVISION	06-27-14
	FINAL PLANS 07-02-14
REVISION	12-01-25
REVISION	1-13-26

December 5, 2025
 Revised: February 3, 2026

Town of Jupiter
 Special Exception Use Application
 200 Hibiscus Street

INTRODUCTION:

The Applicant respectfully requests approval of the submitted special exception application for a lounge (listening bar) at 200–220 Hibiscus Street (Suite 220 being the proposed lounge space). The Applicant has over 25 years of experience in the hospitality industry, including holding licenses in multiple states with no violations and ownership in several successful hospitality businesses. The subject site is generally located southwest of the intersection of Hibiscus Street and Orange Avenue. The property has a future land use of Commercial and a Zoning designation of Commercial, General (C2) within the Indiantown Road Overlay Zone- Pine Gardens Subdistrict (IOZ-PG).

COMPATIBILITY WITH SURROUNDING LAND USE AND ZONING:

The subject site carries a Commercial land use and zoning designation of Commercial, General (C2). The subject site is also located within the Indiantown Road Overlay Zone – Pine Gardens district. The future land use and zoning designations of the properties directly adjacent to the subject site are provided in Table 1 below.

Table 1: Existing Zoning and Future Land Use

Site	Existing Zoning	Existing Future Land Use
Subject Property	Commercial, General (C2)/ Indiantown Road Overlay Zone – Pine Gardens	Commercial
North	(Hibiscus St) Residential, Limited Multi-Family (R3)	High Density Residential
South	(Alley) Commercial, General (C2) / Indiantown Road Overlay Zone – Pine Gardens	Commercial
East	(Orange Ave) Commercial, General (C2) / Indiantown Road Overlay Zone – Pine Gardens	Commercial
West	Commercial, General (C2) / Indiantown Road Overlay Zone – Pine Gardens	Commercial

SITE DETAILS:

The existing site is approximately 0.66 acres and contains two structures (building 1 – 2,995 square feet and building 2 – 4,800 square feet) with a total of 11 suites between the two buildings. The uses contained on this site consist of restaurant, retail, and office. Table 2 on the following page adequately details the existing uses on site.

Table 2: Existing Uses

Suite	Square Footage	Approved Use
204-206 (8)	1,000	Vacant
208 (6,7)	1,995	Restaurant
212 (5)	960	Vacant
214 (4)	960	Retail
216 (3)	960	Office
220 (1,2)	1,920	Retail
TOTAL	7,795	

USE & OPERATIONS:

The proposed lounge will occupy a 960-square-foot suite within the existing building. It is designed as a seated, reservation-only listening room—an intimate, acoustically controlled environment serving curated cocktails, wine, and light scoop-and-serve snacks. The Applicant will obtain a 4COP Quota Liquor License to operate the proposed lounge.

- Type: Seated, reservation-only listening bar
- Food: Packaged / scoop-and-serve snacks only (no kitchen or hood)
- Music: Recorded vinyl and digital playback only, at background levels
- Seating: 22 seats maximum (no standing room, bar crowd, or dance floor)
- Hours: 5:00 PM–1:00AM (Monday–Thursday) | 5:00 PM–2:00 AM (Friday–Sunday)

This configuration results in predictable arrival patterns and a low traffic generation rate relative to restaurant and retail uses, minimizing external impacts. The neighboring uses within the subject site are open during daytime hours, which does not conflict with the operating hours of the requested use.

There are no proposed changes to the building footprint, intensity, or impervious area with the subject request.

ACCESS, PARKING, CIRCULATION, AND TRAFFIC:

The subject site is accessed via an existing access point from Orange Avenue and from Hibiscus Street. There is also an access point from the alley to the south of the subject site.

The subject site currently has 52 parking spaces (including two ADA and four parallel on-street parking spaces). Pursuant to Code Section 27-2388, Table 1, the proposed lounge use requires 1 space per 2 seats or 1 space per 85 square feet of gross floor area, whichever is greater. The Applicant is proposing 22 seats; therefore, the proposed use requires 11 parking spaces. The Applicant is proposing to restripe the vehicular parking lot to conform with the submitted site plan, which will provide the required number of parking spaces for the proposed use (54, including three ADA parking spaces and four on-street parallel spaces). The proposed use meets the Town’s parking requirements. Table 3 on the following page identifies the required parking spaces based on the existing and proposed use (220).

Table 3: Parking for proposed use

Suite	Square Footage	Approved Use	Parking Rate	Required Number of Spaces
204-206 (8)	1,000	Retail	1/250 SF of GFA	4
208 (6,7)	1,995	Restaurant	1/85 SF of GFA	23
212 (5)	960	Retail	1/250 SF of GFA	4
214 (4)	960	Retail	1/250 SF of GFA	4
216 (3)	960	Office	1/250 SF of GFA	4
218 (2)	960	Retail	1/250 SF of GFA	4
220 (1)	960	Proposed Lounge (22 seats)	1/85 SF of GFA or 1 per 2 seats	11
TOTAL	7,795			54

Total Required: 54

Total Provided: 54

As previously mentioned, the neighboring businesses operate during daytime hours and close by 5:00pm, as a result additional parking will be available for the proposed special exception use.

OWNER IMPROVEMENTS:

The Applicant, who also owns the center, is currently in the process of improving the subject site. Recently, improvements to the landscaping commenced to ensure the site landscaping complies with the requirements of the IOZ-Pine Gardens standards. In addition, permits are under review for a new aluminum roof, gutters, fascia, and soffits. The Applicant received permits to upgrade the signage to provide new uniform LED signage. In addition, the Applicant is planning to repaint the two buildings with an updated modern color scheme. Recent and ongoing Applicant improvements demonstrate commitment to reinvestment and long-term site quality.

CONSISTENCY WITH THE ZONING CODE:

As stipulated in Code Section 27-1524, Table 1 the proposed use, lounge, is a special exception use, within the Indiantown Road Overlay Zone - Pine Gardens. Code Section 27-175 establishes criteria for site plan review and Code Section 27-177 establishes criteria for Special Exception uses, which are analyzed below.

Sec. 27-175 – Criteria for site plan review.

- (1) The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.

Response: The proposed special exception use is consistent with the goals, objectives, and policies of the Town’s comprehensive plan. The use is proposed within an existing commercial center that offers a variety of uses. There are no proposed site modifications with the subject request.

