



**AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, APRIL 14, 2026
7:00 PM**

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

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

Call To Order

ROLL CALL

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

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

CITIZEN COMMENTS

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

MINUTES

1. Motion to approve the minutes from the March 10, 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

2. **Bayside** - (*Quasi-Judicial*) – Site Plan application for a four-story office building and shared access drive with an adjacent town-owned property, on a .53± acre property, located at 1001 North Alternate A1A (**PZ# 22-5351**)

Town Council Consideration: May 19, 2026

NEW BUSINESS

3. **Beyel PUD** – (*Quasi-Judicial*) - Small-scale planned unit development (PUD) application with waiver requests and site plan application for a duplex with accessory structures and a private dock on a 0.52± acre property located at 18019 Highway A1A. (**PZ#25-6435,6436**)

Town Council Consideration: May 19, 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 May 12, 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
MARCH 10, 2026 7:00 P.M.**

CALL TO ORDER:

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

ATTENDANCE:

Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Robert Grabowski, 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; Stephanie Thoburn, Assistant Director of Planning and Zoning; Martin Schneider, Principal Planner; Garret Watson, Principal Planner; Eddy Akpoji, Senior Natural Resources Coordinator; Thomas Baird, Esq., Town Attorney; CJ Lan, Town of Jupiter Engineer, Brian Voelker, Senior Environmental Scientist of Chen Moore and Associates and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None

MINUTES:

1. Motion to approve the minutes from February 10, 2026, Regular Planning and Zoning Meeting. Vice Chair Kelso requested to amend page 2 of the meeting minutes to state that she was very happy about the adjacent gas station and potential outdoor seating.

Comm. Keenan moved to approve the minutes, as amended; seconded by Comm. Grabowski. Final: Motion passed unanimously, with a 7-0 vote.

AGENDA:

Mr. Baird requested to amend the agenda's Order of Business to clarify that the items are legislative rather than quasi-judicial; therefore, no swearing-in or ex-parte disclosures are required. He explained that the hearing process will include staff presentation, commission questions, applicant input, and public comment. He also suggested that the Chair may want to limit repetitive comments by acknowledging general support by a show of hands.

DISCLOSURE OF VOTING CONFLICT:

Chair Kirn recused himself due to a potential voting conflict of interest once the site plan is brought forward in a quasi-judicial hearing, as his two children attend Jupiter Christian School, which is affiliated with the application. He submitted Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (attached). As a result of the recusal and one Commissioner being absent, the First and Second Alternate members acted as voting members for this item.

REGULAR AGENDA

OLD BUSINESS: None.

NEW BUSINESS:

2. **Jupiter Christian School Legacy Campus (fka Hawkeye) –**

A. Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to High Density Residential, on 18.0± acres generally located east of I-95, north of Jupiter Park Drive, and 180± feet west of Capital Street;

B. Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Public Institutional, on 38.6± acres generally located east of I-95, 770± feet south of Indiantown Road, and 180± feet west of Capital Street;
(Acting as the Local Planning Agency)

C. Zoning Map amendment from Industrial, Park, Light Industry (I-1) to Residential, Limited Multifamily (R-3) on 18.0± acres generally located east of I- 95, north of Jupiter Park Drive, and 180± feet west of Capital Street; and,

D. Zoning Map amendment from I-1 to Public/Institutional (PI) district, on 38.6± acres generally located east of I-95, 770± feet south of Indiantown Road, and 180± feet west of Capital Street.

(PZ# 25-6522, 6523, 6527, 6610)

Applicant presentation: Pete Hofheinz, representative of Jupiter Christian School, presented a PowerPoint overview of the proposed project. President, Jay Boggess also made a brief statement.

Staff presentation: Principal Planner Martin Schneider, Principal Planner Garret Watson and Senior Natural Resources Coordinator Eddy Akpoji presented the staff report.

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan asked the applicant to clarify employment projections and the potential economic development impact, specifically referencing approximately 200 employees.

The applicant responded that for Phase 1, the project is expected to employ over 100 employees. These positions will include a wide range of roles such as faculty, staff, coaches, cooks, and other school-related jobs. While the term “high-paying jobs” is used broadly in the comprehensive plan, the applicant emphasized that the project would create legitimate and diverse employment opportunities.

The applicant also noted a strong demand for private schools driven by school choice initiatives and stated that economic development organizations have identified private education as a growth industry requiring further expansion.

Comm. Keenan asked whether any employees would be transferred from the Delaware site to the new location. The applicant responded that a small number of employees would be relocated rather than newly hired, including some teachers who will continue their roles at the new site. As a result, not all positions will be filled by new employees.

Comm. Keenan also raised concerns about whether the application would create excessive capacity demands and require major infrastructure changes. The applicant acknowledged the concern and explained that the Island Way South delivery will require coordination among multiple landowners. The applicant stated they are actively working with these landowners to secure the necessary right-of-way to support full build-out, accommodating up to 1,200 students in Phase 1. The applicant added that they have not

yet received detailed information from staff regarding improvements needed beyond this capacity and deferred to their traffic engineer for further input.

The applicant's traffic engineer, Adam Kerr of Kimley-Horn and Associates, stated that any infrastructure improvements needed to support expansion beyond 1,200 students, up to 2,000 students, would likely occur at least 10 years in the future. He noted that traffic conditions are expected to change over time, making it difficult to accurately predict future capacity needs. However, he confirmed that there is a strong understanding of traffic and infrastructure requirements for the initial Phase 1 development.

Comm. Keenan asked when the applicant last submitted materials related to the zoning application and whether it had occurred within the past few days. The applicant responded that multiple applications have been submitted for both land use and zoning, and that they have been working with staff on an ongoing basis to revise and resubmit materials as needed. The applicant noted that the most recent environmental assessment was submitted on March 3rd and stated that this information was likely not included in the packet or staff report.

Comm. Keenan commented that there appears to be a disconnect between the applicant and staff, possibly due to timing or other factors. Comm. Keenan expressed concern about what he described as an unusual level of tension and suggested that closer coordination with staff could lead to improved outcomes.

Comm. Rogol asked whether there is a defined timeline for Island Way and how the Town can be assured that necessary infrastructure will be in place to support the proposed project if approved.

The applicant's representative, Donald Hearing of Coteleur and Hearing, responded that Island Way has been a strategic priority for the Town for over 20 years and that efforts to advance the project are further along than ever before. The applicant explained that there is ongoing collaboration between the Town and multiple property owners to secure the necessary right-of-way and expressed confidence that most or all of the required rights-of-way will be obtained. The applicant also noted that the Town has already invested in 100% design plans, demonstrating a strong commitment to moving the roadway project forward.

The applicant emphasized that successful delivery of Island Way depends on continued collaboration between all parties and that the proposed project plays a key role in enabling that progress. Without such coordination, the roadway may not be completed, which could result in continued traffic impacts, particularly along Indiantown Road and nearby intersections. The applicant highlighted that the roadway connection is expected to significantly relieve traffic congestion in the eastern portion of the Town.

The applicant further stated that this is one of several applications submitted over the years for the property and emphasized the project's alignment with the Town's long-term vision and community values. The applicant also noted the benefits of local educational institutions in supporting community growth and retaining residents within the area.

Comm. Rogol asked whether the applicant would be willing to implement development “triggers,” for example, linking increases in student enrollment to the progress of the Island Way project. The applicant emphasized the importance of having a timeline that aligns both with the Town’s infrastructure plans and the applicant’s project.

Donald Hearing responded that they anticipate working with staff to establish triggers and explained that the project is currently at the land use approval stage, where many site-specific details such as specific triggers are not typically addressed. At the site plan stage, the Town can develop conditions of approval to address the triggers. Mr. Hearing assured that the applicant is committed to working through these details so that project implementation comes online in a manner that meets both the Town’s and Jupiter Christian School’s goals and objectives. He noted that there will be necessary balances and trade-offs between the Town and the applicant, but those will be addressed during the detailed site plan process.

Comm. Rogol then sought confirmation that the applicant is committed to implementing these triggers. Mr. Hearing reaffirmed that the applicant expects to incorporate such triggers and work collaboratively with staff to ensure they are effective and aligned with the overall project and infrastructure timelines.

Comm. Thompson asked staff about the likelihood and timeline for securing the right-of-way for Island Way if Jupiter Christian School were not involved in the project.

Mr. Sickler responded that Jupiter Christian controls a significant portion of the right-of-way on the southern portion of South Island Way. Without their participation, the roadway connection from Jupiter Park Drive to the existing termination of Island Way at Indiantown Road could not be completed. Mr. Sickler also noted that the Town Council has been unwilling to pursue eminent domain to acquire the necessary properties, a policy established several years ago, although it could theoretically be reconsidered. Therefore, the successful completion of the project’s infrastructure is largely dependent on Jupiter Christian’s cooperation.

Comm. Cassatly suggested incorporating specific metrics for environmental and traffic considerations, where achieving a goal on one side would trigger corresponding actions on the other. The applicant asked how both staff and applicants feel about formalizing such metrics in writing before the land use vote.

Mr. Hearing responded that they are focused on moving the land use approval forward and noted that at the land use stage, site-specific details like these are not typically addressed. He emphasized their commitment to working with staff but acknowledged that there are differences of opinion. Mr. Hearing indicated that such metrics and detailed agreements would be more appropriately addressed at the site plan stage but expressed willingness to continue working collaboratively with staff to reach a mutually acceptable approach. Mr. Hearing also expressed confidence that staff is equally committed to collaboration.

Comm. Cassatly noted that while detailed decisions can be addressed later at the site plan stage, there are larger, macro-level issues that need to be considered now. Comm. Cassatly specifically highlighted traffic, stating that conditions on Indiantown Road are a known concern and that improvements or mitigation measures should be addressed

before moving forward with land use approval.

Mr. Hearing responded that traffic impacts should be addressed at the site plan stage rather than at the land use stage, as land use designation alone does not generate traffic. He emphasized that most traffic associated with Jupiter Christian School already exists, with parents currently driving to the Delaware campus, and the new site would simply redirect trips rather than create entirely new traffic.

Mr. Hearing highlighted that traffic demand management measures, such as staggered start times and coordination with traffic signals, could be implemented collaboratively with staff to mitigate impacts. He stressed that the school's growth to 1,200 students will occur gradually over several years, making immediate traffic impacts manageable.

Additionally, Mr. Hearing noted that Council policy decisions involve balancing trade-offs, such as choosing educational traffic from Jupiter Christian School over industrial truck traffic from other potential developments. He emphasized the school's role in serving residents and supporting community stability, and drew attention to the project's contributions, including affordable housing, workforce retention, and alignment with broader public service objectives. Mr. Hearing expressed confidence that collaborative solutions with staff could address concerns while meeting policy goals.

Mr. Sickler explained that while some issues discussed are typically addressed at the site plan stage, they were raised early to highlight Comprehensive Plan expectations and ensure both the applicant and decision-makers understand potential challenges. He noted that limited early coordination, particularly on the environmental assessment, led to issues being addressed late in the process, and emphasized the need for better collaboration moving forward.

Mr. Sickler stated that traffic is directly relevant to the land use decision. He explained that the traffic analysis reflects a higher development intensity than what is typical for industrial uses. Traffic on Indiantown Road remains a significant concern, operating near capacity, where additional trips will have greater impacts and be harder to mitigate due to limited roadway expansion options.

Mr. Sickler emphasized that a school introduces unique and potentially greater traffic impacts than industrial use. As a result, use of tools such as trip caps and development triggers tied to roadway improvements to ensure infrastructure keeps pace with development are recommended.

Mr. Sickler expressed concern that the applicant has not yet agreed to these measures or to scaling the project to current roadway capacity. He emphasized that their goal is to provide safeguards and ensure realistic planning to prevent worsening congestion and maintain roadway performance.

Comm. Cassatly referenced an email received from a nonprofit regarding a reported panther sighting and asked how this would be addressed moving forward. Mr. Akpoji responded that they had also received the information and noted ongoing residents' concerns about impacts on protected wildlife, including gopher tortoises and the reported panther. He emphasized that any future development should consider sensitive habitats, animal behaviors, and the site's potential role as a wildlife corridor. Mr. Sickler clarified

that while gopher tortoises, deer, and other species have been verified on the site, the panther sighting has not been confirmed. Mr. Sickler also noted that current site plan proposal does not adequately address the required environmental standards.

Comm. Cassatly asked about the future for the Delaware campus. Mr. Hearing responded that it is too early to determine a final plan. He anticipates relocating the middle and high school to a single campus, while the Delaware campus may continue to be used in a reduced capacity for some time. Mr. Hearing also noted the continued use of the Pennock Lane campus. He stated that more detailed plans will be provided at the site plan stage.

Comm. Cassatly expressed concern that traffic could increase if operations are moved from the Delaware campus while that location continues to generate traffic. Mr. Hearing responded that they believe the issue can be addressed and noted that the current Delaware campus creates traffic challenges due to its location on a residential street, where vehicles often back up into nearby neighborhoods. Mr. Hearing stated that the proposed relocation would help relieve congestion in that area. He acknowledged the concern as valid and indicated they will provide more clarity on future plans for the Delaware campus as the project progresses.

Comm. Cassatly asked about potential challenges related to preservation of the willow and the 10-acre requirement. Mr. Hearing stated that they would work with staff to resolve the issue, noting there are two components: the willow and the 10-acre requirement. He stated that while they do not oppose the concept of conservation land, it is unusual to designate conservation in the Comprehensive Plan before a site plan is approved. Mr. Hearing emphasized this is primarily a timing issue and expressed confidence that it can be worked out collaboratively with staff, including coordination with the South Florida Water Management District.

Mr. Sickler explained that this approach stems from a 2023 Comprehensive Plan policy directing that lands intended for conservation or recreation be reflected in the land use designation, including retroactive updates. Mr. Sickler noted this has been applied to other projects and is intended to align land use with actual use. He acknowledged timing concerns and indicated that designation could alternatively be deferred to the site plan stage as a condition of approval, while still setting expectations early.

Mr. Hearing reiterated agreement with the concept but maintained that applying conservation designations prior to site plan approval is uncommon, again emphasizing this as a timing matter to be resolved with staff.

Comm. Cassatly also asked about workforce housing density. Mr. Hearing responded that the Comprehensive Plan allows density bonuses to support workforce housing and noted this approach has been used in limited cases within the Town. Mr. Hearing explained that such bonuses are necessary to make workforce housing financially feasible, particularly given requirements to serve lower income ranges, and expressed interest in utilizing these provisions for the project.

Comm. Grabowski asked staff whether transportation concerns are truly central at the land use stage or if the primary issues are economic development, bioscience overlay compatibility, and land use conflicts.

Mr. Sickler responded that the land use change is directly tied to transportation impacts, noting that the proposed Public Institutional use (school) is likely to generate greater traffic than industrial uses. He emphasized the need to evaluate these impacts early and consider safeguards such as trip caps to prevent unintended increases in congestion and to ensure development does not exceed roadway capacity.

Comm. Grabowski questioned why the approval process is phased (land use, PUD, site plan). Mr. Sickler explained this is standard practice to allow policy decisions to be made first while avoiding unnecessary costs and detailed analysis before initial approval.

Comm. Grabowski raised concerns that implementing a trip cap could limit or prevent the workforce housing component. Mr. Hearing responded that workforce housing is a key benefit of the project, helping reduce regional commuting by allowing employees to live closer to work. While not guaranteed immediately, they expressed willingness to include it as a condition and noted there is demand and interest to support it.

Comm. Grabowski asked why the Town had not updated the Comprehensive Plan after the Bioscience Land Protection Advisory Board was terminated. Mr. Sickler stated the Town chose to retain the Bioscience overlay policies and review them on a case-by-case basis. Mr. Sickler noted that job projections for industrial uses are based on general industry standards, not necessarily specific to bioscience development on this site.

Comm. Grabowski asked about alternative site layouts. Mr. Hearing responded that the current design is intentional, prioritizing school functionality, traffic circulation, safety, and on-site queuing. Mr. Hearing stated the multifamily housing is appropriately located, buffered, and consistent with state policies encouraging workforce housing near employment centers.

Mr. Watson confirmed that trip caps and traffic allocation across parcels would require coordination among property owners, and no formal agreements have yet been submitted. Mr. Lan also noted that traffic impacts depend on total trips rather than specific land uses, with school traffic requiring special attention due to high peak-hour concentrations.

Mr. Watson indicated that wetland protection determinations and roadway capacity impacts, including those related to Indiantown Road improvements, require further study and cannot be fully resolved at this stage, though existing data suggests industrial development may generate fewer peak-hour impacts than the proposed school use.

Comm. Blum inquired as to how the workforce housing units would be made available without preference to Jupiter Christian School employees and how equal opportunity would be ensured. Mr. Hofheinz stated that applicable federal laws and anti-discrimination regulations would prohibit such limitations. Comm. Blum also inquired whether school buses had been considered, noting they could significantly reduce the number of vehicles traveling to and from the school. Mr. Hofheinz responded that the school does not currently operate buses but that it could be considered.

Acting Chair Kelso stated that traffic and right-of-way issues are central to her decision, noting that prior Hawkeye property proposals failed due to unresolved right-of-way. She expressed concern that transitioning the site to institutional/residential use without all agreements in place could jeopardize industrial use and asked if all property owners, including the gas station, had been engaged. Mr. Hearing responded that while there are

no guarantees, progress is being made, with plans recently developed and ongoing coordination among stakeholders, including the Town administration. Mr. Sickler added that the land use and zoning changes would follow a two-reading ordinance process, with the second reading anticipated to coincide with site plan review, allowing a comprehensive evaluation.