- (2) The proposed development is consistent with any applicable, countywide land development regulations.

Response: The proposed special exception use is consistent with any applicable, countywide land development regulations. There are no proposed modifications to the subject site with the requested special exception use. The Applicant is enhancing the site by making upgrades to the landscaping, amending the signage for a cohesive design, and repainting the buildings to a more current palette.

- (3) The proposed development is consistent with all applicable land development regulations and all other portions of this Code.

Response: The proposed special exception use is consistent with all applicable land development regulations and all other portions of the Town's Code. The request supports the goals of the IOZ-Pine Gardens subdistrict by encouraging reinvestment in existing buildings, supporting small-scale, walkable, neighborhood serving commercial activity, and introduces a creative, low-intensity use that enhances street activation after hours. The Applicant is enhancing the site by making upgrades to the landscaping, upgrading the signage to provide a new uniform LED signs, replacing the existing roof with a new aluminum roof, new gutters and fascia, and repainting the buildings to a more current palette.

- (4) The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.

Response: The proposed special exception use is compatible and/or consistent with the established or proposed character of a neighborhood or area. The proposed special exception use will be located within an existing commercial center with a variety of that offers a variety of uses and will add to the mix of uses.

- (5) The proposed development does not create or excessively increase traffic congestion or otherwise affect public safety.

Response: The proposed special exception use will occupy 960 square feet within an existing commercial center and will not create or excessively increase traffic congestion or otherwise affect public safety. The use will operate during the evening hours, while the other uses within the center operate during the daytime hours.

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

Response: The proposed special exception use is located within an existing commercial center that is serviced by existing utilities.

- (7) The proposed development does not significantly reduce light and air to adjacent properties.

Response: There are no site plan modifications proposed with the special exception use that would significantly reduce light and air to adjacent properties.

- (8) The proposed development does not adversely affect property values in adjacent areas.

Response: The Applicant is enhancing the site by making upgrades to the landscaping, upgrading the signage to provide a new uniform LED signs, replacing the existing roof with a new aluminum roof, new gutters and fascia, and repainting the buildings to a more current palette. All of these improvements will enhance the adjacent areas.

- (9) The proposed development would not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Response: There are no site plan modifications proposed with the special exception use that would be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

- (10) The proposed development does not create noise or visual pollution.

Response: The proposed special exception use will occupy an existing retail bay within the commercial center. The use will not create noise or visual pollution. All activities will take place indoors.

- (11) The proposed development does not negatively impact adjacent natural systems or public facilities, such as parks.

Response: There are no natural systems or public facilities, such as parks, adjacent to the subject site that would be impacted by the proposed special exception use.

- (12) The proposed development provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Response: The proposed special exception use will occupy 960 square feet within an existing commercial center. The Applicant has made upgrades to the subject site since owning that site that include installing benches in front of the commercial center. There is existing bicycle parking on the subject site.

Sec. 27-177. - Criteria for special exceptions.

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

Response: The proposed special exception use (lounge) will occupy a retail bay within the existing commercial center. The proposed lounge use is complementary to the existing uses within the retail plaza. The proposed lounge operates as a quiet, reservation-based, low-occupancy establishment that complements existing on-site uses. It will not alter the building footprint, generate disruptive traffic, or affect adjacent residential areas.

- (2) The proposed special exception use shall not have a detrimental impact on surrounding properties based on:
- a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

Response: The proposed special exception use will not have a detrimental impact on surrounding properties based on the number of people anticipated to be using, residing, or working on the property. The Applicant is proposing a maximum of 22 seats within the special exception use. Patrons will be required to make reservations. The subject site has 54 parking spaces, which meets the required number of parking spaces for the special exception use as well as the existing permitted uses.

- b. The degree of noise, odor or other potential nuisance factors generated by the special exception use; and

Response: The proposed special exception use will not have a detrimental impact on surrounding properties based on the degree of noise, odor or other potential nuances. There will be no outdoor seating,

no outdoor amplified sound, and no activities that will produce odor.

- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The proposed special exception use will not have a detrimental impact on surrounding properties based on the amount and flow of traffic within the vicinity of the proposed special exception use. The subject site has three existing access points. Two from Orange Avenue and one from Hibiscus Street. All access points and circulation patterns remain unchanged from the existing approved site plan. Reservation-based scheduling results in minimal incremental trip generation.

OVERLAY INTENT & PUBLIC BENEFIT:

This project supports the goals of the Indiantown Road Overlay Zone – Pine Gardens by:

- Encouraging reinvestment in existing buildings;
- Supporting small-scale, walkable, neighborhood-serving commercial activity; and
- Introducing a creative, low-intensity use that enhances street activation after hours.

SUMMARY:

In summary, the proposed listening lounge represents a modest, code-compliant enhancement to an established neighborhood center. All criteria of Code Section 27-177 have been met, and no adverse impacts have been identified. It maintains full compliance with parking and operational standards, adds a complementary use to the existing tenant mix, and advances the Town’s revitalization and placemaking objectives within the Indiantown Overlay Zone-Pine Gardens. The Applicant respectfully requests approval of this request and to be scheduled for the next available Planning and Zoning Commission hearing.

**Piatt Public Safety Marina and Park
TOWN MANAGER'S OFFICE**



DATE: February 3, 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: **Piatt Public Safety Marina and Park** – Special exception use for a marina and public park and site plan amendment to the Jupiter Fire Rescue Department Piatt Station (Phase 2) site plan for a five slip public safety dock, Riverwalk overlook, and public park, on a 4.7± acre property, located at 500 US Highway 1. **(PZ 26-6700 and 6701)**

Res. 38-26
PZ 26-6700 & 6701
G. Watson

P&Z Commission: 2/10/26
Town Council: 3/03/26

Project Information

Project Name: Piatt Public Safety Marina and Park (Jupiter Fire Rescue Piatt Station – Phase 2)
Owner/Applicant: Town of Jupiter
Location: 500 US Highway 1
Acreage: 4.7 ± acres
Future Land use: Commercial
Zoning: U.S. Highway One/Intracoastal Waterway Corridor (US1/ICW)
Approved uses: Jupiter Fire Rescue station (Phase 1) and waterfront park (Phase 2)
Request: Special Exception for a limited public use (park) and a public safety marina with five slips for use by Jupiter Police Department and Jupiter Fire Rescue and a Site Plan Amendment for the Phase 2 waterfront park to add a public safety marina and modify the Riverwalk connector loop to be an overlook (see Attachment A).