Acting Chair Kelso asked Mr. Baird whether a school could be added as a use by right to the current industrial designation to provide flexibility if the project did not proceed. Mr. Baird explained that the Commission is reviewing applications for land use and zoning changes, and that adding a school as a permitted use would require a separate zoning code text amendment, which is not before the Commission. Kelso acknowledged his response.

Public Comment:

Public comment was received regarding the application for Jupiter Christian School on Island Way, with 18 members of the public in support of the application and one opposed.

Deliberation by Commission:

Comm. Keenan stated that while public comments were appreciated and informative, the Board's role is to regulate land use rather than make value judgments, emphasizing concerns about traffic congestion, particularly during school peak hours. He referenced a comment from a Jupiter Industrial Park representative questioning whether Island Way would alleviate or shift congestion and requested staff input. Mr. Lan, Town Traffic Engineer, explained it could divert traffic if growth is managed but may otherwise relocate congestion. Comm. Keenan noted the primary challenge is the site location within a dense industrial area with environmental constraints.

Comm. Rogol stated the Board must decide whether to rely on assurances that South Island Way will be constructed or deny the land use change.

Comm. Thompson, Comm. Cassatly, and Comm. Grabowski acknowledged the school's value and the public input received, while raising concerns regarding site constraints and traffic impacts, and emphasized the need for conditions such as traffic mitigation measures, trip caps, and other requirements to ensure impacts are properly addressed. Comm. Grabowski further recommended including provisions for a bona fide traffic plan and resolution of conservation issues.

Comm. Blum shared her perspective as a parent and volunteer, praised the school, and expressed a desire for it to remain in Jupiter, while raising concerns about workforce housing, traffic, environmental impacts, and wildlife.

Acting Chair Kelso noted the project required significant consideration and acknowledged the proposed expansion and site limitations. She stated that her initial concerns about undocumented commitments were alleviated by the Town Council's ability to review the full site plan and related conditions including trip count, student and workforce limits, and roadway improvements, prior to final approval and she stated she could support the project.

The Commission acknowledged and expressed appreciation for the public input provided during the meeting.

Motion:

Item 2A - Comm. Rogol moved to recommend approval of the requested Future Land Use Map amendment from General Industrial with the Bioscience Research Protection Overlay to High Density Residential, with established trip caps connected to South Island Way improvements and Jupiter Park Drive; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

Item 2B - Comm. Rogol moved to recommend approval of the requested Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Public Institutional, with established trip caps connected to South Island Way improvements and Jupiter Park Drive; seconded by Comm. Thompson. Final: Motion passed unanimously, with a 7-0 vote.

Item 2C - Comm. Rogol moved to recommend approval of the requested Zoning Map amendment from Industrial, Park, Light Industry (I-1) to Residential, Limited Multifamily (R-3), with established trip caps connected to South Island Way improvements and Jupiter Park Drive; seconded by Comm. Thompson. Final: Motion passed with a 6-1 vote, with Comm. Blum dissenting.

Item 2D - Comm. Rogol moved to recommend approval of the requested Zoning Map amendment from I-1 to Public/Institutional (PI) with established trip caps connected to South Island Way improvements and Jupiter Park Drive; seconded by Comm. Thompson. Final: Motion passed with a 6-1 vote, with Comm. Blum dissenting.

STAFF UPDATE:

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

ADJOURN:

Chair Kevin Kirn adjourned the meeting at 10:18 p.m.

Kevin Kirn, Chair

Vernisa Ayers, Secretary

**Bayside Office Building Site Plan Application
TOWN MANAGER'S OFFICE**



DATE: April 7, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning **JS**
SUBJECT: **Bayside** - (quasi-judicial) – Site Plan application for a four story office building and shared access drive with an adjacent Town owned property, on a .53± acre property, located at 1001 North Alternate A1A (**PZ 22-5351**).

Res. #21-25	P&Z Commission: 11/13/25 (Postponed)
PZ 22-5351	P&Z Commission: 1/13/26 (Postponed)
	P&Z Commission: 04/14/26
T. Hart	Town Council: 05/19/26

Project Information

Project Name:	Bayside
Owner/Applicant:	Albers Land Company LLC
Agent:	Cotleur & Hearing, Inc.
Site plan Location:	1001 N Alternate A1A.
Acreage:	0.53±
Future Land use designation:	Commercial
Zoning:	Center Street/North Alternate A1A Redevelopment Overlay Area (ROA) with underlying C-2 Commercial, General
Existing uses:	Vacant
Proposed uses:	Office (5,830 sf of gross floor area + 2,645 sf of covered roof area)
Request:	Application for a four story, 5,830 sf office building, with under building parking and shared access drive between the subject property and Town of Jupiter property.

Staff Update

After meeting with staff, the applicant has updated the building elevations to help address issues relative to the bulk, mass, and height of the building, and general conformity with the character and appearance of surrounding structures. Staff has updated the report throughout and provided conditions of approval to assist in addressing consistency with Comprehensive Plan and Code. Generally these include the following:

- Comply with archaeological requirements in CTD #2-25 relating to excavation, monitoring, documentation and preservation.
- Update the marine stewardship plan.
- Provide draft easements for the proposed shared driveway and cross access, and a maintenance agreement for the shared driveway.
- Restrict the use of the top floor of the building.

- Revise the architectural elevations to:
 - Address the massing of the fourth story;
 - Include a maintenance and management plan for the rooftop planters;
 - Include architectural details that interpret a historic style.

The Town Council, after considering the recommendation of the Planning and Zoning Commission, will need to determine whether the above changes are sufficient enough to determine the proposed development to be consistent with Town Comprehensive Plan policies and Town Code detailed herein.

Planning and Zoning Commission (November 13, 2025)

Prior to the November 13, 2025 meeting, the applicant requested to postpone the subject application to allow for additional time to address outstanding issues presented by staff within the November report.

Staff Compliance Review Summary

Staff reviewed the applicant's request (see Attachment A – Statement of Use) and determined the application is not in compliance with some Comprehensive Plan policies and the Town Code sections. The proposed application requires Town Council consideration and determination related to the following:

1. Policy 1.13.3(e) of the Future Land Use of the Comprehensive Plan regarding redevelopment consistent with future plans or the surrounding established character of an area, including building scale and massing.
2. Section 27-175 (1), entitled "Site Plan Criteria" regarding consistency with the goals, objectives and policies of the town comprehensive plan.
3. Section 27-175 (3), entitled "Site Plan Criteria" regarding whether or not the proposed development is consistent with all applicable land development regulations and all other portions of this code
4. Section 27-175(4), entitled "Site Plan Criteria" regarding consistency with the established or proposed character of an area.
5. Section 27-2006 entitled "Architectural and community appearance review standards for site plan or subdivision applications" regarding the architectural compatibility of the proposed development.

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	Unimproved parking (Town property)	Commercial/ Center Street/North Alternate A1A Redevelopment Overlay Area (ROA) with underlying C-2 Commercial General
South	Office Building	Commercial/ Center Street/North Alternate A1A Redevelopment Overlay Area (ROA) with underlying C-3 Commercial Office,
East	Intercoastal Waterway	N/A
West	Alternate A1A and FEC ROW	Not Designated/ NZ Not Zoned

Table 2: Site Plan Information

	C2 Commercial, General	Owner's proposal
Minimum lot area	15,000 sq. ft.	21,851 sq. ft.
Minimum front property line width	75 feet	105 feet approx.
Minimum lot depth	150 feet	215 feet approx.
Maximum building height	60 feet ¹	49 feet
Maximum lot coverage	35 percent	18.6 percent

Table 3: Landscaping

	C2, Commercial, General	Owner's proposal
Minimum greenspace	30 percent	35.52 percent
Minimum native plant material	50 percent	57.5 percent
Minimum perimeter trees	26 Trees	35 Trees
Minimum foundation plantings	1,088 sf	692 sf ⁴
Minimum foundation trees	4	3 ⁴

Table 4: Parking

	Square Feet (SF)	Minimum requirements	Owner's proposal
Professional Office (1/250 square feet)	5,830 SF	23 spaces	24 spaces

Table 5: Setbacks

	C2 Commercial, General	Owner's proposal
Front Setback – West	50 ft	92 ft
Side Setback – South	10 ft	16 ft ²
Side Setback – North	10 ft	14 ft ²
Rear Setback – East	30 ft	42 ft

Table 6: Traffic

Traffic Performance Standards (TPS)	Owner's proposal³
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Yes
New daily trips	-19 ⁴
New AM peak hour trips	-2
New PM peak hour trips	-3

Table 7: Stormwater Management

Minimum requirements	Owner's proposal
Satisfies Town of Jupiter Requirements	Yes

¹ Per 27-566 when a portion of the off-street parking requirements are provided for under the entire building, the height may be increased to 60 feet.

² Per 27-2307 Roof overhangs, awnings, and staircases can encroach into the setback a max of 36 inches.

³ Traffic calculations do not account for the additional usable space (covered roof top) that may create an increase in Average Daily Trips, if not limited to accessory use to the office.

⁴ See landscape analysis section of staff report.

⁵ The current dive boat use on the site is not factored into the traffic or parking calculations as the operations will cease upon construction per the applicant.

Table 8: Pedestrian Amenities

	Code requirements	Owner's proposal
Bicycle racks	1	1
Bench	1	1
Trash Receptacle	1	1

Background

The subject commercial property is 0.53-acres owned by Albers Land Company LLC. The subject request is for the construction of a four story office building including under building parking and a shared access drive with the adjacent Town owned property. Based on the definition of Gross Floor Area (GFA), the first floor of the building includes 230 SF of GFA and the fourth floor includes 390 SF of GFA, which does not include the 2,645 SF of usable roof area. However, the overall height of the structure is the size of a typical four-story building at 49 feet tall.

The pre-existing building included a single-story 7,542 SF commercial building (office, retail and personal services) with mooring for two dive boats associated with an onsite dive store which was demolished. The property owner and Town have a parking license agreement for 30 non-exclusive off-site parking spaces on the Town-owned property to the north for which the Owner pays a monthly fee to the Town. Either party may terminate the agreement provided they give 30 days' notice. The 30 parking spaces in the agreement are for ten paved angled parking spaces on the north side of the now-demolished building and 20 additional parking spaces on the unpaved portion of the Town's vacant lot further to the north. Currently, the dive store is located in the Shoppes at Jupiter and the dive boats remain moored at the subject property's docks where they run their dive boat operations. Based on the applicant's statement of use, at the commencement of the construction for the proposed redevelopment, the dive boats will no longer be permitted to operate from this property, and the property owner will suspend the parking lease with the Town's adjacent C-2 property (See Attachment A – Statement of Use).

Since the November 13th Planning and Zoning Commission meeting, the applicant met with Staff on multiple occasions to discuss ways to address the proposed building's consistency with the character and massing in comparison to surrounding buildings.



Figure 1: View of proposed building from N. Alternate A1A looking to the southeast.

Figure 2 provides a side by side of the changes listed below made by the applicant after discussions with Staff:

1. Step back of a portion of the fourth story roof element away from the street;
2. Sight reduction in mass above the northwest roof/stair corner;
3. Reduction of the stair landing guardrail to align with the edge of the wall; and
4. The addition of three windows to the central mass of the west façade.



Figure 2: Original NW elevation facing Sawfish Bay Park Nov. 2025 (Left); and modified NW elevation facing Sawfish Bay Park Jan. 2026 (Right).

History

The previous one story 7,377 square foot commercial building was originally constructed in 1971 and used a portion of the Town owned property to the north to meet parking requirements, since a portion of the front property was taken for right of way to expand Alternate A1A. The adjacent lot on the north is Town-owned. The lot was purchased in the early 2000's as part of the Fullerton Island settlement agreement. It was the mainland portion proposed to be used to access the nearby island, now known as Karen J. Golonka Island, when it was proposed to be developed with single family homes.

The property owner received approval for a two-phased Certificate to Dig for the subject property located within the Moderate Potential Zone. Given the location, the subject property was required to evaluate the archaeological resources and obtain Certificates to Dig (CTD) per Section 27-2443(b), entitled "Archaeological Resource Protection". During the initial review by the Historic Resources Board (HRB), it was determined that a two-phased approach would provide the data needed to adequately mitigate the impacts to the existing archaeological site. The first CTD was processed strictly for the demolition of the existing building and parking lot on the property. The second CTD furthered the scientific analysis gathered during the Phase I assessment by conducting research on areas that were previously unexposed by the one-story building (See Attachment B – Certificate to Dig #2-25). Conditions of approval in CTD #2-25 are required. Specifics on the findings and compliance are further detailed in the analysis.

Analysis

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

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

CLUP; however, the subject application is inconsistent with some policies of the Comprehensive Plan related to the existing and future character of the area, unless determined otherwise by the Town Council.

Existing and Future Character of the Area - Policy 1.13.3(e) of the Future Land Use of the Comprehensive Plan which states:

*“At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties shall be consistent with future character as outlined in neighborhood plans and master plan studies for specific areas; or the **surrounding established character of a neighborhood or area, including but not limited to setbacks, lot coverage, buildings scale, and/or massing.**”*

Staff Comment: The established character along the N. Alternate A1A corridor is predominately small scale one story commercial buildings with a few having smaller second story portions that are stepped back. In addition, the Sawfish Bay Park on the north side of the subject property is home to two historic one-story buildings, the FEC Train Depot (*circa*1915) and the Aicher pioneer home (*circa* 1913). While the historic structures were moved to the park, they have become an integral part of the character of the area. The proposed building is located approximately 130 feet south of the Aicher House.

The future character of the corridor has been discussed by the Town Council and is further outlined in the adopted Redevelopment Overlay Area (ROA). The applicant is not requesting to utilize the incentives within the Center Street/N. Alternate A1A ROA and therefore is not required to meet the general planning principles for the surrounding area (Section 27-1759). While not required, these principles have been identified as characteristics that are desired by both the Town Council and the community in future developments. While the resubmittal is an improvement, the proposed building could incorporate more historic architectural details and further reduce the massing of the stair tower (see Architecture Section below for more details). Ultimately, the Town Council shall determine whether or not the proposed building is consistent with the established character of the area.

The development of a four story office building that is 49 feet tall to the south of the park would overshadow these structures contributing to its incompatibility. Impacts related to the archaeological midden that is shared on Sawfish Bay Park and extends onto the subject property were addressed as part of the certificate to dig applications.

The development of the proposed office building is not consistent with the Comprehensive Plan policy listed above because of the buildings height, scale and massing. Architectural and design choices, specifically the tower and trellis on the top floor, and their location have contributed to the concern about the development's size and incompatibility with the surrounding developments. The proposed building is a four story, contemporary architectural style that should blend more with the historic commercial character of the surrounding area.

Historic and Archaeological Resources: Policy 1.13.3(c) of the Future Land Use of the Comprehensive Plan which states:

*“At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties **shall address the impact of redevelopment activities on natural systems and any historic and archaeological resources.***

Staff Comment: The subject property meets the requirements to address the impact of redevelopment on the existing archaeological resources and received approval of a two-phased Certificate to Dig. The CTD #2-25 includes conditions of approval to ensure further compliance.

While the applicant received approval from the Historic Resources Board with a two phased Certificate to Dig and is in compliance with the preservation and research of the existing archaeological resources, there is some concern related to redevelopment impacting the adjacent historic resources (Aicher House and Train Depot). The concern relates to “whether the proposed architectural design and appearance of the building or structure are in harmony with existing development...in the general area”. The one-story historic structures located in Sawfish Bay Park are in contrast with the proposed building’s four story scale and massing.

C-2 Zoning District. The proposed development is consistent with the quantitative requirements of Chapter 27, Article VI, Division 4, entitled “Commercial, General District (C-2)”, as detailed in the Project Data tables above. The proposed office use is a use-by-right and the proposed building meets setbacks and is less than the permitted 60 foot maximum height when providing under building parking. Pursuant to Section 27-259(4)(b), site plan applications for uses-by-right and small-scale development (on less than 2 acres) do not require Town Council approval, unless another section of the code or element requires additional review and approval. The proposed application includes shared access with the Town’s property to the north of the subject property. The applicant was authorized to include the shared access drive for purposes of submitting the application; however, formal use of the town property is subject to approval by the Town Council.

Site Plan. The proposed development is consistent with Chapter 27 as it relates to the area and dimension regulations, as detailed in the Project Data tables above. The newly proposed building provides a reduction in intensity of 1,600 SF from the previous building on the property and an elimination of the nonconformities on the site. The prior parking was non-conforming and by incorporating underbuilding parking now meets the minimum code requirements. The applicant has proposed a marine stewardship plan as required by the Comprehensive Plan. While the plan requires modifications, as noted in the Environmental and Marine Stewardship section below, the site plan will need to be updated once the plan is finalized to incorporate the improvements. Staff has included a condition **that prior to the issuance of any development permits, the applicant shall update the site plan consistent with the updates to the marine stewardship plan required herein.**

Historic and Archaeological Resources. The subject application includes the site of an intact Late Archaic) archaeological midden (carbon dating from 3110-2890 BC) that is an extension of the Town’s Sawfish Bay Park midden with historic findings as well. Findings from the archaeological assessments on the property include St. Johns Check Stamped pottery, articulated shark vertebrae, and charcoal samples, providing evidence of human settlement of known to be part of the Jupiter Inlet, dating back to 3110 BC, marking the site as one of the oldest documented in the Town.

The property owner was approved for two Certificates to Dig (CTD). The conditions of approval in the first CTD #1-23 have been completed with the Historic Resources Board approval of the second CTD #2-25. Conditions of approval within CTD #2-25 will need to be completed as part of the development construction. The CTD approval included a Phase III Assessment that will be conducted on limited portions of the remaining intact parts of the site within the proposed foundation pilings and exfiltration trench in the proposed construction area. The Phase III archaeological management plan contemplates up to 22 units to be hand excavated, with all

recovered archaeological material to be cataloged and analyzed. As part of the Phase III management plan, the location of the excavation and units are anticipated at the foundation (pilings and footers), exfiltration for drainage and utility trenching. As part of the CTD, the applicant committed to impacting less than ten percent of the midden and preserving/capping the majority of the intact midden below the structure. To ensure compliance with the CTD, archaeological monitoring by the applicant's archaeologist and routine inspections by the Town will be required. Staff has added a condition to ensure continued compliance stating that **Prior to the issuance of any development permits, the applicant shall schedule and conduct a preconstruction meeting with the Town on the construction timeline and archaeological requirements per CTD #2-25. The construction timeline shall include but not be limited to the following: demolition/removal of existing structures, clearing and grubbing, stormwater and utility trenching, footer/pier excavation and formwork, site work (parking, lighting, curbing, and similar) and landscaping.**

Architecture. If the Town Council supports the proposed conditions of approval, the proposed development may be determined to be consistent with Chapter 27, Article XI, Division 5, entitled "Architectural and Community Appearance Standards". Per Sec. 27-2004, Purpose and intent of the Architectural and Community Appearance Standards, is to review building erected in town for conformity with the character and appearance of surrounding structures as well as to maintain and/or enhance the architectural character and community appearance of present and future development. It is through the qualitative requirements of the Architectural and Community Appearance Standards that staff has brought up issues with the proposed building mass and height as it relates to the surrounding area.

Building Design – The building has been designed to be elevated over parking which maximizes the utilization of the relatively small property. While this adds to the overall height of the structure, it may also provide some ground level view of Sawfish Bay from Alternate A1A. The tallest portion of the building, which includes the elevator bulkhead, stairwell, outdoor kitchen area, storage, and restroom is located on the fourth floor and at the northwest portion of the building, closest to Alternate A1A and the Town's park. The building is setback 92 feet from the Alternate A1A right of way and 130 feet from the Aicher House on the Town's property. The massing significantly contributes to the bulk and height of the building and staff has provided some suggested changes that may reduce the bulk and mass of the fourth story.

Architectural Style – The applicant has proposed a contemporary architectural style for the building. Within the statement of use, the applicant states that the architecture choices for the property *"introduces several new sustainable and resilient design solutions that are not existing at any of the adjacent comparable properties. For example, the building has been designed to take advantage of positioning of the sun and prevailing winds to effectively regulate the temperature of the building, making the building design more efficient. The proposed building is also elevated above grade level to create a more resilient development, this solution addresses concerns regarding sea level rise and the higher and higher king tide events seen on a yearly basis."* (See attachment A).

While the applicant has justified the contemporary architecture of the building based on sustainable and resilient principals, the same sustainable and resilient design solutions exist within Florida Vernacular style architecture to take advantage of sun patterns, shade and air flow, sustainable and resilient design solutions were integral to Florida buildings prior to the invention of air conditioning, including more traditional and less contemporary details such as extended overhang; louvers; balconies and porches maintaining these desired buildings efficiencies. Additions to the architecture to provide more historically established elements

that still maintain a contemporary style could be added to maintain a similar design approach that is more indicative of the character of the area, per Sec. 27-175(4).

Scale and Mass – Following the request for postponement, the applicant made changes to reduce the scale and massing of the fourth floor. Changes made by the applicant to the proposal include the following:

- Stepping back the rooftop element away from the street;
- Slightly reducing the mass above the northwest roof/stair corner;
- Reduction of the stair landing guardrail to align with the edge of the northern wall; and
- Adding three windows in the center of the west façade.

In addition to the changes noted above, the applicant modified the roof top element with a trellis feature to allow for more light and air. The trellis feature is to include a mechanical louvered system that would have the ability to be opened and closed. To ensure the feature has an open appearance, staff has provided a condition that requires the **revision of the architectural plan to include a fixed louvers for the roof top trellis**. Some experiences with these systems is that many times they remain closed which adds to the bulk and mass of the building. Additional modifications that have been proposed by staff to further increase the proposed buildings compatibility with the surrounding uses are outlined within the “Considerations for Architectural modifications” section below. The applicant also provided an architectural context plan of the proposed building compared to the adjacent structures on Alternate A1A (See Attachment C – Architectural Context Plan).

As shown in the contextual plan, the proposed building, if approved, will be the tallest building along the Alternate A1A corridor, creating a precedent; however, it is compliant with the maximum building height as previously noted.

Per Section 27-2008, the Planning and Zoning Commission shall review each site plan or subdivision application and shall consider the standards provided in this division.” Per Section 27-2009, once the Planning and Zoning Commission acts, “The council shall review the application based upon the standards and criteria provided in this division and any other requirements set forth in this code, and based upon such review, shall approve or deny the application, or shall approve the application with conditions or modifications.” Section 27-2006(3) states that the council shall apply the standards to evaluate whether the proposed architectural design and appearance of the buildings or structures are in harmony with existing or proposed developments in the general area.

Considerations for Architectural modifications – Per Section 27-2013(1)(c), building heights, scale and massing must relate to the height of abutting building. For example, the following additional modifications are suggested **as conditions** to improve compatibility with only minimal impact to the fourth story floor plan and no interference with the location of the elevator core or location of the stairs:

- **Further reduce the bulk and mass of the stair tower by:**
 - **Removing the exterior wall of the stairwell above the third floor;**
 - **Stepping back the roof line to the exterior wall of the elevator core; and**
 - **Rotating the restroom and storage area attached to the stair tower counter clockwise to the east, to reduce the visual mass of the fourth story from the front elevation.**
- **Incorporate a green wall or comparable architectural design element into the western exterior wall of the elevator core at the fourth story;**

- **Incorporate additional vertical elements into the horizontal louvers of the stair tower at the second and third stories to create similar proportions to the windows along the façade; and**
- **Incorporate additional human-scaled elements which have a basis in Florida Wood Vernacular architecture such as thickened pier bases at the columns and base walls at the ground floor, decorative brackets under the entry feature overhead, and decorative brackets or exposed rafter tails under the fourth story roof and balconies.**

Staff has prepared a rendering illustrating the above suggestions that was shared with the Applicant based on the above recommendations that may be considered by the Planning and Zoning Commission and Town Council, as shown below.



Figure 3: Staff prepared rendering; White dashed line represents the change from the applicant's latest proposed roofline.

Engineering. The proposed development is consistent with Chapter 25 of the Town Code with the recommended conditions.

Shared Driveway – The applicant is proposing to create a shared driveway with the Town's adjacent property which reduces the number of driveways between the two properties from two down to one shared driveway. This is an enhancement in pedestrian/bicyclist safety by reducing the number conflict points in this section of Alternate A1A and also reduces the number of vehicular access points to enhance vehicular safety. The applicant is proposing to construct the shared driveway for the Town. As a result, staff has included a condition that **prior to the issuance of a development permit, the Owner shall provide a draft shared driveway easement, a draft cross access easement, and a maintenance agreement for the shared driveway. The draft easements and agreement shall be subject to the review and approval of the Town Engineer and Town Attorney. Final recorded documents and the executed agreement will be required prior to a Certificate of Occupancy.**

Utilities. Guaranteed revenue fees for the Utilities Department for the development is still outstanding. **Staff has provided a condition that prior to Town Council hearing, the Owner shall provide payment in full of the guaranteed revenue fees for utilities.**

Landscaping. The proposed development is consistent with Chapter 23, entitled “Landscaping” with the following conditions. The applicant provides code compliant perimeter buffers and vehicular use areas plantings.

Foundation Planting The proposed foundation planting area calculation does not meet Section 23-70 and needs to be updated. Due to the amount of proposed under building parking area, the amount of planting area available for foundation plantings is limited. The design of the building and site only allow for two faces of the building to have foundation plantings. Plantings at the outer edges of the parking area were considered to be part of the foundation planting area. To address the missing foundational planting tree, staff added a condition **that the landscape plan shall be revised to update the calculation and include an additional tree/palm within the foundational planting area.**

Green Roof System The applicant has proposed rooftop planters to create a green roof system to further soften the building appearance from Alternate A1A. Details regarding the proposed irrigation and maintenance of these planters have not been provided, therefore staff has included a condition to **submit a maintenance and management plan for the rooftop planters to provide irrigation and ensure all landscaping materials and green roof systems are healthy and maintained in good repair.**

Environmental and Marine Stewardship. The proposed development meets Policies 1.5.6 and 1.5.16 of the Coastal Management Element of the Comprehensive Plan as it relates to the required transitional upland buffer and Marine Stewardship Plan with the recommended conditions. The applicant has provided a transitional upland buffer that contains native plant material that supports a transition from the uplands to the adjacent Sawfish Bay which improves the upland habitat adjacent to the mangrove fringe. The applicant has also provided a Marine Stewardship plan that will need to be amended to add additional information as a condition of approval. In order to ensure compliance Policy 1.5.6 of the Coastal Management element of the Comprehensive Plan, staff has included a condition of approval **stating that Prior to the issuance of any development permits, the Applicant shall submit a draft a transitional upland buffer easement along the east property line as depicted on the site plan for review and approval by the Town Attorney. The easement shall be executed and recorded prior to the issuance of a Certificate of Occupancy.**

Marine Stewardship Plan - The provided Marine Stewardship Plan is not consistent with the details provided on the site plan. The proposed artificial reef modules proposed are not detailed in the marine stewardship plan, nor is the long-term maintenance and monitoring of these reef modules. Staff has included a condition that **Prior to the issuance of any development permits, the Owner shall update the marine stewardship plan to provide details of the marine improvements proposed on the site plan. The marine stewardship plan shall also outline management practices and monitoring requirements to maintain natural function of the waterfront and maintenance of the marine habitat improvements, consistent with policy 1.5.16 of the Coastal Management element of the Town’s Comprehensive Plan.**

Private Commercial Dock – The applicant is proposing a private commercial dock on the property with two boat slips. In order to remain compliant with Section 27-2626, staff has provided a condition of approval that states **prior to the issuance of any development permits, the applicant shall obtain approval for plans from the Department of Environmental Protection (DEP) and the army Corps of Engineers (ACOE) for the proposed dock and artificial reef modules, and a copy of the formal sufficiency letter approval the plan shall be provided to the Town.**

Parking. The proposed development is consistent with Section 27-2828 as it relates to parking. The proposed office building is required to provide 24 parking spaces and 23 parking spaces are being provided. It should be noted that the rooftop area is not required by code to be parked, but it may contribute to some additional demand. As a result of this concern during the review process, the applicant has agreed to a condition of approval **that the roof top use is restricted as an accessory use to the professional office, and any other use would need to receive Town Council approval.** The applicant has agreed to this within the statement of use provided.

Traffic. The proposed development will be in conformance with Palm Beach County (PBC) and the Town's traffic performance standards. The applicant submitted a traffic study, dated November 22, 2022, which demonstrates the anticipated traffic generation for the site. Based on the office building proposed as a part of this application, there is a decrease in the overall Average Daily Trips (ADT) generated by the proposed use. In addition, there is a decrease of two am peak hour trips and three pm peak hour trips. Potential increased parking pacts due to the unaccounted square feet on the roof top of the proposed building could be addressed with cooperation of the property owner to submit a special event permit and coordinate 60 days in advance, if parking demand is anticipated to extend beyond the subject property. This additional demand could create additional impacts of overflow parking onto town property, reducing public access to Sawfish Bay Park and the heritage tourism uses such as the Aicher house and Train Depot Museum. The applicant supports a condition of approval that would limit their use on the top floor.

Signage. The applicant has proposed one monument sign for the development and is in conformance with Section 27-3302 entitled, "Signs". In order to ensure compliance, staff has added the following conditions:

- **Prior to the issuance of any development permits, the applicant shall submit a Signage Plan to the Department of Planning and Zoning for review and approval;**
- **The freestanding sign shall have a maximum height of 7' and maximum sign copy area of 84 square feet and shall be architecturally compatible with the site.**

Site Plan Criteria.

Section 27-175 contains minimum criteria for review of all site plan applications (see Attachment D). Upon review of the 12 criteria in Section 27-175, Staff finds that the Applicant has met nine of the 12 criteria. The criteria that are not satisfied are:

- (1) The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.
- (3) The proposed development is consistent with all applicable land development regulations and all other portions of this code.
- (4) The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.

Staff Comment: Staff has provided conditions of approval for consideration related to the scale and massing of the proposed building. Analysis of these issues is provided within the architecture and parking sections of the report. Other concerns related to consistency with the architectural and community appearance standards of the code are broken down into subsections within the architectural analysis. The bulk and massing, architectural style, and building design subsections provide further detail. In addition, a staff created rendering of the building demonstrates the improvements suggested in Exhibit 1 to improve consistency with the identified policies and code sections. Ultimately, determinations by the Planning and Zoning

Commission and Town Council on if the provided conditions of approval satisfy all requirements of the Comprehensive Plan and Town Code Sections are required.

Attachments:

Exhibit 1 – Conditions of Approval

Attachment A – Statement of Use

Attachment B – Certificate to Dig #2-25

Attachment C – Architectural Context Plan

Attachment D - Section 27-175, Criteria for Site Plan Review

* Please contact Thatcher Hart at Thatcherh@jupiter.fl.us or 561-741-2464 in order to obtain a copy of the proposed plans or any attachments.

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Conditions for Compliance with Comprehensive Plan and Town Code

The application shall be subject to the following conditions:

- 1) The Owner shall install and maintain all improvements in compliance with the following:
 - a) Site Plan, Prepared by Cotleur & Hearing, Inc., referenced as “Site Plan” and “Site Details”, dated 08/29/22, revised 09/10/25, and received by the Planning and Zoning Department on 04/6/25.
 - b) Statement of Use, prepared by Cotleur & Hearing, Inc., referenced as “Statement of Use”, dated 03/30/26, and received by the Planning and Zoning Department on 04/06/26.
 - c) Landscape Plan, prepared by Cotleur & Hearing, Inc., referenced as “Sheet 1 of 2” and “Sheet 2 of 2”, dated 08/19/22, revised 09/10/25, and received by the Planning and Zoning Department on 08/21/25.
 - d) Floor Plans, prepared by Birse/Thomas, referenced as “A1.11”, “A1.12”, “A1.13”, “A1.14”, “A1.15” dated 07/07/25, and received by the Planning and Zoning Department on 08/21/25.
 - e) Building Elevations, prepared by Birse/Thomas, referenced as “A2.01”, “A2.02”, “A2.12”, “A2.12”, “A2.13”, “A2.14”, “A2.15”, dated 07/11/25, revised 11/24/25, and received by the Planning and Zoning Department on 08/21/25.
 - f) Bayside Openness Diagram and Renderings, prepared by Cotleur & Hearing, Inc., received by the Planning and Zoning Department on 04/06/26.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 03/30/26. Any revisions to the site plan, Statement of Use, or other details submitted as part of the Application, including but not limited to the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning (the Department) and shall be subject to its review and approval.

- 3) **Site Plan.** Prior to the issuance of any development permits, the Applicant shall:
 - a) Update the site plan consistent with the updates to the marine stewardship plan required herein.
- 4) **Historic and Archaeological Resources.** Prior to the issuance of any development permits, the applicant shall schedule and conduct a preconstruction meeting with the Town on the construction timeline and archaeological requirements per CTD #2-25. The construction timeline shall include but not be limited to the following: demolition/removal of existing structures, clearing and grubbing, stormwater and utility trenching, footer/pier excavation and formwork, site work (parking, lighting, curbing, and similar) and landscaping.
- 5) **Engineering.** Prior to the issuance of a development permit, the Owner shall provide a draft shared driveway easement, a draft cross access easement, and a maintenance agreement for the shared driveway. The draft easements and agreement shall be subject to the review and approval of the Town Engineer and Town Attorney. Final recorded documents and the executed agreement by the Mayor will be required prior to a Certificate of Occupancy.
- 6) **Architecture.** Prior to the issuance of a development permit, the architectural elevations shall be revised to:
 - a) Revise the architectural plan to include a fixed louvers for the roof top trellis.
 - b) Address massing of the fourth-floor by:
 - i. Removing the exterior wall of the stairwell above the third floor;
 - ii. Stepping back the roof line to the exterior wall of the elevator core;
 - iii. Rotating the restroom and storage area attached to the stair core to the east side of the elevator;

- iv. Incorporate a green wall with planting area or comparable architectural design elements to the west exterior wall of the elevator core at the fourth story;
 - c) Incorporate architectural details as an interpretation of the Florida Wood Vernacular architectural style, including but not limited to:
 - i. Add vertical elements into the horizontal louvers of the stair tower at the second and third stories to create similar proportions to the windows along the façade;
 - ii. Thicken pier bases at the columns;
 - iii. Add base walls at the ground floor;
 - iv. Add decorative brackets under the entry feature overhead; and
 - v. Add decorative brackets or exposed rafter tails under the fourth story roof and balconies.
- 7) The applicant shall ensure that the roof top use is restricted as an accessory use to the professional office, and any other use of the roof area would need to receive Town Council approval.
- 8) **Utilities.** Prior to Town Council hearing, the Owner shall provide payment in full of the guaranteed revenue fees for utilities.
- 9) **Environmental Protection.**
 - a) Prior to the issuance of any development permits, the applicant shall obtain approval of plans from the Department of Environmental Protection (DEP) and the Army Corps of Engineers (ACOE) for the proposed dock and artificial reef modules, and a copy of the formal sufficiency letter approving the plan shall be provided to the Town.
 - b) Prior to the issuance of any development permits, the Applicant shall submit a draft a transitional upland buffer easement along the east property line as

depicted on the site plan for review and approval by the Town Attorney. The easement shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

- c) Prior to the issuance of any development permits, the Owner shall update the marine stewardship plan to provide details of the marine improvements proposed on the site plan. The marine stewardship plan shall also outline management practices and requirements to maintain natural function of the waterfront and maintenance of the marine habitat improvements, consistent with policy 1.5.16 of the Coastal Management element of the Town's Comprehensive Plan.