Staff Compliance Review Summary

The requested special exception and site plan amendment will be in compliance with the Town Code subject to the conditions in **Exhibit 1**.

Project Data

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

Table 1: Adjacent Properties

Direction	Existing Land Uses	Future Land Use Zoning Districts
North	Recreation (Burt Reynolds Park)	Recreation / Public Institutional (PI)
South	Vacant Land; Old Jupiter Beach Road right-of-way	Commercial / U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE)
East	Recreation (Burt Reynolds Park and PBC Fire Station 18)	Recreation / Public Institutional (PI) and Public/Institutional / Public Institutional (PI)
West	Intercoastal Waterway; Karen J. Golonka Island; and Single Family Residences	Conservation / Conservation Preservation (CP) and Low Density Residential / Residential Single Family (R 1)

Table 2: Site Plan

	US 1/WCE Waterway Commercial & Entertainment [27-1489]	Owner’s proposal (for picnic pavilion)
Lot area (minimum)	15,000 square feet	206,038.8 sf (4.73 ac)
Lot width (minimum)	75 feet	658.2 feet
Lot depth (minimum)	150 feet	300 feet
Front setback – U.S. Highway One (East)	50 feet	126 feet
Rear setback (West)	20 feet	82 feet
Side setback (North)	10 feet	114 feet
Side corner setback (South)	35 feet	295.3 feet
Lot coverage	35 percent	3.6 percent
Building Height (average)	35 feet	12 feet

Table 3: Landscaping

	Minimum requirements	Owner’s proposal
Perimeter trees (quantity)	25	33 ¹
Interior Landscape Area (square footage)	4,966 SF	33,596 SF
Native trees, shrubs, and groundcovers	50%	100% ²

Table 4: Traffic (Attachment B)

Traffic Performance Standards (TPS)	Owner’s proposal
Satisfies Town of Jupiter TPS	Yes
New daily trips	19
New AM peak hour trips	1
New PM peak hour trips	2

Table 5: Parking

Parking requirements	Required ³	Provided
Fire Station	Not listed	26
Park	Not listed	5
Public Safety Dock	5	5
Handicapped parking spaces	1	1

¹ The site contains a dense mangrove edge along the waterfront that will remain with the exception of a small area for the marina access to pass through to the water.

² Excludes perennial peanut, which is not native but is being used as a replacement for sod to reduce long term reliance on irrigation.

³ Pursuant to Section 27-2828(Table1), for uses not listed the number of spaces is to be determined by the director of planning and zoning. The Town’s Traffic Engineer has prepared a traffic impact statement with a recommendation for a minimum of 9 parking spaces. 11 spaces are being provided.

Parking requirements	Required ³	Provided
Total	-	37

Table 6: Stormwater Management

Minimum Requirements	Owner Proposal
Satisfies Town of Jupiter Requirements	Yes

Table 7: Pedestrian Amenities

Parking requirements	Required	Provided
Bicycle Rack	n/a	2
Bench	n/a	1
Trash receptacle	n/a	1

Background

Table 8: Background/history.

Date	Description
1983	Town Council approves a development called “Calle Vieja”. A subsurface parking structure was constructed, but no other portion of the development was completed, other than structural columns above the garage level which were demolished years ago.
1999	Town purchased property.
2023	As part of the adopted 2023-2024 Strategic plan, the Town Council adopted the “Fire Rescue Strategy” Strategic Initiative to evaluate the alternatives for fire and EMS services and select and develop a plan for implementation
2024	Town Council approved a Special Exception and Site Plan application for a two phase project. Phase 1 was approval of the fire station which is currently under construction. Phase 2 was for the conceptual approval of the park which was noted could include public access such as a Riverwalk connector loop to connect with the Riverwalk and the planned Sun Trail improvements along US1, a potential kayak launch, and marine and environmental enhancement areas. The proposed application amends the Phase 2 approval to finalize the details of the park.
2025	The Town was awarded a feasibility grant by the Florida Inland Navigational District (FIND) for design and permitting (including construction documents) of the proposed Phase 2 improvements. The executed agreement for the feasibility grant is scheduled for 3/3/26 Town Council meeting.

Analysis

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

Comprehensive Land Use Plan (CLUP) Consistency. Based on the uses proposed on the subject property, the request is consistent with the following:

- Policy 1.10.9 of the Future Land Use Element relative to the Riverwalk loop and overlook, and park amenities to provide access to the Intracoastal Waterway.
- Policy 1.8.3 of the Conservation Element to increase public access to waterfront by developing a Riverwalk loop and overlook along the Intracoastal Waterway. It should be noted that the proposed Riverwalk overlook is not part of the designated Riverwalk as defined in the Comprehensive Plan; however, it serves a similar function to provide access to views of the water. As a result, there is flexibility in the design and location of the public access.
- Policy 1.5.16 of the Conservation Element by providing a marine stewardship plan that is compliant with the Comprehensive Plan (see Marine Stewardship Section below)

Permitted Uses. Pursuant to Section 27-1484, entitled “Use regulations”, both marine facilities (marina) and limited public uses (park) greater than 5,000 square feet are a special exception use. Pursuant to Section 27-2907, entitled “Limited public uses”, limited public uses includes publicly owned and operated parks as a use.

Site Plan. The proposed site plan is in conformance with the requirements of Chapter 27, entitled “Zoning”. The plan includes upland and waterward improvements that modify the previously approved Phase 2 site plan and comply with the Town Code. It is important to note that pursuant to Section 27-2625, “standards for dock structures in marinas shall be established on a case-by-case basis as part of the review and approval of a special exception by the Town Council”.

Marine Facilities. The proposed marina has been designed to accommodate public safety needs identified by the Town’s Police and Fire departments while also providing public access for a viewpoint of the Intracoastal Waterway. Prior to permitting and construction, permits from the Department of Environmental Protection (DEP) and United States Army Corps of Engineers (USACE) will be required, as well as a State Submerged Land Lease.