10) ***Signage.***

- a) Prior to the issuance of any development permits, the applicant shall submit a Signage Plan to the Department of Planning and Zoning for review and approval.
- b) The freestanding sign shall have a maximum height of 7' and a maximum sign copy area of 50 square feet and shall be architecturally compatible with the site.

11) ***Landscaping.***

- a) Landscape plan shall be revised to include an additional tree within the foundational planting area.
- b) Submit a maintenance and management plan for the rooftop planters to provide irrigation and ensure all landscaping materials and green roof systems are healthy and maintained in good repair.



Albers Land Company LLC – Office Expansion

Site Plan Amendment

Statement of Use

March 30, 2026

Introduction

On behalf of the applicant, Albers Land Company LLC requests the approval of a site plan amendment which demolishes an existing 7,542 square-foot 1 story-office building and replace it with a new approximately 5,800 square-foot 3-story office building. The property is located at 1001 N Alternate A1A (SR 811) Jupiter, Florida 33458 (PCN: 30-43-40-31-00-004-0080). The property abuts N Alternate A1A (SR 811) to the west, a principal arterial roadway, and Sawfish Bay to the east. Directly to the north of the property is approximately 0.39 acres of vacant commercial land owned by the Town of Jupiter and to the south of the property is approximately 0.50 acres of land utilized for office space owned by the Sawfish Bay Office Condominium Association. The subject site is approximately 0.50 acres.

The subject site has two existing ingress and egress points, which provide access to the property via N Alternate A1A. The subject site is located within the Commercial future land use designation and the C-2, Commercial General zoning district. The intent of the C-2 zoning district as described in Section 27-563 is “The purpose and intent of the Commercial, General District (C-2) is to encourage the development of **intensive commercial facilities**, providing a wide range of goods and services, located adjoining at least one major collector or arterial street.” The site is identified as part of the Town of Jupiter’s optional Redevelopment Overlay Area (ROA), which characterizes the land as ideal for infill redevelopment. The redevelopment of the site will provide additional office space on the property and allow for increased functionality with architecture that is consistent and compatible with the surrounding area.

The property owner and Applicant has repeatedly shown their commitment to making this a remarkable new addition to the Town of Jupiter. Years of planning and design work as well as two separate certificate to dig approvals and extensive archeological digging have culminated in this proposed development plan. The proposed designs are compatible with the look and feel of Jupiter, are in context with the surrounding development, reduces the intensity of the development from what was existing, reduces the traffic generation of the property, provides innovative and sustainable design, enhances the properties shoreline, more than doubles the amount of existing native landscaping on the property.

Applicant/ Owner

Albers Land Company LLC
Nathan Albers, Manager

Agent

Cotleur & Hearing
George Missimer
Donaldson Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
gmissimer@cotleur-hearing.com

Project Location

The subject site is located at 1001 N Alternate A1A within the Town of Jupiter. N Alternate A1A (SR 811) is identified as a principal arterial roadway managed by the Florida Department of Transportation. The subject site is approximately 0.50 acres located within the Commercial future land use designation and the C2, General Commercial zoning district. Table 1 demonstrates the adjacent parcels' future land use, zoning, and existing land use designations. These land uses include vacant commercial land to the north, a commercial office to the south, an intercoastal waterway to the east, and a principal arterial roadway (SR 811) to the west. The properties to the north and south are also located within the Redevelopment Overlay Area (ROA).

Table 1: Adjacent Property Land Uses

TABLE 1 SURROUNDING LAND USES			
	FUTURE LAND USE	ZONING	LAND USE
NORTH	Commercial	C2, Commercial General	Vacant
SOUTH	Commercial	C3, Commercial Office	Commercial Office
EAST	N/A	N/A	Intercoastal Waterway – Sawfish Bay
WEST	N/A	N/A	Roadway – SR 811

Soils

The property is located within the AE flood zone abutting Sawfish Bay, presenting a 1% annual chance of flooding. Approximately 100% of the site is covered by Basinger Fine Sand. The soil is characterized by its low slope (0 to 2 %), depth (classified as very deep), moderately high to high conductivity, and inability to drain easily (classified as poorly drained). The soil's parent material is sandy marine sediments averaging 30 to 75 % fine sand content, 0 to 7 percent clay content, and less than 5 percent silt content. The soil exists in Coastal Plain Flatwoods and has two competing series, Moultrie soils and Valkaria soils.

Request

The Applicant is requesting approval of a new office development within the Town of Jupiter Center Street Redevelopment Overlay Area. The waterfront property had an aging one-story office and retail center on the property that was nonconforming with many current land development regulations. The existing building was demolished in 2024 to grant better access for excavation and a phase II archaeology report. This represents a significant commitment and sacrifice by the applicant to demolish an asset prior to attaining a site plan approval. The Applicant is proposing to redevelop the property consistent with current regulations and with architecture that is much more consistent with the aesthetic of the Town of Jupiter.

The proposed office building is 5,830 SF and is situated in the center of the property. The office use is consistent with the permitted uses on the subject property and is designed with many sustainable development and building strategies. Due to the close proximity to the Intracoastal Waterway, it is important that the property be developed with resiliency for harsh storm events and the potential for flooding from the river. The building has been designed elevated from the natural grade by placing the usable office space on columns over a level of parking. The utilization of this design method allows for the

building to be built to a maximum average height of 65-feet. **The proposed building will only be 48-feet to the mid-point of the roof.**

On top of the building is a rooftop balcony overlook that takes advantage of the incredible views of the Intracoastal, the Jupiter Light House, and the Scenic Inlet District. This overlook is only intended for the use of the office tenants below and is not additional leasable square footage for business operations. The roof top overlook amenity is intended for the private use of the company, and not for public use or rent. These types of amenities have become common in the post-COVID environment and are an important amenity for attracting a high level of talent. The space is ancillary to the primary office space and is only to be used by the employees within the office spaces below. The inclusion of outdoor spaces on building rooftops is also a common green building initiative because it enhances the utilization of space without increasing the footprint of the development. The rooftop space will not have sound amplification, will primarily be used during business hours by employees, and will comply with all Jupiter Ordinances which regulate outdoor spaces. If a special event is proposed in the future a permit will be requested and all requirements of that permit will be complied with. The common sense design decision to include a rooftop space for office employees is even more ideal when it has been seamlessly integrated into the aesthetic of the building architecture. While still just a small-scale office building, the design, placement, aesthetic, landscape, detailing, and location of this project embody every quintessential aspect of the Town of Jupiter. All regulations of the Town of Jupiter land development regulations and comprehensive plan are complied with and support the proposed redevelopment for this property.

The existing property currently has a dock leading into Sawfish Bay on the intracoastal. This dock contains two existing boat slips that can be accessed off the east boundary of the property. Pursuant to Sec. 27-2626(a), a single private dock may be permitted as an accessory structure in all commercial districts provided the dock serves only the occupants of the commercial building. The proposed redevelopment of the property does not include any alterations to the existing dock/ marine structures.

The proposed development includes vehicular and pedestrian cross access between both adjacent parcels. The plan includes a sidewalk and drive aisle which adjoins the southern commercial property. A drive aisle also adjoins to the town's property to the north, this drive aisle creates a cross access between the three parcels. The redevelopment seeks to reduce access points on Alternate A1A by eliminating the two existing driveways by creating a shared access driveway with the town on the northern side of the parcel. Cross access easements will be provided to ensure continued use of the circulation between properties.

The previous development on the property had the Jupiter Dive Center as a tenant of the building. The dive center operated two scuba diving boats from the coastal property. Prior to the demolition of the previous building, the tenants of the building were given notice months in advance to allow them to find other locations to operate. Following the demolition of the building it was brought to the property owners attention that the dive center could not find another location for the dive boats. As a good neighbor, the property owner decided to allow the dive boats to continue to operate from the existing dock on the property. At the commencement of the construction for the proposed redevelopment the dive boats will no longer be permitted to operate from this property and the property owner will suspend the parking lease that they currently hold over the Town's adjacent C-2 property.

Adjacent Properties:

The subject property is zoned C-2 Commercial General (the most intense commercial zoning designation) and is located along an established commercial corridor of North Alternate A1A. However, there are existing residential properties, a variety of building designs, uses, and property orientations. When examining all the development along North Alternate A1A from the intersection of Indiantown Road to the A1A Bridge, there is no consistent pattern or architectural style. For the purposes of analyzing the proposed redevelopment, the most applicable existing development to be compared to are the three C-3 Commercial Office properties located immediately to the south. These three properties are comparable in zoning designation, property orientation, property area, property dimensions, and proximity and elevation compared to the Intracoastal Waterway/ Sawfish Bay.

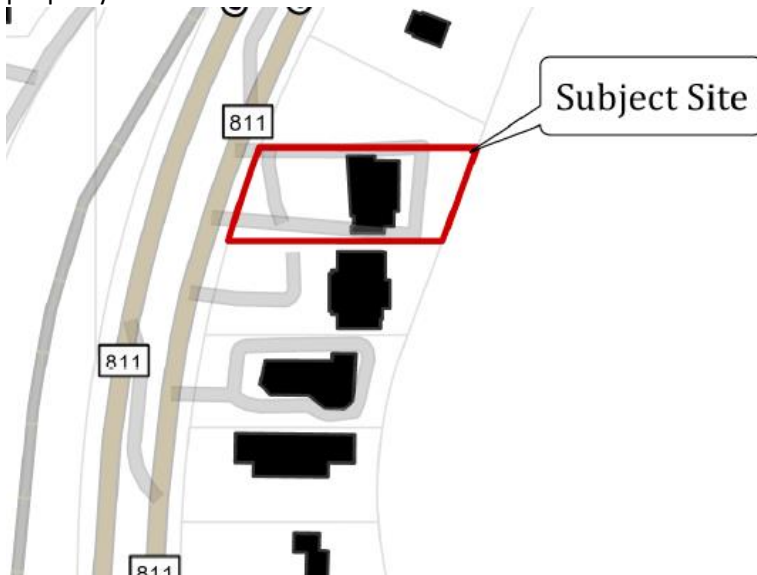
Immediately to the north of the subject redevelopment parcel is another C-2 Commercial General property (owned by the Town of Jupiter). This commercial property is undeveloped and has been used in recent years as overflow parking by the former tenants of the subject redevelopment site. A lease was granted by the Town to the property owner of the subject redevelopment site for the purposes of supporting the businesses established within the previously existing building. This lease is still active due to the ongoing operations of the Jupiter Dive Center boats from the existing docks on the subject redevelopment parcel. However, this lease will be terminated once construction begins on the subject redevelopment parcel, since the dive boats will no longer be utilizing the existing docks.

Even further north beyond the adjacent commercial general property is the Sawfish Bay Park, owned and operated by the Town of Jupiter. The Town of Jupiter acquired the park property in 2000, prior to the Town's acquisition the park property had been a commercial marina for many decades. Initial Park construction began in about 2006 and had no buildings included as part of the park. Around 2013 the Historic Train Depot Building was moved to the park as an exhibit. In about 2018 the historic Aicher House was moved to the property as well. While both of these buildings are historic and a really interesting part of the Sawfish Bay Park, they do not represent an established or historical character of the area. The two preserved buildings amount to an attraction and neither was ever located on the property prior to 2013. Consideration of these 100 year old portable buildings in any contextual analysis of the proposed architecture is inconsistent with the intent of the comprehensive plan and could take away property development rights that the Land Development Code grants.



Image 1: Comparable adjacent commercial Properties.

When comparing the adjacent existing commercial properties the similarities in the properties are immediately evident in terms of the property attributes. The properties size and orientation being the most obvious. However, all three buildings represent completely different strategies in terms of how they were designed. Comparison 1 is the closest comparison to the proposed redevelopment and is the most recent to be developed (2004). Comparison 1 was designed at the rear of the property and pushed well back from N Alternate A1A. Comparison 2 is centered on the property, closer to N Alternate A1A, and is completely surrounded by vehicle use area. Comparison 3 is even closer to N Alternate A1A and was designed to be an elongated building with vehicle use area occupying the entire southern portion of the property.



This Figure Ground exhibit clearly demonstrates the consistency of the proposed redevelopment in terms of the size and positioning of the building on the property.



Image 2: Elevation comparison

Looking further into a comparison of the proposed redevelopment and the existing commercial developments we examined the building height, scale, mass, and architecture. The proposed redevelopment plan introduces several new sustainable and resilient design solutions that are not existing at any of the adjacent comparable properties. For example, the building has been designed to take advantage of positioning of the sun and prevailing winds to effectively regulate the temperature of the building, making the building design more efficient. The proposed building is elevated above grade level to create a more resilient development, this solution addresses concerns regarding sea level rise and the higher and higher king tide events seen on a yearly basis. Additionally, this design is more resilient to large storm events. These design elements are the only reason the proposed building is slightly taller than the existing adjacent buildings, which do not implement any sustainable or resilient strategies. A unique feature of the proposed design is that the ground level is largely open all the way to the waterfront. This creates a view corridor through the building which serves to lighten and significantly reduce the perceived mass of the building. From a mass square footage perspective, the proposed building is smaller in size than all three of the comparison properties.

The architectural style is another element observed in a comparison of these properties. Comparison 1, the direct neighbor to the south is the only neighboring property to have any recognizable architectural style. The aluminum railings, bracketed roof overhang and angled roof provide some semblance of a coastal or west indies style of architecture. The other two comparison properties further south or blocky 2 and 3 story designs that do not represent any historical or significant architectural style.

The proposed redevelopment is not utilizing the voluntary North Alternate A1A Redevelopment Overlay Area code, which incentivizes development within this area. Therefore, the only architectural review criteria resides in section 27-2006.

Sec. 27-2006. - Architectural and community appearance review standards for site plan or subdivision applications.

(a) The council shall consider applications for site plans or subdivisions and streetscapes for architectural style and community appearance at the same time as the council conducts its zoning review of a site plan

or subdivision application. In determining whether to approve, approve with conditions or deny an application, the council shall apply the following standards to evaluate buildings, structures and streetscapes which are part of a proposed site plan or subdivision:

(1) Whether the buildings or structures proposed are consistent with the appearance or architectural style and character of other structures in the same master planned or Large-Scale Planned Unit Development (PUD) developments, or any zoning district which has adopted architectural standards.

Response: The proposed redevelopment is not within a master planned or large scale PUD and the C-2 zoning district does not have any adopted architectural standards. There is no established or adopted architectural standards that apply to this property or to the C-2 zoning code. It is our interpretation of this standard, that it cannot be applied in general to all development within any given location, It is specific in its application.

(2) Whether the proposed architectural design and appearance of the buildings or structures are of such architectural quality, variety and appearance so as to not cause surrounding properties from materially depreciating in appearance and value.

Response: The proposed building is of significantly higher quality than the surrounding properties. The proposed building incorporates visual interest, design elements, articulation, variation, resilience, and sustainability that will all serve to increase adjacent property values.

(3) Whether the proposed architectural design and appearance of the buildings or structures are in harmony with existing or proposed developments in the general area.

Response: As previously noted, the proposed redevelopment is extremely consistent with the adjacent commercial properties and represents a continuation of the pattern of development. The proposed setbacks, building height, scale, mass, area are all consistent. Combined with the Coastal and west indies architectural detailing, the proposed building is in harmony with the adjacent properties.

(4) Whether the proposed buildings or structures are consistent with the standards of this division, the town's land development regulations, other applicable ordinances of the town, and any areas which have been the subject of a special study, including, but not limited to, the Indiantown Road Overlay Zoning District (IOZ), and the U.S. Highway One/Intracoastal Waterway Study Area.

Response: The proposed redevelopment meets or exceeds every requirement of the land development code applicable to this property. There is not a single objective detail of this proposed redevelopment that is not consistent with the Town's land development regulations or the Town's Comprehensive Plan. The property is not within an area of special study that is mandatory since the ROA is voluntary.

(5) Whether the proposed buildings or structures, and in particular, residential dwelling units, for a particular site plan or subdivision contain a variety of architectural styles and floor plans or model types so as to avoid a monotonous appearance of residential units and/or streetscapes within a particular site plan or subdivision. In order to avoid the monotonous appearance of residential units and/or streetscapes within a site plan or subdivision, the council may require any number of different residential dwelling unit floor plans or housing model types and/or a variety of architectural styles. In order to implement this policy, the council may adopt conditions to require any number of floor plans or housing model types, and may also specifically address a building's scale, massing, proportion, elevations and architectural details, including, but not limited to, its architectural trim and colors.

Response: The proposed redevelopment is for a commercial building and is not residential.

(b) In reviewing an application, the council shall consider the following, and may impose conditions to a site plan or subdivision application to further the architectural variety and to promote the general aesthetics and community appearance:

(1) The existing and proposed conditions of the lot, including, but not limited to, topography, vegetation, trees, drainage and waterways.

Response: The existing conditions of the property did not meet a significant amount of current land development requirements and was considered a legal nonconformity. The location, adjacent to the Intracoastal waterway, necessitates the inclusion of sustainable and resilient design strategies. The drainage of the site is being significantly improved through the use of a treatment train that will improve water quality. The existing site was completely devoid of vegetation aside from the mangroves along the waterfront which will be enhanced by a native landscape buffer with the proposed redevelopment plan.

(2) The design and layout of all existing and proposed buildings to ensure there exists an efficient arrangement of land uses, including a consideration of safety, crime prevention and police and fire protection, the proposed buildings' relationship to surrounding or adjacent neighborhoods, buildings and lands, as well as pedestrian sight lines and view corridors.

Response: The proposed building and use is consistent with the established zoning district and with the surrounding zoning districts leading to an efficient arrangement of land uses. The safety of pedestrians and motorists is being significantly improved through the removal of a curb cut along N Alternate A1A and the inclusion of internal driveway connections that link adjacent properties. The proposed building is separated by a more than 250-foot wide transportation corridor which includes the FEC ROW and the N Alternate A1A ROW. The proposed redevelopment creates a safer design with more landscape and sustainable elements for the Town.

(3) The lighting, landscaping and buffering material, to ensure an adequate relationship with the overall site and surrounding area.

Response: The proposed landscape material is 100% native and significantly improves this properties relationship with the surrounding area. The existing development included only about 600 SF of pervious area. The proposed redevelopment will include 7, 780 SF of green space, almost 13 times more than the existing development. All required vehicle use area landscape and landscape buffer material is provided.

Cultural Resources

The proposed development is consistent with the cultural preservation requirements and conditions set forth in Certificate to Dig (CTD) #2-25, issued by the Jupiter Historic Resources Board for the construction of the office building. In accordance with Section 27-2443 of the Town of Jupiter's Code, Phase I and Phase II archaeological assessments were conducted to identify and evaluate cultural deposits within the project area. These investigations confirmed the presence of prehistoric midden and other cultural materials. To minimize impacts to any remaining materials, the development plan uses an elevated building design supported by columns, with parking located beneath, which limits ground disturbance and impacts. Archaeological testing was conducted at precise locations corresponding to areas of proposed subsurface impacts, including the columns and utility trench in order to mitigate for the disturbances. In accordance with the conditions of the CTD, additional fill will be brought onto the site, to the extent feasible, to cap the existing midden and further protect subsurface cultural deposits. It is anticipated that the majority of the property will be able to be elevated between 2 and 3 feet. This additional fill will not impact drainage and will provide an additional protection for the subsurface cultural resources described within the Phase II report. Prior to commencement of the Phase III Cultural Resource Assessment, the Owner will provide at least five (5) business days' written notice to the Department and the Town's archaeological consultant. The Phase III Assessment will then be conducted in the specific areas affected by the proposed development. All subsurface disturbing activities associated with the Phase III work and the subsequent construction, including utilities, landscaping, and other excavations, will be continuously monitored by a qualified archaeologist, with any significant deposits or features documented. Prior to the issuance of a building permit, the Owner's archaeological consultant will prepare and submit a comprehensive report

to the Department and the Town's archaeological consultant for review. This report will include the results of the Phase III assessment & fieldwork, documentation of any features encountered, and the results of radiocarbon sampling. In addition, prior to the issuance of a Certificate of Occupancy, an updated report will be prepared and submitted to the Department and the Town's archaeological consultant documenting the results of all subsurface disturbances that occurred after the Phase III Assessment. All archaeological artifacts recovered from the subject property will be recorded in writing and transferred to either the Loxahatchee River Historical Society or the Town of Jupiter for curation

Parking/Circulation

The .5 acre office site is not proposed to utilize shared parking as there are not multiple uses proposed. The required parking is being met on the subject site and no waiver or variance is requested at this time. A shared access drive is proposed with the property to the north in an effort to comply with Town of Jupiter Comprehensive Plan Policies for the reduction in the number of driveway access points along major roadways. The Town of Jupiter has been contacted regarding the shared access drive and discussions are ongoing to ensure the design is compatible for both properties.

The previous property owner provided multiple concepts introducing circulation with the Town's adjacent property. These concepts did not move forward after review with the Town, as it was not attainable with the existing structure. The proposed development introduces improved circulation by creating shared access with the Town's adjacent property. This shared access is beneficial for both parties and reduces the number of driveway access points, and it creates further separation between the existing access points. The applicant is willing to work with staff to come to a mutually beneficial exchange.

Architecture

The Applicant and design team has worked extensively with the Town of Jupiter through several design review meetings to ensure that the architectural stylings of the building were consistent with the Town's vision. Through these meetings a truly impressive design has been created by the project architects Birse Thomas. The building is proposed to be 49-feet tall, 3 stories, with a rooftop deck overlooking Sawfish Bay. **The roof top amenity area that will only be used by the office tenant and employees.** No other use will be permitted to use the rooftop area and the applicant would support a condition of approval that stated any other use than professional office would need to receive Town Council approval. The Applicant does reserve the right to hold special events at the property which would comply with all Town requirements associated with special events. Two floors of office space have been designed in a sustainable layout that utilizes natural sunlight and maximizes the views to the Intracoastal waterway.

It should be noted that the permitted height within the C-2, Commercial, General District is 60-feet when parking is provided on the first floor. Despite this allowance, the applicant is proposing a building that is still consistent with the maximum permitted building height of 50-feet, when no parking is provided under the building. Keeping the building at less than 50-feet will allow this development to meet the intent of the C-2 zoning district while still remaining in context with the adjacent uses, which are within the slightly less intense C-3 Commercial, Office District.

The proposed building has a number of green building standards observed within the design. Firstly, the building utilizes natural light and takes advantage of the prevailing seabreeze for better heat regulation. The building has been designed to more efficiently utilize space by providing parking under the building on the ground floor. This reduces the impact of the proposed development and provides additional resilience for the development. Additionally, the building provides a private rooftop overlook amenity.

Enhancing the building to promote the appreciation of the natural surroundings and enhance the experience on the property is a common technique in today's developing world.

Landscape

The current site conditions have virtually no greenspace to speak of due to the time during which the property was developed. The proposed site configuration seeks to restore the upland vegetation along the Intracoastal waterway and increase the amount of landscape surrounding the building. The native plantings proposed enhance this property and the surrounding properties by bringing it to the standards expected within the Town of Jupiter.

Pursuant to Policy 1.5.16 of the Conservation Element and Policy 1.5.6 of the Coastal Management Element of the Comprehensive Plan, a buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats. Ten square feet of such buffer shall be provided for each linear foot of wetland or deepwater habitat perimeter that lies adjacent to uplands. The existing property does not meet these requirements as a majority of this is existing hardscape. The proposed project seeks to fulfill the requirements of this code by removing these abundant hardscape features and replacing them with greenspace and native plant material. The site has 97.6 linear feet of wetland frontage, necessitating 976 square feet of buffer area. The proposed site plan provides 1,491 square feet of buffer area, exceeding the requirements of the Comprehensive Plan and protecting the ecological integrity of the adjacent wetland system.

Sustainability

The previous development consisted of an aging building with very limited open space and no meaningful stormwater management or water quality treatment systems. Drainage was uncontrolled, with direct runoff toward Sawfish Bay carrying sediments, hydrocarbons, and pollutants. Landscaping was minimal, ornamental in nature, and provided little ecological or water quality benefit. No provisions existed for resiliency, sustainability, or marine stewardship.

The proposed redevelopment of the site is designed to serve as a model for sustainable development projects in the Town of Jupiter, incorporating a range of strategies that address building design, landscape restoration, stormwater treatment, cultural resource protection, and coastal stewardship.

Building and Architectural Sustainability

- The building is elevated on structural columns with parking tucked beneath. This protects the structure against coastal flood risks and sea level rise, minimizes ground disturbance, and protects the underlying cultural resources that may exist onsite.
- By consolidating parking under the building and reducing the overall building footprint compared to existing conditions, the project creates more space for landscaping and stormwater functions.
- The architecture maximizes natural daylighting and captures prevailing sea breezes for heat regulation, reducing reliance on artificial lighting and cooling.
- A rooftop overlook provides outdoor space for employees without expanding the building footprint, exemplifying how vertical design solutions reduce land consumption while enhancing workplace quality.

Landscape and Ecological Enhancements

- The greenspace on the site has been more than doubled, transforming a hardened site into one that contributes to biodiversity and climate resilience.

- Landscaping design embraces a natural coastal character rather than decorative ornamentation.
- A 94% Florida native plant palette specifically chosen for the Jupiter coastal microclimate ensures low water demand, salt tolerance, and ecological benefit.
- Plantings support pollinators, wildlife, and shoreline resilience while reducing fertilizer and pesticide needs.
- Existing hardscape elements (marginal dock and concrete pad) will be removed and replaced with a 1,491 square foot of native vegetated transitional buffer along the 97.6 feet of coastal frontage, exceeding the 976 square feet required by the Comprehensive Plan.
- Habitat continuity created by connecting upland and shoreline buffers, supporting both terrestrial and marine species.

Stormwater and Water Quality Innovation

The project employs a multi-layered stormwater treatment train:

- Pervious pavers are used for all parking spaces across the site and under the building to capture rainfall and maximize onside infiltration.
- Concrete drive aisles reduce petroleum-based pollutants and improve site durability compared to asphalt.
- Exfiltration trench sized to exceed SFWMD 2026 minimum requirements provides substantial storage and filtration capacity.
- Catch basins with baffles capture sediment, oils, and floating debris and minimize the risk of anything discharging to Sawfish Bay.
- In rare outfall events, water is discharged through a bubble-up structure into the upland transitional buffer, where vegetation provides final-stage biofiltration and nutrient uptake. The buffer and native plantings are not just aesthetic; they are critical stormwater infrastructure that filter runoff before it reaches the Bay.

Cultural Resource Sustainability

- Elevated structural design limits subsurface disturbance by placing columns and utilities in carefully studied locations, with parking above grade rather than excavation-intensive design.
- Fill capping will be used to protect existing cultural deposits in place, ensuring long-term preservation beneath the developed site.
- Continuous archaeological monitoring will accompany construction activities such as utilities, landscaping, and excavations, ensuring any finds are documented and curated.
- All recovered artifacts will be preserved and transferred to appropriate local institutions for curation, supporting ongoing cultural stewardship.

Coastal and Marine Stewardship Program

- Removal of hardscape (dock and concrete pad) to restore natural shoreline conditions.
- Establishment of a native vegetated buffer planted with a salt-tolerant, coastal shoreline palette and maintained for long-term ecological function, shoreline restoration, and biofiltration.
- Proposed reef balls provide direct ecological lift, increasing habitat complexity and biodiversity in submerged lands.
- Permanent protections through a recorded maintenance agreement, ensuring stewardship commitments are binding on future owners.
- These measures go well beyond regulatory requirements and demonstrate a proactive commitment to marine resource protection.

What sets this project apart is how each sustainability measure reinforces the others to form a truly integrated system. The elevated building footprint not only safeguards cultural resources and reduces surface disturbance, but it also frees up land for expanded green infrastructure. That added greenspace is planted with natives that serve as living infrastructure that captures and filters stormwater, stabilizes the shoreline, and creates habitat. At the same time, the shoreline restoration and reef ball installation extend those benefits into the marine environment, linking upland and submerged systems. Together, architecture, landscaping, stormwater design, cultural stewardship, and marine restoration operate as one interlocking framework, demonstrating how thoughtful redevelopment can enhance resiliency, ecological function, and community character well beyond regulatory requirements.

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

(a) The criteria listed below shall apply to all site plan applications, including small-scale developments, large-scale developments, planned unit developments, developments of regional impact, and modifications of existing approved development orders.

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

Response: The proposed redevelopment is consistent with multiple goals and objectives outlined in the town's comprehensive plan, such as but not limited to, Policy 1.3.9 regarding future land use. In which, the proposed development fulfills the requirements of commercial use designated to the subject property. Regarding conservation element policy 1.5.16 and Coastal Management Policy 1.5.6, the existing property development does not meet requirements regarding buffer zones, however the proposed redevelopment seeks to fulfill and even exceed these requirements by removing hardscape features and installing native plant material and buffer zones. The proposed redevelopment plan is also consistent with Comprehensive Plan Objective 2.6, regarding the implementation and analysis of resiliency strategies for coastal areas of Jupiter.

Consistency with Policy 1.13.3 (e) *"At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties shall be consistent with future character as outlined in neighborhood plans and master plan studies for specific areas; or the surrounding established character of a neighborhood or area, including but not limited to setbacks, lot coverage, buildings scale, and/or massing."* The proposed infill/ redevelopment plan is consistent with this policy of the comprehensive plan. Currently there are no adopted future plans for this area that the proposed redevelopment is inconsistent with, and the proposed building is consistent with the established character of the area in all areas, including but not limited to setbacks, lot coverage, and building scale and or massing.

Setbacks: The proposed building meets or exceeds all the required setbacks of the applicable zoning district, in an analysis of the surrounding developments it is also found that the proposed setbacks are consistent. A comparison of surrounding property setbacks is provided below.

	Front Setback	Rear Setback	Side Setback- North	Side Setback- South
Proposed Project Site	92-feet	44-feet	14-feet	17-feet
Neighbor North	35-feet	30-35-feet	N/A	48-feet
Neighbor South	106-feet	25-feet	8-feet	10-feet
Neighbor South	71- feet	35-feet	20-feet	21-feet
Neighbor South	45-feet	30-feet	10-feet	50-feet

*Setbacks measured on adjacent properties are rounded figures based off GIS Mapping analysis and are meant to be approximations.

The setbacks of the adjacent properties and of this corridor are consistent with the proposed redevelopment project.

Lot Coverage: The C-2 zoning district permits no more than 35% building lot coverage. The proposed lot coverage of the redevelopment project is 18.6%, about half of the permitted lot coverage. The lot coverage requirement is also a maximum of 35% for the C-3 zoning district. The parcel to the immediate north of the subject site is C-2 and the parcels to the immediate south of the subject site are C-3. The proposed redevelopment plan reduces the lot coverage of the previous development by almost half, and reduces the lot coverage to even less than some nearby residential lots. The proposed lot coverage is less than all of the existing commercial parcels developed adjacent to the subject site. A table summarizing these lot coverages is below.

	Building Lot Coverage
Proposed Project Site	4,070 SF
Commercial Neighbor South	4,669 SF
Commercial Neighbor South	4,443 SF
Commercial Neighbor South	4,995 SF

*Building footprints on adjacent properties are measured using GIS Mapping analysis and are accurate estimates.

Building scale and/or Massing: The proposed redevelopment plan is consistent in building mass and scale with the surrounding commercial development of the corridor and it also includes several very important sustainability and resiliency features that are not present in other coastal developments in the area. The height of the proposed building is 48-feet to the midpoint of the roof, for the purposes of the comparison to adjacent buildings we will discuss the building heights to the tallest points of each building. The maximum permitted height within the C-2 and C-3 zoning districts is 50-feet. However, if a level of parking is provided under the building, a maximum building height of 60-feet is **Permitted**. A summary of the adjacent building heights is provided below. As previously noted, none of the adjacent developments implement any sustainability features or resiliency features, which are critical for coastal developments in south Florida.

	Building Height (to the tallest point)				
Proposed Project Site	50-feet	Height difference of 13-feet			Height Difference of 8-feet 
Commercial Neighbor South	37-feet		Height difference of 7-feet		
Commercial Neighbor South	30-feet			Height difference of 12-feet	
Commercial Neighbor South	42-feet				

*Heights of adjacent buildings were calculated using building records.

As shown above, the difference in building heights is not significant and does not represent a building that is out of scale with the existing developments. This is especially true when you factor in the benefits of the proposed building design utilizing sustainable and resilient design elements. The variations in each building's scale and mass become even less significant when you factor in the building's footprints, of which the proposed redevelopment plan presents the smallest.

Aside from the standards that are explicitly identified within the comprehensive plan policy, there are other measurable features of any development plan that can provide context and validity to an argument regarding a projects consistency. Some of those measurable factors include; Floor Area Ratio, Green space, Cubic Content, Building Openness, Façade Length.

Floor Area Ratio (FAR): Floor Area ratio is calculated by dividing the proposed building square footage by the total site area square footage. In regards to the Bayside Office project, the calculation would be 5,830 SF / 21,851.24 SF = .26 FAR. A common range for residential properties can be between .4 and .5, commercial properties are often 3:1 or higher. While location is critical when examining FAR, we will take a Town of Jupiter example as a benchmark. There is no required maximum FAR within the Town's Land Development Codes for C-2 properties, but there are some uses that are limited in the FAR they can have. For example, self-storage facilities are limited to an FAR of .40, this is nearly double what is being proposed are part of this redevelopment project.