- Dock Design – The dock was carefully designed to buffer vessels from entering shallower waters where seagrasses are present. The split design allows for the public safety section of the dock to be gated for security purposes, while still allowing for the public to utilize the proposed overlook. The main section of the dock is approximately 225 feet long before it splits into the public safety dock running approximately 100 feet westward. The overlook extends northward approximately 100 feet from the split to provide open views of the Intracoastal waterway with the public safety vessel situated southwest, so the view is not obstructed. The dock has been designed to be setback 100 feet from the Intracoastal Waterway channel as required by the USACE. The previous concept approved with the Fire Station included a connection just south of Burt Reynolds Park and a potential for a kayak launch, which has not been included in the current design.
- Proposed Vessels – The marina is proposed to include four fixed dock slips and are designed to accommodate boat lifts in each of the four slips. The fifth slip is designed to be floating for easy access to a single vessel for quick response. At the present time, there are four public safety vessels planned to be docked at the proposed marina. A 33 foot contender, a 25 foot Brunswick, a 35 foot Safe Boat, and a 22 foot flats boat. Each of those vessels will be placed on a lift to keep them out of the water when not in use. During the day, one of those vessels will be parked at the fifth floating slip for rapid response. The slips are designed at 40 feet in length to allow for full access to the vessels and accommodate any future vessels that may be larger.
- Upland Facilities – Traditional commercial marinas require upland facilities (i.e., storage, restrooms, etc.) which are not included in the proposed marina. Public safety staff will utilize

the adjacent fire station for storage and restroom needs. Electrical connections and water are proposed on the dock for the boat lifts and to wash the boats.

Environmental and Marine Stewardship. The proposed project is designed to minimize impacts to the existing mangrove fringe and existing seagrass area to the maximum extent possible. The proposed project includes a marine stewardship plan that is in conformance with Policy 1.5.16 of the Conservation Element of the Comprehensive Plan. A small area where the public safety marina bisects the mangroves and existing seagrasses will be mitigated on-site. In those areas over existing grasses, the plans call for grated deck boards to allow for light transmission for sea grasses and any mitigation as required by the Department of Environmental Protection will be on site, if possible. The proposed overlook and marina have been designed to help protect existing seagrass from vessels moored within the existing cove.

As the proposed dock will impact a 40 foot long by 8 foot wide area of mangroves, mitigation as well as additional restoration will also be done on-site along the waterfront. Marine restoration in the form of rip rap mangrove planters may also be proposed to help protect the shoreline and add mangroves where mitigation is required. The area proposed for construction of the Riverwalk through the mangroves was specifically designated since it is narrow and the area of least impact. The Town will be required to obtain permits from agencies with jurisdiction prior to moving forward with Town permitting and construction.

Landscaping. The proposed development is in conformance with Chapter 23, entitled “landscaping”. For the proposed upland park, new perimeter plantings are proposed along US Highway 1.

Parking. The proposed development is in conformance with Chapter 27, Article XI, Division 32, entitled “Parking Regulations”. The Town Code does not provide a minimum number of parking spaces for park uses. Pursuant to Section 27-2828 (Table1), for uses not listed the number of spaces is to be determined by the Director of Planning and Zoning.

The Town’s Traffic Engineer has included an analysis based on the 4th edition of the Institute for Traffic Engineers (ITE) Parking Generation Handbook noting that seven parking spaces should be provided, with four for the park and three for the boats slips. Section 27-2828 requires that marine facilities provide one space per slip. This would mean that a minimum of 9 parking spaces should be provided, four for the park and five for the slips. The proposed project includes 11 new parking spaces. These spaces are in addition to the to the spaces provided at the Fire Station in the same parking lot, half of which will only be occupied fully during early morning and late evening shift changes when the park is unlikely to be used. As is typical with these types of uses were required parking is not defined, Staff is deferring the decision on the number of parking for the park to the Town Council.

Traffic. The proposed application is subject to conformance with the Town’s traffic performance standards. Similar to PBC traffic review for the recent fire station approval, staff will submit the document to the Palm Beach County Traffic Concurrency Manager for their records after approval. The proposed park and public safety marina is anticipated to produce 19 Net Average Daily Trips (ADT), 1 Net AM and 2 Net PM Peak Hour trips (See Attachment B).

Site Plan Criteria.

Section 27-175, contains minimum criteria for review of all site plan applications processed. Upon review of the 12 criteria in Section 27-175, staff finds that the Applicant has met 12 of the 12 criteria and will meet all the criteria with the conditions noted below.

Special exception criteria.

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

Attachments.

Exhibit 1 – Conditions of Approval

Attachment A – Statement of Use

Attachment B – Traffic Impact Statement

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

Conditions of Approval

The applications are in compliance with the Comprehensive Plan and will be in compliance with the Town Code, subject to the following conditions of approval:

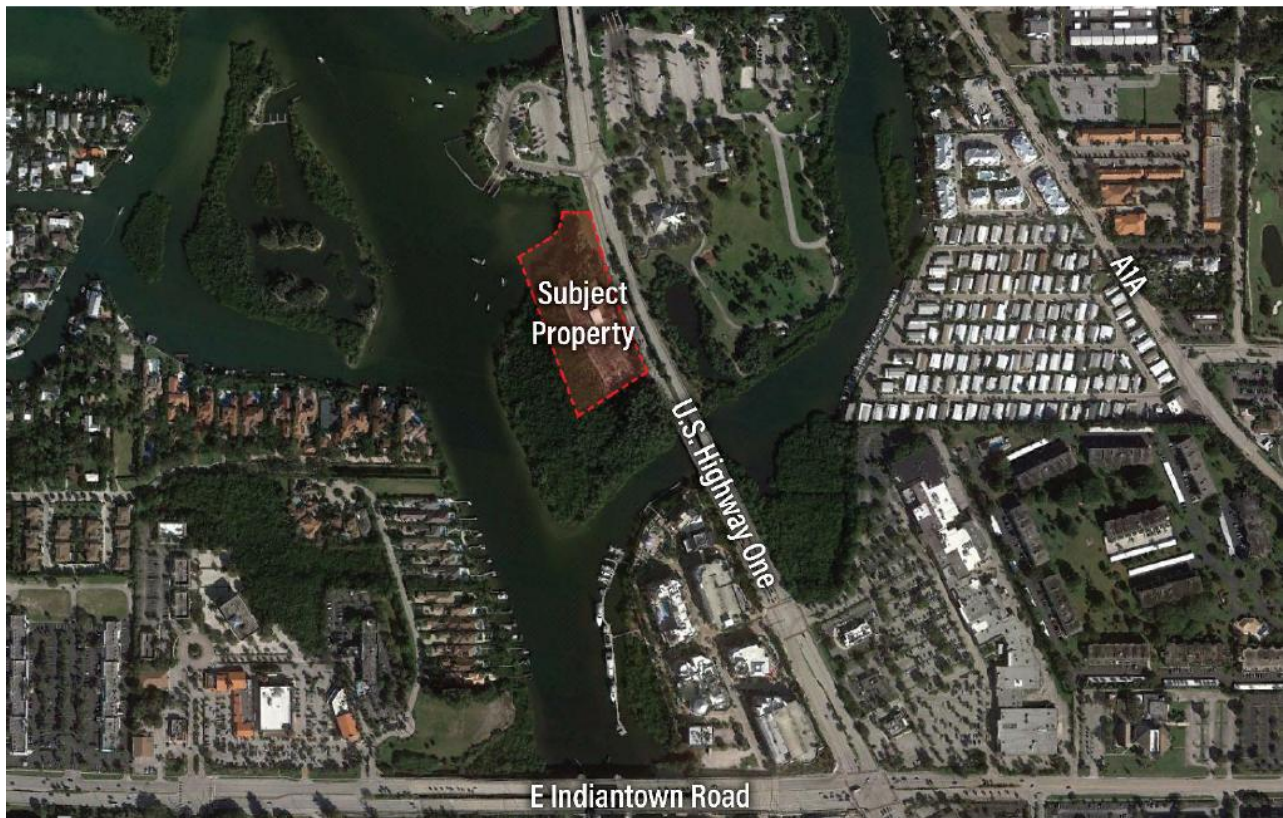
- 1) The Owner shall install and maintain all improvements in compliance with the following:
 - a) Site Plan, prepared by Kimley Horn and Associates and updated by TOJ staff, revised 02/02/26, received by the Department of Planning and Zoning on 02/02/26.
 - b) Statement of Use, dated 02/03/26, received by the Department of Planning and Zoning on 02/03/26.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 02/03/26, received by the Department of Planning and Zoning on 02/03/26.
- 3) Any revisions to the site plan, statement of use, or other details submitted as part of this application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.

**Piatt Public Safety Marina and Park
Statement of use (02/03/26)**

The Town of Jupiter is requesting a Special Exception for a five-slip marina and site plan amendment for the Piatt Waterfront Park and Public Safety docks on a 4.7± acre property, located 500 US Highway 1. The proposal is for five boat slips for the Police Department and Fire Rescue Department, the Riverwalk and overlook, shade structure and additional parking. The initial Town Council approval occurred in July 2024 for the Jupiter Fire Station which is currently under construction. As part of the 2024 approval, Town Council stated that they desired a waterfront park as a subsequent phase after the fire station construction and approved a conceptual plan of the proposed park.

SITE CHARACTERISTICS

The subject property is located along U.S. 1, immediately south of Burt Reynolds Park north of the Jupiter Riverwalk which extends from the south along the fixed bridge and Harbourside Place. It is 4.74 acres and is identified by the parcel number 30-43-41-06-27-001-0000. The future land use (FLU) designation is Commercial, and the zoning classification is U.S. Highway One/Intracoastal Waterway Corridor (US1/ICW). The subject property is under construction with a new two-story fire station on the southern end of the property, with vacant land on the north end of the property where the park and public docks are proposed with this application.



SURROUNDING USES

The area surrounding the subject property contains public uses. Directly abutting the subject property to the north is Burt Reynolds Park with boat ramps and associated parking. The park continues east of the subject property across U.S. Highway One, complete with additional boat ramps, The River Center, multiple pavilions, open space, and outdoor sports and play areas.

Palm Beach Fire Rescue Station 18 is also east of the subject property, across U.S. Highway One, in Burt Reynolds Park. Abutting the subject property to the south is Old Jupiter Road, owned by the Town of Jupiter. South of the road is vacant land owned by KB Carlin LLC. West of the subject property is a mature mangrove forest. Across the river, approximately 500 feet from the subject property boundary, is the Town of Jupiter’s Karen J. Golonka Island that provides public access and single-family homes.

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

Direction	Existing Land Uses	Future Land Use Zoning Districts
North	Recreation (Burt Reynolds Park)	Recreation / Public Institutional (PI)
South	Vacant Land	Commercial / U.S. Highway One/Intracoastal Waterway Corridor District – Waterway Commercial and Entertainment Subdistrict (US1/ICW-WCE)
East	Recreation (Burt Reynolds Park and PBC Fire Station 18)	Recreation / Public Institutional (PI) and Public/Institutional / Public Institutional (PI)
West	Intercoastal Waterway; Fullerton Island; and, Single Family Residences	Conservation / Conservation Preservation (CP) and Low Density Residential / Residential Single Family (R 1)

PROPOSED PROJECT

The Town of Jupiter contains numerous waterways with direct access to the Atlantic Ocean. The proposed waterfront park and public safety docks will continue the Riverwalk north from Harbourside, provide public access to a previously underutilized site, and docking to ensure public safety by the Town of Jupiter’s Police Department is easily accessible for patrolling the Town waterways. The proposed marina contains 5 slips to moor public safety vessels owned and operated by Town staff as well as a Riverwalk overlook area that can be used by the public for viewing the water. The marina will not include slips for the public and the piers for the public safety boats will be separated from the public Riverwalk overlook by a fence and locked gate. The waterfront park will include parking, retention/detention area, the Riverwalk path, shade structure, picnic facilities and marine restoration.

The proposed development on the subject property was approved in two phases. Phase one was approved for the fire station which is currently under construction. Phase two was approved conceptually for future improvements such as a Riverwalk, retention areas, and marine restoration improvements. The proposed project amends the previously approved site plan to provide a detailed site plan for development of the northern park area, Riverwalk path along the upland of the mangroves and a Riverwalk overlook associated with the proposed public safety marina. The northern park portion of the property is proposed to add 11 parking spaces, in addition to the 25 spaces that were provided for the fire station to the south. In addition, retention areas with landscaping are planned to capture drainage related to the impervious improvements being added.