Green Space: The minimum green space for a C-2 zoned property is 30%. This would equate to 6,555 SF for the subject property. The proposed plan includes more than 7,780 SF of green space, or roughly 35.6% green space. What's even more significant is that the site was previously developed with roughly 600 SF of green space. The proposed redevelopment project brings back substantial landscaping to this site as part of a well-designed project. Additionally, the proposed plan provides for significantly more landscape green space than the adjacent commercially developed properties.



Image: A comparison of the previously developed site and the proposed site.

Cubic Content: Cubic content is calculated by dividing the total building volume by the total property area. The benefits of this calculation is that it can remove arguments associated with the number of stories or footprint when discussing building mass, because it is a direct calculation of the mass of the building. For the proposed redevelopment project the calculation would be as follows $82,778 \text{ CF} / 21,51 \text{ SF} = 3.7$. This ratio is significantly less than that of most residential neighborhoods. Many higher end residential communities will limit the total cubic content of a home to not more than a 5 or 5.5 ratio. This is another example of an objective measurement that can be analyzed to evaluate a subjective code requirement such as consistency in architectural character.

Building Openness: Building openness is another useful calculation that can be done to evaluate an architectural design for articulation and variety. In this calculation there are three basic features of the building; solid walls, windows/ openings, and open air. The proposed architecture achieves an open air percentage of 27%. In basic terms, if the outside edge of the building is the box in which you are measuring, more than a quarter of the space within that box is open to the other side of the building. This is extremely significant because it substantially reduces the mass of the building and provides a visual connection to what's on the other side. This also creates a vista to the waterfront.



BAYSIDE OPENNESS DIAGRAM

27% OPEN (2725 SF)
50% **SOLID** (3755 SF)
23% **WINDOWS/OPENINGS** (865 SF)

Image: Openness diagram calculation.

Building Façade length: This dimension is rather simple to understand, it is the total linear length of any particular face of a building. It is significant because if a building becomes too long there could be impacts to pedestrian circulation and it could create a very large building mass that dominates an area. Some municipalities institute maximum building length requirements for specific districts to ensure consistency with the community. One example would be in Downtown Stuart, no building may be longer than 200-feet. The Town of Jupiter does not have a building length requirement. The proposed building's longest façade is 70-feet. The other façade length is 48-feet. Both of these dimensions are less than some of the residential properties within the Town and by any standard would be considered rather short.

Consistency with Policy 1.13.3(c) of the Future Land Use of the Comprehensive Plan which states:

"At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties shall address the impact of redevelopment activities on natural systems and any historic and archaeological resources."

There are three parts to this comprehensive plan policy that are necessary to analyze when determining consistency. That is whether there is an impact to Natural Systems, Historic Resources, or Archaeological Resources. The proposed redevelopment project more than 10xs the amount of greenspace and landscape area that was existing on the site, provides substantially better stormwater

treatment, exceeds the minimum requirements for shoreline protection, and includes 100% native landscape material. There is absolutely no negative impact on any natural systems.

This redevelopment project has received two separate Certificate to Dig approvals, one for demolition the old Jupiter Dive Center building, and one for the proposed redevelopment project. The proposed redevelopment has been intentionally designed with pilings that will reduce the footprint of the building and thus reduce the amount of archaeological material impacted by the construction. This is a significant expense that furthers the sustainability and responsiveness of the architecture to the sites location and history. The two approvals from the Historic resource board demonstrate the projects constancy with the requirement to not have negative impact to archaeological resources.

As noted, there are no historic resources on the subject property apart from what can be found in the archaeological midden layer underground. In 2000 the Town was able to acquire the property for the park. In between the Sawfish Bay Park and the subject redevelopment site exists another C-2 commercial general zoned property. As it stands, this property still has the potential for redevelopment, and it would be closer to the park than the proposed development project. However, even if this property were to become part of the park, there would still be more than 130-feet of separation between the closest structure within the park, and a significant vegetative barrier. The "historic resource" staff identifies are the two building exhibits within the park. The FEC Train Depot building is a unique park exhibit from about 1915, that was moved to the park in 2013. It had never previously been at this property or in this area. The Aicher Pioneer home is another unique park exhibit from about 1913, that was moved to the park in 2018. It had never previously been at this property or in this area. While both of these park exhibits are very interesting and a wonderful amenity for the residents of Jupiter, they are not being impacted by the proposed development, the park is not being impacted by the proposed development, and there are no requirements within either the comprehensive plan or the land development code related to transitions in development from public park facilities. Again, the land on which the Sawfish Bay Park is situated was historically a commercial marina, and the subject property has the most intensive commercial zoning designation within the Town of Jupiter. T

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

Response: The proposed redevelopment aligns with all applicable land development regulations.

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

Response: The proposed development is consistent with the land development regulations of the Commercial General Zoning District outlined by the Town of Jupiter and all other applicable portions of this code.

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

Response: The subject property is located within the C2 Commercial Zoning District and seeks to provide architectural character consistent with surrounding area. The office use, the architectural aesthetic, and the proposed native plant pallet are consistent with the character of the area. The building size, setbacks, Square footage, height, and architectural detailing are all consistent with the surrounding development, and appropriate for the designated C-2 zoning district. There is no established architectural style within the area, there is however an established pattern of

development. As explained within this narrative, the proposed development is consistent with the commercial character of the surrounding area.

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

Response: The proposed redevelopment is an office use and less intense than the existing condition of the property. The submitted traffic reports demonstrate the proposed redevelopment will reduce the traffic generation of this property. The proposed redevelopment plan removes curb cuts on A-1-A and provides for connections internal to both the properties to the north and south. Public safety is significantly improved as a result of the proposed redevelopment plan.

(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 redevelopment is less intense than the existing condition of the property. Adequate levels of service for public service facilities including transportation, water supply, drainage, and sanitation are available.

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

Response: The proposed redevelopment does not significantly reduce light and air to adjacent properties. This development will utilize innovative landscaping and architecture that will be consistent and will aesthetically mesh with the surrounding structures. The project seeks to reduce the square footage of the existing property, therefore allowing for increased air flow to adjacent properties. The proposed redevelopment also increases the amount of open and green space on the property which will significantly improve air quality.

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

Response: The proposed redevelopment will have no negative impact on values of adjacent properties. The improved condition of the property will only potentially have a positive impact on adjacent property values.

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

Response: The proposed redevelopment does not deter the improvement or development of the adjacent property. As the proposed architecture seeks to improve the visual aesthetic, as well as increase vegetation of the subject property with an improved landscape plan. Considering the southern parcel is currently an office space and the northern is vacant Town land, the proposed development does not impact the improvement in these areas. The proposed redevelopment plan improves the usability of the property to the north through the use of the proposed shared access drive, which will reduce the number of potential curb cuts along this section of A-1-A.

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

Response: The proposed development is an office space, with normal operating hours, the visual aspects of the site are consistent with the surrounding architecture. Measurables of the structure such as height and square footage are similar to surrounding office buildings and are less than what is permitted by the Town code. Sufficient landscaping will be added to the site to fulfill buffer requirements and supplement the area aesthetically. There are no proposed uses other than

professional office. The rooftop amenity area is for use but the office tenant and employees alone. The dive boat that currently operates out of this location will no longer operate in this location following commencement of construction.

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

Response: The proposed development does not seek to alter natural systems in the area. Instead, the redevelopment will enhance by introducing a more native landscaping plan to the existing property. Additionally, the proposed redevelopment plan removes a significant amount of hardscape and structures from along the waterfront. These areas will be replaced with native landscaping that will improve the natural systems. Additionally, the proposed redevelopment plan will improve the Town's access to the parcel adjacent to the Sawfish Bay Park. The proposed redevelopment plan includes more than the minimum number of parking spaces and no other use is proposed other than the professional office use.

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

Response: The proposed redevelopment provides pedestrian amenities in excess of all requirements for the property, such as benches, trash receptacles and bicycle parking.

Conclusion

On behalf of the Applicant, Albers Land Company LLC, please accept this as our formal request for approval of the proposed development within the Town of Jupiter. The proposed development consists of a 5,830 SF office building as part of an infill redevelopment project along Alternate A-1-A. The existing site conditions include many nonconformities that will be removed as part of the proposed redevelopment. The project design team is excited to bring this project forward within the Town of Jupiter.

CERTIFICATE TO DIG NO. 2-25

TOWN OF JUPITER, FLORIDA

WHEREAS, Albers Land Company, LLC is the owner ("Owner") of approximately .53 acres of real property, the legal description of which is described in Exhibit "A" and incorporated herein ("the subject property"); and,

WHEREAS, the subject property is known and referred to as the Bayside Property; and,

WHEREAS, Cotleur & Hearing, LLC, acting as the agent for the Owner, has submitted an application for a Certificate to Dig ("the Application") to the Town of Jupiter's Planning and Zoning Department ("the Department") pursuant to Town Code Section 27-2443(e)(3); and,

WHEREAS, the archaeological site, known as Harbor View Prehistoric Shell Midden (Florida Master Site File [FMSF] #8PB11388) extends from the Sawfish Bay Park property onto the subject property, including in areas that were previously inaccessible because of the building which was on the subject property until its demolition; and,

WHEREAS, at its July 17, 2023 Historic Resources Board (Board) meeting, Certificate to Dig #1-23 was approved for the demolition of a then

existing building and parking lot on the subject property and determined that an additional Certificate to Dig would be required after a Phase II Cultural Resource Assessment for the subject property was complete, and;

WHEREAS, potential intact archaeological deposits from the shell midden known as FMSF #8PB11388 is possible due to the previously existing building that capped the site; and,

WHEREAS, as a condition of Certificate to Dig #1-23, the Owner was required to submit a second Certificate to Dig after completing a Phase II Cultural Resource Assessment, including systematic archaeological testing of intact parts of the site after the demolition of the structures onsite; and,

WHEREAS, the Owner's archaeological consultant, Archaeological and Historical Conservancy, Inc. prepared a Phase II Cultural Resources Assessment ("the Assessment"), dated December 2024, a copy of which is attached hereto and incorporated herein as Exhibit "B"; and,

WHEREAS, the Phase II Cultural Resource Assessment concluded that both prehistoric and historic artifacts that provide greater context of the settlement patterns and plant and animal use are located upon and near the subject property; and,

WHEREAS, in the Bayside Parcel Phase III Archaeological Management Plan, the Owner's archeological consultant recommended that a Phase III Cultural Resource Assessment should be limited to those areas affected by the proposed development on the subject property; and,

1 **WHEREAS**, the Phase III Cultural Resource Assessment provides
2 adequate documentation and mitigation of the proposed development on the
3 subject property; and,

4 **WHEREAS**, the Town's consulting archaeologist, Advanced
5 Archaeology, inc., has reviewed and determined that both the Phase II
6 Cultural Resource Assessment and the proposed Phase III Management Plan
7 are complete and technically sufficient; and,

8 **WHEREAS**, at its February 24, 2025, Board meeting, the Board
9 considered the evidence presented to it by the Department, Advanced
10 Archaeology, Inc., and the Owner, regarding the Application's consistency
11 with the archaeological resource protection provisions of the Town's
12 Comprehensive Plan, and the land development regulations of Chapter 27,
13 Article XI, Division 19 of the Code pertaining to historic and archaeological
14 preservation; and,

15 **WHEREAS**, Advanced Archaeology, Inc. has determined that the
16 subject property contains artifacts and cultural resources of archaeological
17 value and recommends that the Board issue the Certificate to Dig for the
18 construction of the proposed development subject to certain conditions; and,

19 **WHEREAS**, the Board has conducted a quasi-judicial hearing to
20 consider the Application; and,

21 **WHEREAS**, Section 27-2443(c) of the Code provides that if a property
22 is deemed to have significant archaeological value, the Board shall issue a
23 Certificate to Dig with any conditions it deems necessary to protect the

archaeological resources on the property so as to permit the excavation of
that part of the property found to be of archaeological significance; and,

WHEREAS, the Board has considered the Application and has
determined that a Certificate to Dig should be issued, subject to the
conditions incorporated into Section 3 herein; and,

WHEREAS, the Certificate to Dig shall apply to the Owner and its
successors or assigns.

**NOW, THEREFORE, THE HISTORIC RESOURCES BOARD OF THE
TOWN OF JUPITER HEREBY ISSUES THIS CERTIFICATE TO DIG
SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

Section 1. The whereas clauses are true and correct and
incorporated herein as the findings of fact and conclusions of law of the
Board.

Section 2. The Board hereby approves the Application and issues a
Certificate to Dig for the subject property, subject to the conditions contained
in Section 3. The Board has determined that the Owner's compliance with
these conditions is necessary for the Application to be consistent with the
archaeological resource protection provisions of the Town's Comprehensive
Plan and to meet the Land Development Regulations contained in Chapter
27, Article X, Division 19 of the Code, pertaining to historic and archeological
preservation.

Section 3. The Certificate to Dig is subject to the Owner's compliance
with the following conditions:

- 1 1. The Owner shall provide notification to the Department and Town's
2 archaeological consultant (Advanced Archaeology, Inc.) at least five
3 (5) business days prior to the proposed commencement of all ground
4 disturbing activities associated with the Phase III assessment as
5 outlined within the Owner's proposed management plan.
- 6 2. All subsurface disturbing activities associated with the proposed
7 development, including utilities, landscaping, other excavations, shall
8 be monitored by a qualified archaeologist and any significant deposits
9 or features encountered shall be documented as provided for in the
10 Assessment.
- 11 3. The Owner shall be responsible for any professional fees, costs and
12 expenses incurred by the Town associated with the archaeological
13 monitoring, excavations, reviews and reports that are required by this
14 Certificate to Dig.
- 15 4. Prior to the issuance of a building permit, the Owner shall provide a
16 report to the Department and the Town's archaeological consultant
17 (Advanced Archaeology, Inc.) for review. The report shall contain the
18 results of the Phase III Assessment completed by the Owner's
19 archaeological consultant and shall provide the results of the
20 radiocarbon samples. Based on a review of the report by the
21 Department and the Town's archaeological consultant, the Board may
22 request additional documentation or monitoring of the subject property.

- 1 5. Prior to the issuance of a Certificate of Occupancy, the Owner shall
- 2 provide an updated report to the Department and the Town's
- 3 archaeological consultant (Advanced Archaeology, Inc.) for review.
- 4 The report shall contain the updated results of the subsurface
- 5 disturbances that occurred after the Phase III Assessment completed
- 6 by the Owner's archaeological consultant.
- 7 6. All archaeological artifacts that are recovered from the subject property
- 8 as a result of any excavation shall be documented in writing by the
- 9 Owner, and a copy of the written documented findings shall be
- 10 provided to the Department. Any archaeological artifacts recovered
- 11 from the subject property shall be transferred to either the Loxahatchee
- 12 River Historical Society or the Town of Jupiter.
- 13 7. If human skeletal remains are found on the subject property, the
- 14 Owner shall immediately comply with Section 872.05 of Florida
- 15 Statutes.
- 16 8. Upon submittal of development applications, the property owner shall
- 17 demonstrate that additional fill is provided throughout the site, to the
- 18 extent feasible, to cap the existing midden.

19 **Section 4.** This Certificate to Dig shall become effective upon its
20 execution.

21 **Attachments:**

22 **Exhibit A** – Legal Description

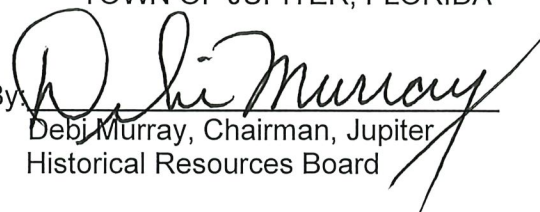
23 **Exhibit B** – Phase II Cultural Resources Assessment

1 #6016719 v1 26503-00001

IN WITNESS WHEREOF, the HISTORIC RESOURCES BOARD has hereunto
set its authorized hand this 24 day of FEBRUARY, 2025.