CONSISTENCY WITH COMPREHENSIVE PLAN

Future Land Use Element

Policy 1.10.4 The Town shall maintain land development regulations for the Riverwalk Corridor including but not limited to: variable landscape themes; public parking requirements for vistas of the Intracoastal Waterway within the Riverwalk Corridor; natural coastal vegetation within landscape buffering; providing access and support amenities to the Riverwalk Corridor which encourages the development of a public presence and provides public access to the Intracoastal Waterway.

Policy 1.9.7 (e) Maintain land development regulations for the Waterway, Commercial and Entertainment sector... (to) provide for vistas of the Intracoastal Waterway from U.S. Highway One and the Indiantown Road bridge and from within the sectors of development.

The proposed public safety marina includes a Riverwalk overlook that provides a wide-open vista of the Intracoastal waterway. Mangroves within the subject property are largely remaining with only a small section being removed to facilitate access to the dock and overlook. Any impacts to seagrass and removed mangroves will be mitigated on site as part of a marine restoration for the project.

Policy 1.10.9 All properties owned by the Town of Jupiter within the Riverwalk Corridor are designated as a linear park to provide continuous multi-purpose pedestrian pathways along the waterway. Park amenities shall include public docks and wateroriented uses, which include but are not limited to water taxi, fishing boats, dive boats, sightseeing boats, and non-motorized watercraft rentals to maximize the enjoyment and accessibility of the Oxbow, Jupiter River, Jupiter Inlet and Intracoastal Waterway.

The proposed development provides a waterfront park and Riverwalk path behind with an overlook on the Intracoastal Waterway, north of the fire station. The park encourages the appearance of a linear park, as it abuts Burt Reynolds Park.

Conservation Element - Marine Stewardship

Policy 1.5.16 All new development along waterfronts, excluding development or redevelopment of individual single-family lot on manmade canals, shall implement a marine stewardship plan to ensure that development activities do not degrade the marine environment or contribute to the erosion of a shoreline. The marine stewardship plan shall demonstrate how the property will contribute to or promote a living shoreline on submerged lands abutting the property being improved or maintained. A marine stewardship plan shall include management practices and requirements to maintain the natural function of the water (e.g., by preserving existing mangroves and where possible adding mangroves to the shoreline; by maintaining habitat within the tidal zone). The marine stewardship plan shall identify areas when improvements are proposed, to restore or enhance the marine habitat through the installation, maintenance, and management of living shorelines and artificial reefs.

The proposed public safety docks and Riverwalk overlook will impact some mangroves and seagrasses. The proposed plan provides the least possible impacts to the marine resources, which will be mitigated on site with the planting of additional mangroves and seagrasses restoration. The proposed dock shall be made of composite grated decking that will allow light penetration to the seagrasses below, limiting the amount of seagrass mitigation that will be required. Marine restoration will be done in addition to mitigation to improve marine habitat adjacent to the property. The proposed marine stewardship plan details the living shoreline improvements proposed to be made on site.

Policy 1.8.3 Increase public access to waterfront views and fishing opportunities by developing riverwalks, artificial reefs and piers on public and private lands, as funding becomes available, along the following: (a) the Loxahatchee River; (b) the Atlantic Ocean; (c) creeks, such as Jones and Sims creeks; (d) the C-18 Canal; and (e) Intracoastal Waterway.

The proposed Riverwalk overlook and public safety docks provide visitors to the park opportunities to access and view the Intracoastal Waterway. The marine mitigation and restoration provides habitat along the Riverwalk overlook so that residents can observe marine life from this public access.

CONSISTENCY WITH CRA PLAN

The proposed Riverwalk overlook and public safety docks are consistent with multiple goals and priorities of the CRA Plan, including:

- The plan provides an additional public waterfront access point along the Intracoastal Waterway for residents and visitors to view and connect with the water;
- The Riverwalk overlook will tie into the Riverwalk path proposed behind the fire station;
- Impacts from the new marine facilities provide the opportunity to not only mitigate the required mangrove and seagrass, but to enhance the marine habitat adjacent to the property;
- The proposed dock will utilize grated composite decking over seagrass areas, allowing light penetration to the seagrasses below, protecting and maintaining this area of high quality marine habitat.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

Use Regulations

The property is zoned with the US1/ICW zoning district which allows for both limited public uses and marine facilities as special exception uses. Pursuant to Section 27-2907, limited public uses include publicly owned and operated parks as a use.

Site Plan

The proposed project includes waterward improvements and upland improvements associated with the park. Waterward, a public safety dock and Riverwalk overlook provide dockage for public safety boats and a public vista giving views down the Intracoastal waterway and of Karen J. Golanka Island to the west. Upland, the proposed project includes a small pavilion, picnic tables, additional parking, and retention areas with landscaping.

Parking

The Town Code does not provide a minimum number of parking spaces for park uses. Pursuant to Section 27-2828(Table1), for uses not listed the number of spaces is to be determined by the Director of Planning and Zoning. The proposed project includes 11 new parking spaces for the dock slips and park users which will be shared by park uses, Riverwalk overlook users and any public safety vehicles on an as needed basis.

Traffic

The Town’s traffic engineer has prepared a traffic impact statement for the proposed project that indicates the project has a minimal impact on traffic with 19 ADT, 1 AM, and 2 PM trips.

Environmental, Landscaping and Drainage

The proposed project includes maintaining of the existing mangrove fringe to the maximum extent possible. A small area where the public safety marina bisects the mangroves will be mitigated on-site. Additionally, the public safety dock must traverse a small section of previously surveyed seagrasses. In those areas over existing grasses, the plans call for grated deck boards to allow for light transmission for sea grasses and any mitigation as required by the Department of Environmental Protection will be on site. For the uplands, new planted retention areas are being added in the park area to provide additional drainage for the added parking area.

Marine Stewardship Plan

Existing Conditions: Mangroves and other vegetation currently exist along the shoreline of the subject property. Invasive vegetation, such as Brazilian pepper and air potato, are also present on-site. All invasive vegetation shall be carefully removed from the site during construction without impacts to the surrounding mangroves. A benthic resources survey was conducted in June of 2024 for the submerged lands adjacent to the site. The findings of this survey show the presence of *Halodule wrightii* and *Halophil decipiens*, commonly known as Shoal and Paddle grass. These seagrasses were found on the east side of the area surveyed, closest to the shoreline and mangrove forest. The design of the Riverwalk overlook and public safety marina reflects the Town’s commitment to protecting and enhancing the habitat for these resources.