ATTEST:


Laura E. Cahill, Town Clerk

TOWN OF JUPITER, FLORIDA
By: 
Debi Murray, Chairman, Jupiter
Historical Resources Board

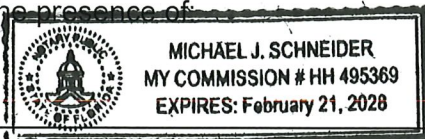
[TOWN SEAL]



APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: 
Thomas J. Baird, Town Attorney

Signed, sealed and delivered
in the presence of:

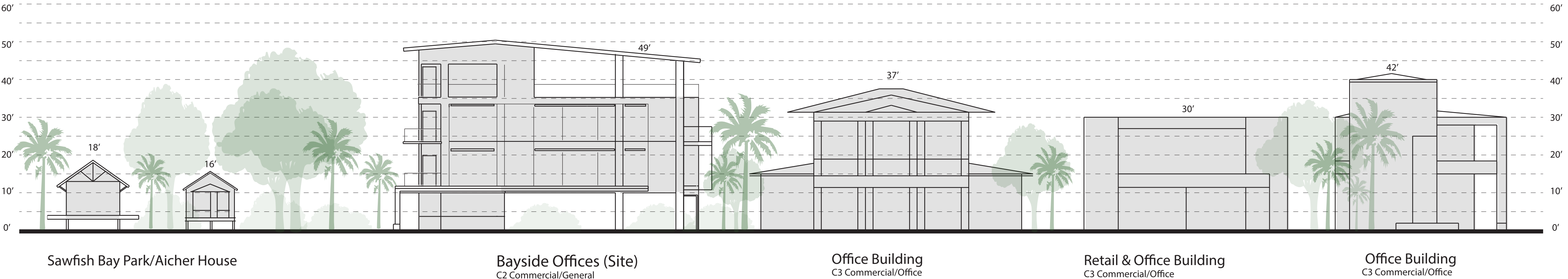


Witness
Print Name: MICHAEL SCHNEIDER

Bayside Offices - Site context height analysis

1001 FL A1A Alt, Jupiter, FL 33477

North ← Site → South



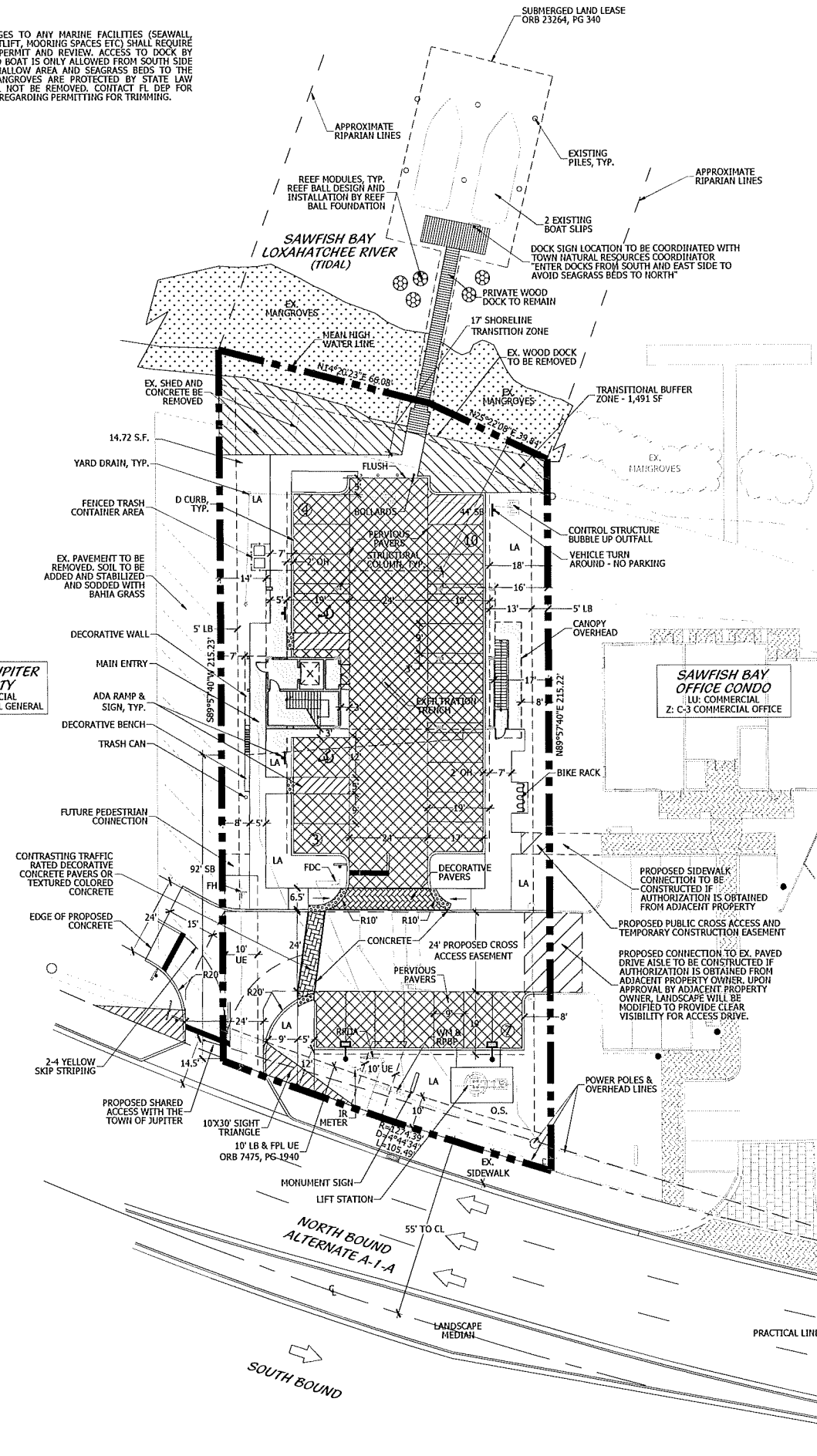
Sec. 27-175. Criteria for site plan review.

- (a) The criteria listed below shall apply to all site plan applications, including small-scale developments, large-scale developments, planned unit developments, developments of regional impact, and modifications of existing approved development orders.
- (1) The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.
 - (2) The proposed development is consistent with any applicable, countywide land development regulations.
 - (3) The proposed development is consistent with all applicable land development regulations and all other portions of this Code.
 - (4) The proposed development is compatible and/or consistent with the established or proposed character of a neighborhood or area.
 - (5) The proposed development does not create or excessively increase traffic congestion or otherwise affect public safety.
 - (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.
 - (7) The proposed development does not significantly reduce light and air to adjacent properties.
 - (8) The proposed development does not adversely affect property values in adjacent areas.
 - (9) The proposed development would not 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.
 - (11) The proposed development does not negatively impact adjacent natural systems or public facilities, such as parks.
 - (12) The proposed development provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.
- (b) Should the department of planning and zoning and/or the town council determine that the proposed site plan is not consistent with the criteria outlined in subsection (a) of this section, the site plan may either be denied or approved subject to conditions of approval or modifications as may be necessary to provide for a development which is consistent with these criteria. The conditions of approval may require the applicant and/or property owner to exceed the minimum development standards set forth in this chapter and/or other applicable local regulations. Conditions of approval may include, but are not limited to, the following:
- (1) Restraints to minimize or eliminate such effects as noise, vibration, air pollution, glare and/or odor.
 - (2) Limit the height, size and/or location of a building or other structure.
 - (3) Designate the size, number, location and/or nature of access points (vehicle and pedestrian).
 - (4) Designate the size, location, screening, drainage, type of surfacing material and/or other improvement of a parking and/or loading area.
 - (5) Limit or otherwise designate the number, size, location, height and/or lighting of signs.

-
- (6) Require the use of, and designate the size, height, location and/or materials for, berming, screening, landscaping and/or other facilities to protect and/or buffer adjacent or nearby property, including designating standards for installation and/or maintenance of the facilities.
 - (7) Require the protection and/or relocation of additional trees, vegetation, water resources, wildlife habitat and/or other appropriate natural resources.
 - (8) Require specific architectural details and/or design that produces a physical development which is compatible in appearance with the uses permitted by right in the zoning district.
 - (9) Specify other conditions of approval to permit development of the project in conformity with the intent and purpose of this chapter and the adopted comprehensive plan.
- (c) Violation of any conditions, when made a part of the terms under which the site plan is approved, shall be deemed a violation of this chapter, subject to enforcement under the provisions of this Code.

(Code 1992, § 27-96; Ord. No. 6-92, § 4, 4-20-1993; Ord. No. 37-99, § 2, 10-19-1999; Ord. No. 13-11, § 3, 4-26-2011)

ANY CHANGES TO ANY MARINE FACILITIES (SEAWALL, DOCK, BOATLIFT, MOORING SPACES ETC) SHALL REQUIRE SEPARATE PERMIT AND REVIEW. ACCESS TO DOCK BY MOTORIZED BOAT IS ONLY ALLOWED FROM SOUTH SIDE DUE TO SHALLOW AREA AND SEAGRASS BEDS TO THE NORTH. MANGROVES ARE PROTECTED BY STATE LAW AND SHALL NOT BE REMOVED. CONTACT FL DEP FOR INQUIRIES REGARDING PERMITTING FOR TRIMMING.



PROJECT TEAM

OWNER/CLIENT:
ALBERS LAND COMPANY, LLC
942 POMPAÑO DRIVE
JUPITER, FL 33477

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

ARCHITECT:
BIRSE THOMAS ARCHITECTS
5510 PGA BOULEVARD, SUITE 201
PALM BEACH GARDENS, FL 33418
561-249-4001

ENGINEER:
JEFF H. TRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
561-575-6030

SURVEYOR:
LEGACY SURVEYING AND MAPPING, INC.
112 N. U.S. HIGHWAY NO. 1
TEQUESTA, FL 33469
561.746.8424

TRAFFIC CONSULTANT:
JEFF H. TRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
561-575-6030

Attachment E - Plans

SITE DATA

NAME OF PROJECT	BAYSIDE
PROPERTY CONTROL NUMBER	30-43-40-31-00-004-0080
TOWN OF JUPITER P&Z #	TBD
FEMA FLOOD ZONE	SFHA - ZONE A7
TRAFFIC ANALYSIS ZONE	TBD
LAND USE DESIGNATION	COMMERCIAL
ZONING DISTRICT	C-2 COMMERCIAL, GENERAL
OVERLAY DISTRICT	ROA REDEVELOPMENT OVERLAY AREA
MAXIMUM BUILDING HEIGHT	50' MAX. PER CODE
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1

TOTAL SITE AREA 0.50 AC
21,851.24 SF

BUILDING DATA

FIRST FLOOR	130 SF
SECOND FLOOR	2,605 SF
THIRD FLOOR	2,605 SF
LOBBY AREAS	490 SF
TOTAL SQUARE FOOTAGE	5,830 SF

FAR 0.000023

LAND USE

BUILDING LOT COVERAGE	SF	AC	%
VEHICULAR USE AREA	8,285	0.19	37.91%
OPEN SPACE	9,496	0.22	43.46%
TOTAL	21,851	0.50	100.00%

LOT COVERAGE

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE (35% MAX.)	4,070	0.09	18.63%
VEHICULAR USE AREA	8,285	0.19	37.91%
SIDEWALKS & HARDSCAPE	1,716	0.04	7.85%
TOTAL IMPERVIOUS AREA	14,071	0.32	64.39%

PERVIOUS AREA

GREEN SPACE (30% REQ.)	SF	AC	%
TOTAL PERVIOUS AREA	7,780	0.18	35.61%

TOTAL SITE AREA

	21,851	0.50	100.00%
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PARKING DATA

PROFESSIONAL OFFICE (1/250 SF)	REQ	PROV
TOTAL	23	24
ACCESSIBLE SPACES (INCLUDED IN TOTAL)	2	2

PEDESTRIAN AMENITIES

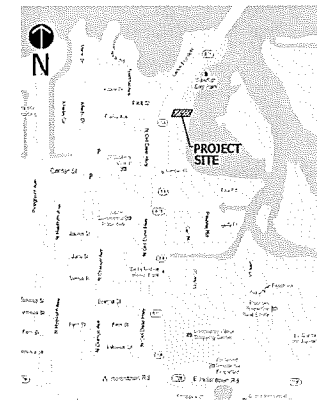
BENCH (1/25,000 SF OF OPEN SPACE)	REQ	PROV
TRASH CAN (1/150,000 SF OF OPEN SPACE)	0.38	1
BIKE RACK (1/75,000 SF OF OPEN SPACE)	0.19	1
	0.13	1

TRANSITIONAL BUFFER ZONE

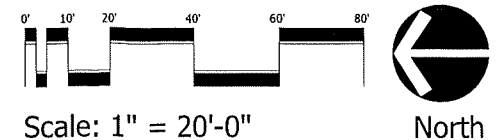
COMPREHENSIVE PLAN CONSERVATION AND COASTAL MANAGEMENT POLICIES 1.5.16 AND 1.5.6 RESPECTIVELY.

LINEAR FOOTAGE OF WETLAND	97.6
10 SF OF BUFFER PER LINEAR FOOT OF WETLAND	REQ 976 PROV 1,491

LOCATION MAP



Site Plan



Scale: 1" = 20'-0"

North



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com

Lic# LC-C000239

Bayside
1001 NORTH A-1-A
Jupiter, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	04-0518.03
DATE	08-29-22
REVISIONS	11-21-22
	07-10-25
	09-10-25

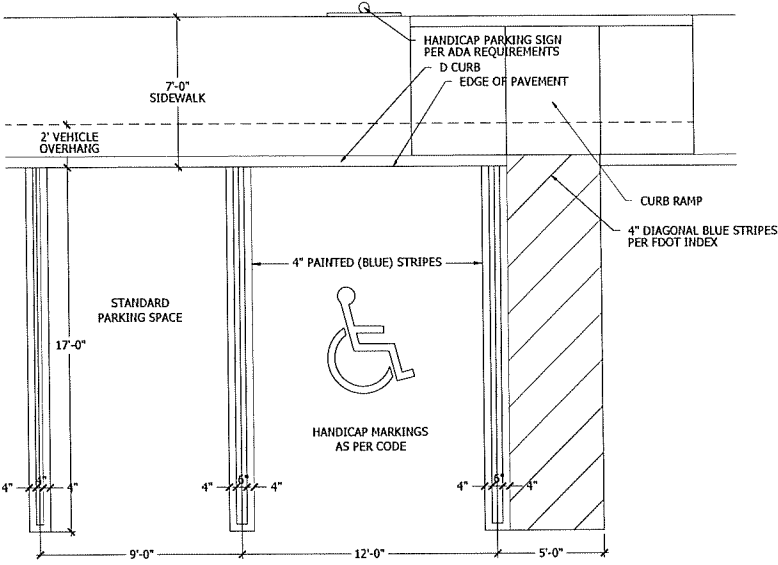
September 10, 2025 1:13:19 p.m.
Drawing: 04-0518.03_SP.DWG

SHEET 1 OF 2

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These drawings are the property of the architect and are not to be used for any other project without the written consent of the architect. Any unauthorized use or reproduction of these drawings without the written consent of the architect is strictly prohibited.

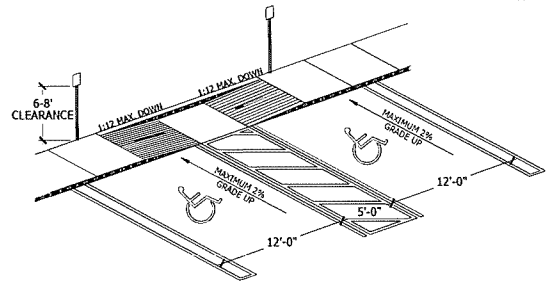
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

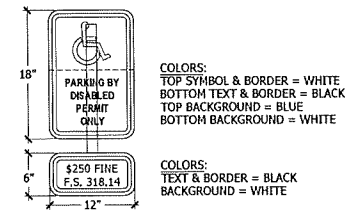
NTS



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

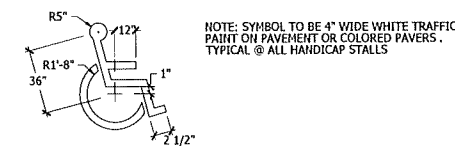
HANDICAP SIGN DETAIL

NTS



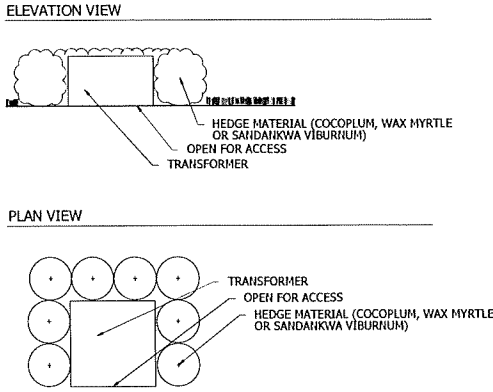
HANDICAP SYMBOL DETAIL

NTS



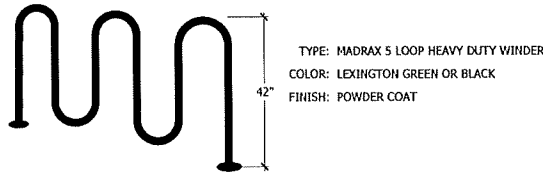
TRANSFORMER DETAIL

NTS



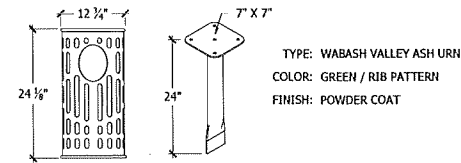
BIKE RACK DETAIL

NTS



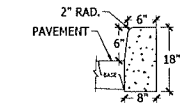
TRASH CAN DETAIL

NTS



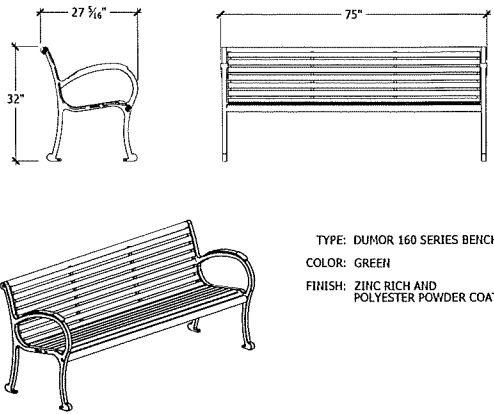
D CURB DETAIL

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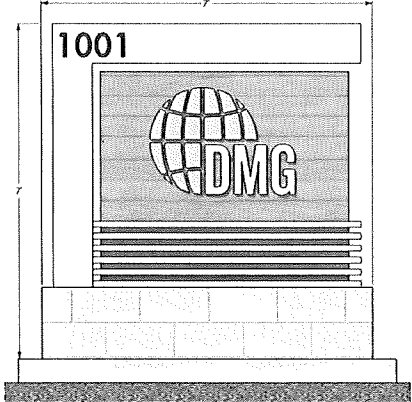
BENCH DETAIL