Marine Habitat Plan: In accordance with Policy 1.5.16 of the Coastal Management Element of the Comprehensive Plan, the proposed public safety marina and public overlook contains elements that will preserve and enhance the marine habitat adjacent to Piatt Place Park. The public safety marina was designed around the known seagrass beds in the area, and the location of the marina will discourage boating or mooring within this sensitive habitat, protecting them from human impacts. The upland access point was placed such that the least number of mangroves are impacted from the proposed construction. Mangrove and seagrass mitigation will be installed in accordance with Florida Department of Environmental Protection (FDEP) requirements.

In conjunction with the required mitigation, the installation of rock revetment and artificial reef modules are proposed to help further protect the seagrass habitat from impacts from boat activities. These living shoreline elements will encourage the recruitment of oysters and other bivalves to the area, which shall improve water quality to further enhance the conditions of the habitat within this seagrass bed. The Town is also exploring the installation of educational signage along the public Riverwalk Overlook, to aide residents and visitors in connecting with the marine resources of the site.

Performance standards: For the mangrove mitigation plantings, the Town will ensure a 100% success rate. If at any time less than 100% of the mitigation plantings remain alive, the Town shall plant additional mangroves to ensure the proposed survival rate.

Maintenance Plan: After installation of the living shoreline elements and seagrass mitigation, little maintenance will be needed. Post mangrove mitigation, the Town shall continue to monitor the mangrove forest for the presence of invasive vegetation and shall remove as needed. Trash and debris will also be removed from the park as needed.

Monitoring and Adaptive Management: Staff shall monitor the mitigation plantings for success throughout the construction process and for several months after construction completion. The project site is also consistently staffed through the Fire Rescue Department on the upland portion of the site. If the mitigation plantings do not establish and retain on site, Town staff shall reassess the plantings and determine a suitable alternative, including but not limited to additional plantings, change in planting location, etc.

CRITERIA FOR SPECIAL EXCEPTIONS

The below section analyzes the proposed project in the context of the requirements of Section 27-177. Criteria for special exceptions:

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

The proposed park and public safety marina with Riverwalk overlook are compatible with surrounding uses. Like Burt Reynolds Park, the subject property is also publicly owned and operated by the Town of Jupiter. The character, use, and function are similar to those of the adjacent parks. Being a smaller passive park, the activity level is anticipated to be lower impact than the adjacent parks, while still providing meaningful access to the Intracoastal waterway for those residents who are not planning to launch a vessel, but simply enjoy the waterfront views.

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

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

The proposed park and public safety marina with Riverwalk overlook will not have a detrimental impact on surrounding properties. As noted previously, the activity level is anticipated to be lower impact than the adjacent parks. There are not any significant noise, odor, or other potential nuisance factors and the amount of traffic flow is anticipated to be minimal based on the traffic impact statement.

CRITERIA FOR SITE PLAN REVIEW

The below section analyzes the proposed project in the context of the requirements of Section 27-175. Criteria for site plan review:

- 1. The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.**

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

- 2. The proposed development is consistent with any applicable, countywide land development regulations.**

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

- 3. The proposed development is consistent with all applicable land development regulations and all other portions of this Code.**

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

- 4. The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.**

The character of the proposed development is compatible and consistent with the character of the US1/ICW. The public safety marina with Riverwalk overlook and upland park provide public access to vistas of the Intracoastal Waterway with passive park uses such as a pavilion and picnic tables that are similar to those in the adjacent Burt Reynolds Park.

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

As noted in the traffic impact statement, traffic is anticipated to be minimal.

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

Concurrency reviews have been completed and have determined that there is sufficient utility availability and traffic capacity for the proposed development.

- 7. The proposed development does not significantly reduce light and air to adjacent properties.**

The proposed project contains a dock and a small pavilion which are not anticipated to reduce light and air to any adjacent properties.

8. The proposed development does not adversely affect property values in adjacent areas.

The proposed development benefits the surrounding property by providing recreational activities and a view of the Intracoastal Waterway in the area.

9. The proposed development would not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The proposed development provides recreational activity. Any future development in the area would benefit from the increased access to views of the Intracoastal Waterway and a park use. The proposed development would not be a deterrent to the improvement or development of adjacent property.

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

The proposed development does not create noise or visual pollution.

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

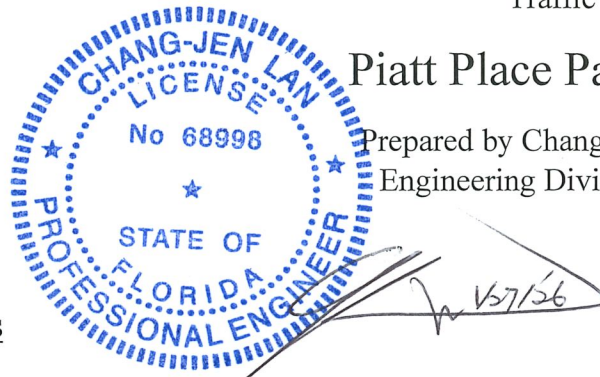
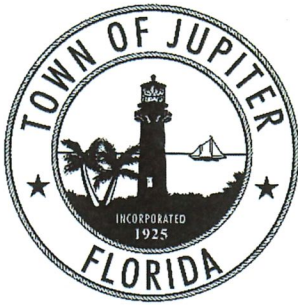
The proposed development does not negatively impact adjacent natural systems or public facilities. The proposed plan was developed to minimize impacts to mangroves and seagrasses and any impacts will be mitigated on site. In addition, retention areas are being added to offset the minor amount of additional pervious area being proposed with the upland improvements.

12. The proposed development provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

The proposed development provides for pedestrian amenities as part of the upland improvements.

CONCLUSION

The proposed public safety marina and park project is consistent with the Town's Land Development Regulations and Comprehensive Plan. The proposed plan finalizes the design conceptually approved as "Phase 2" by the Town Council and provides additional public safety and public access to the waterfront.



Traffic Impact Statement for
Piatt Place Park, Jupiter FL

Prepared by Chang-Jen Lan, Ph.D., P.E.
 Engineering Division, Town of Jupiter
 January 27, 2026

Traffic Impact Analysis

The proposed waterfront park, located adjacent to the Piatt Place Fire Station in the Town of Jupiter, consists of approximately 1.08 acres of passive recreational use and includes one picnic area and five docking slips for Police and Fire operational use. The site plan is shown in Exhibit 1. The park is classified as a passive recreational facility, and trip generation estimates are based on standard ITE trip generation rates from ITE Land Use Code 441 (Public Park) and ITE Land Use Code 420 (Marina), as presented in the 11th Edition of the ITE Trip Generation Handbook.

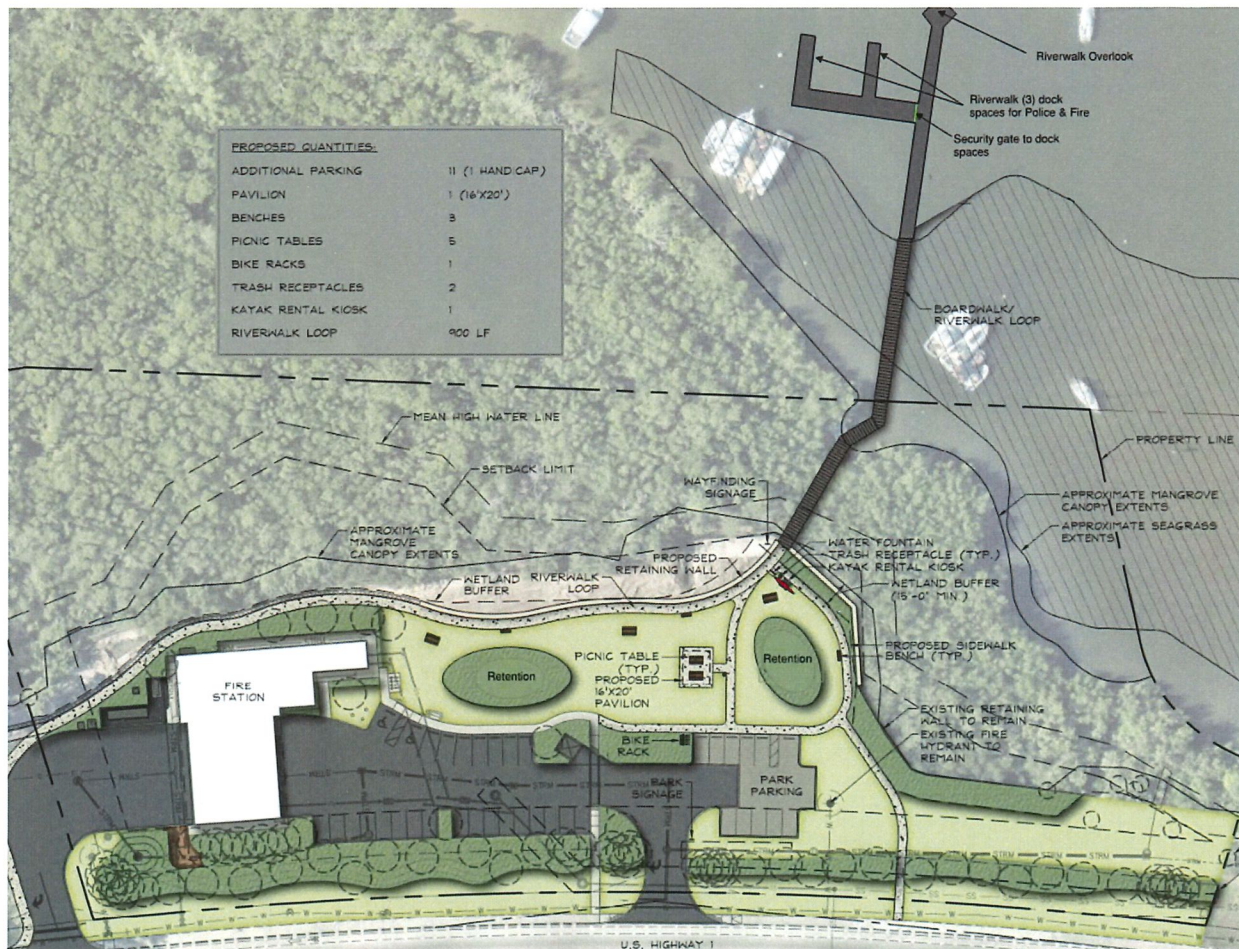


Exhibit 1. Site plan

The weekday trip generation for the passive park component is calculated using a rate of 0.78 trips per acre. For the 1.08-acre site, this results in approximately 0.84 weekday daily trips. The picnic area is estimated to generate 5.87 weekday daily trips, based on a rate of 5.87 trips per picnic area.

In addition, the docking slips are projected to generate 2.41 weekday daily trips per berth. Due to the lack of specific trip and parking generation data for emergency service docking facilities, standard ITE trip and parking generation rates are conservatively applied to these operational uses. With five docking slips, this component is expected to generate approximately 12.1 weekday daily trips.

Combining all components, the total estimated weekday daily trip generation for the waterfront park is as follows:

- Passive park area: 1 daily trips
- Picnic area: 6 trips
- Docking slips: 12 trips

Total weekday daily trips are approximately 19. Based on applicable AM and PM peak-hour trip generation rates, the site is estimated to generate approximately 1 AM peak-hour trip and 2 PM peak-hour trip.

Given the low overall trip generation and the passive nature of the park, traffic impacts to the surrounding roadway network are expected to be minimal. The projected traffic increase is not anticipated to adversely affect roadway operations, level of service, or safety at nearby roadways or intersections. Accordingly, no roadway improvements, such as turn lanes or other mitigation measures, are warranted based on the estimated traffic demand.

Parking Demand Analysis

Peak parking demand is expected to occur on weekends. Parking generation rates are based on the 4th Edition of the ITE Parking Generation Handbook.

Based on observed parking demand rates for similar facilities, passive parks generate a peak weekend parking demand of 3.7 spaces per acre. Applying this rate, the passive park component is expected to require approximately 4 parking spaces (1.08 acres × 3.7 spaces per acre). In addition, marina facilities generate a peak parking demand of 0.59 spaces per berth. Therefore, the marina component is expected to require approximately 3 parking spaces.

The combined estimated peak weekend parking demand for the site is approximately 7 spaces. The project provides a total of 11 on-site parking spaces, which exceeds the estimated demand. Consequently, adequate parking capacity is available on site, and no parking overflow or adverse impacts to surrounding areas are anticipated.