NTS



BENCH DETAIL

NTS



Cotleur & Hearing

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Bayside
1001 NORTH A-1-A
Jupiter, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	04-0518.03
DATE	08-29-22
REVISIONS	11-21-22
	07-10-25

July 10, 2025 3:35:57 p.m.
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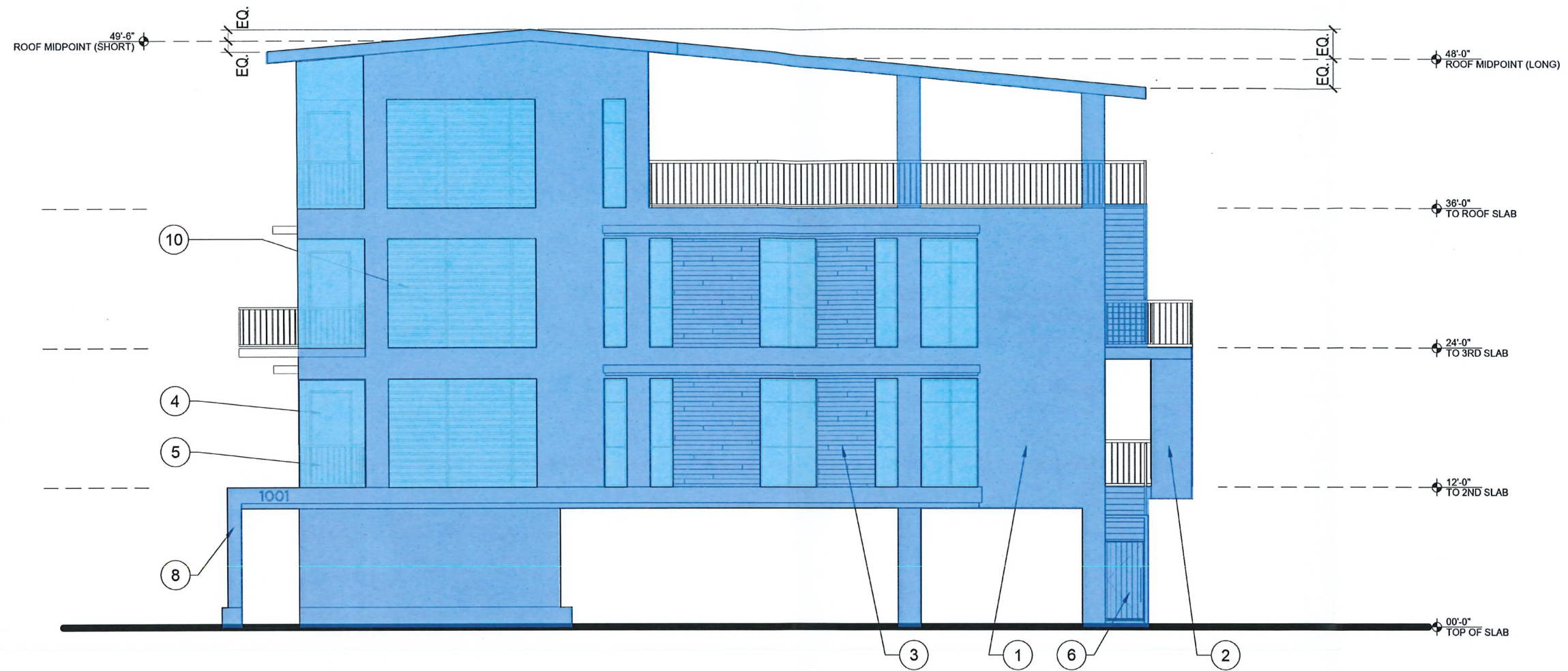
SHEET 2 OF 2
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Site Details



SITE PLAN





BAYSIDE OPENNESS DIAGRAM

27% OPEN (2725 SF)
 50% **SOLID** (3755 SF)
 23% **WINDOWS/OPENINGS** (865 SF)

9



10



11

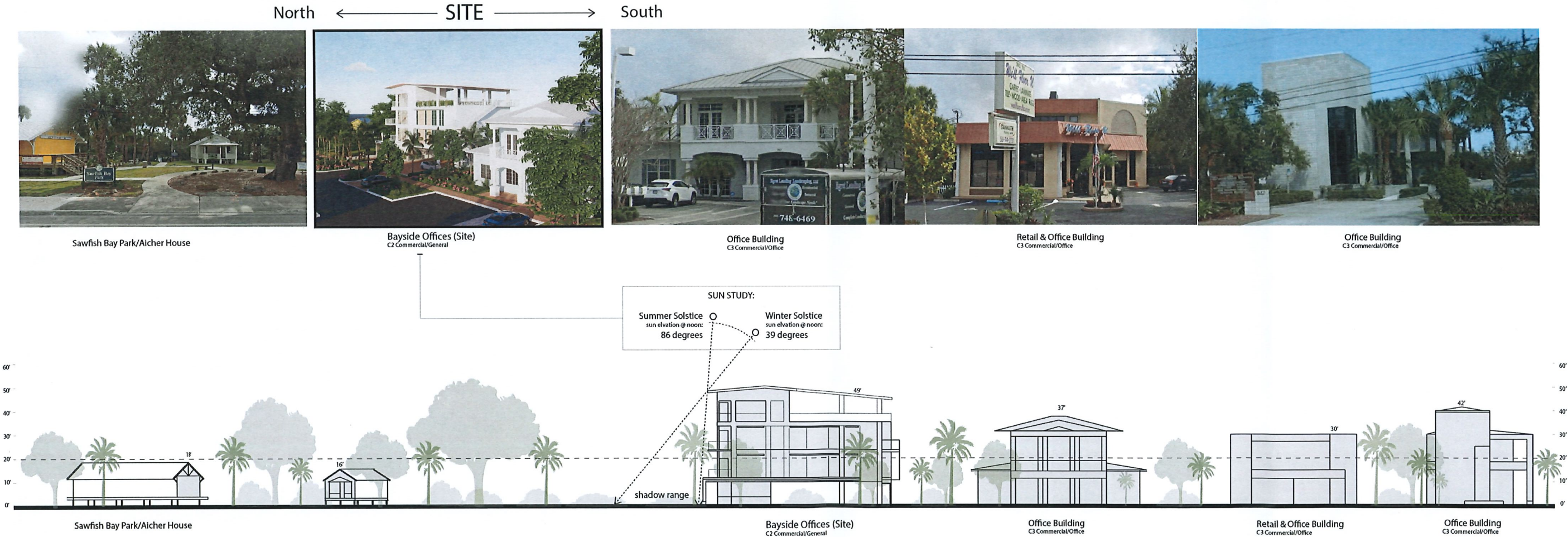


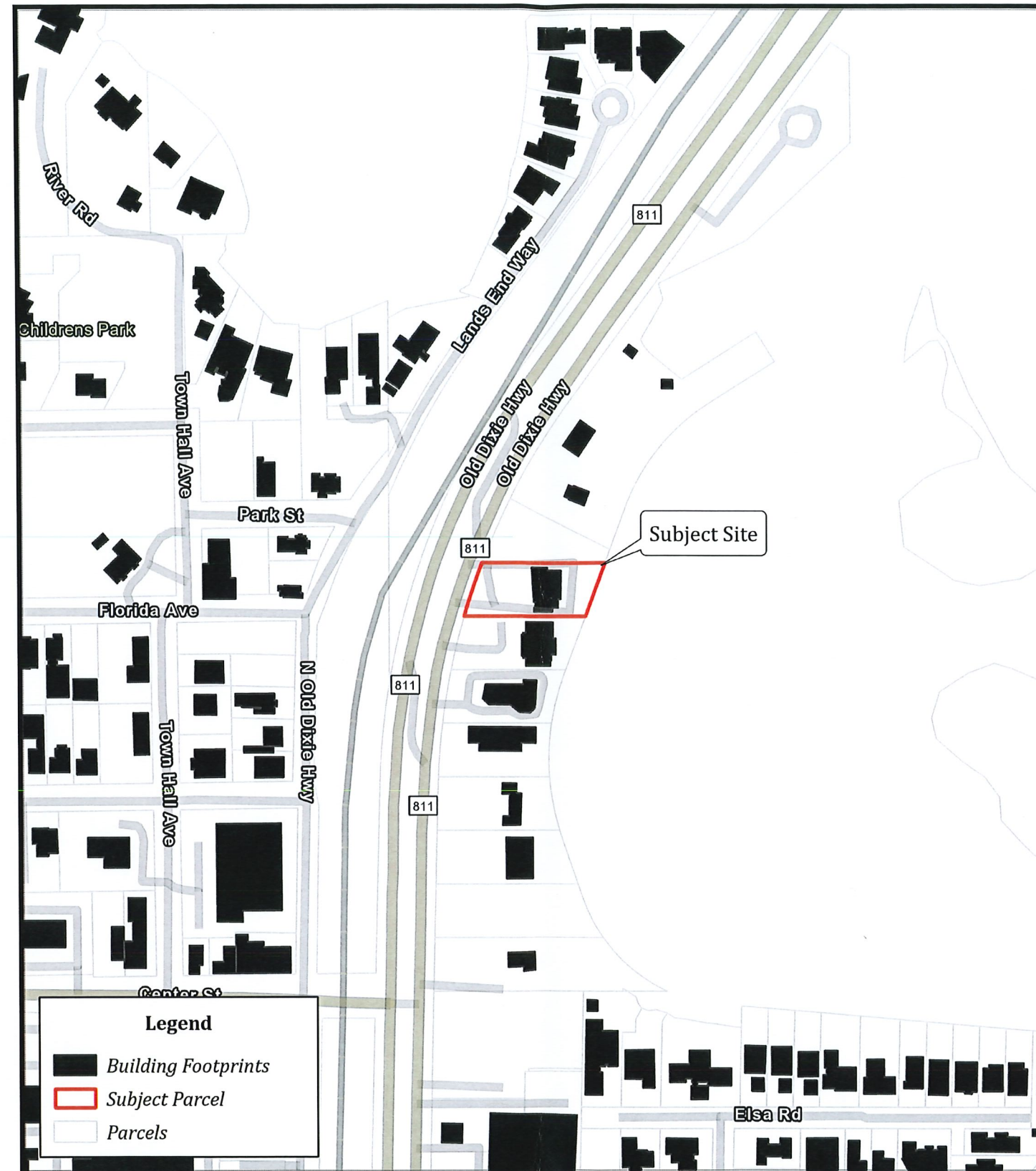
12



Bayside Offices - Site context height analysis

1001 FL A1A Alt, Jupiter, FL 33477





Legend

- Building Footprints
- Subject Parcel
- Parcels

1 inch equals 250 feet
 0 125 250
 Feet

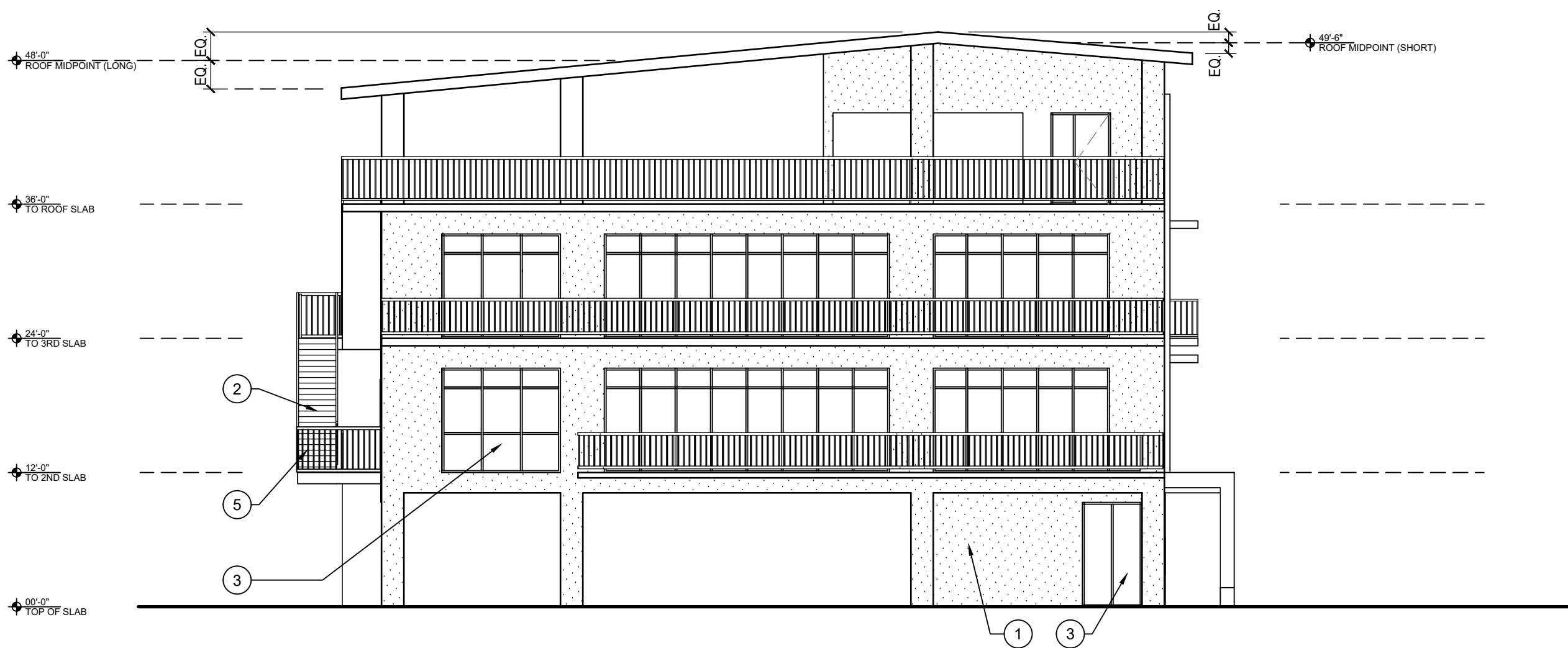
Map Document: F:\Project Documents\04-0518.03 Bayside, Jupiter\
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 [11/12/2025] ESS

Figure Ground Exhibit
Bayside Office Building
Jupiter, FL

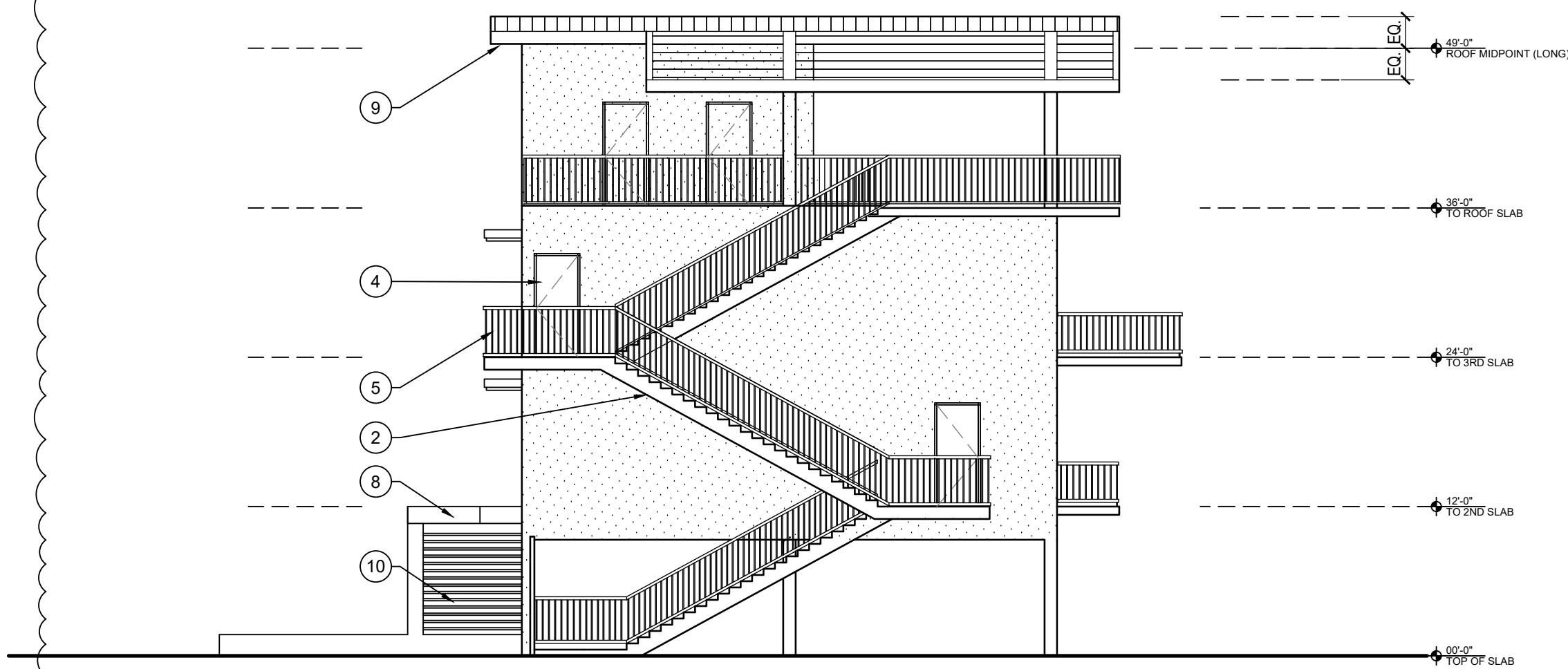
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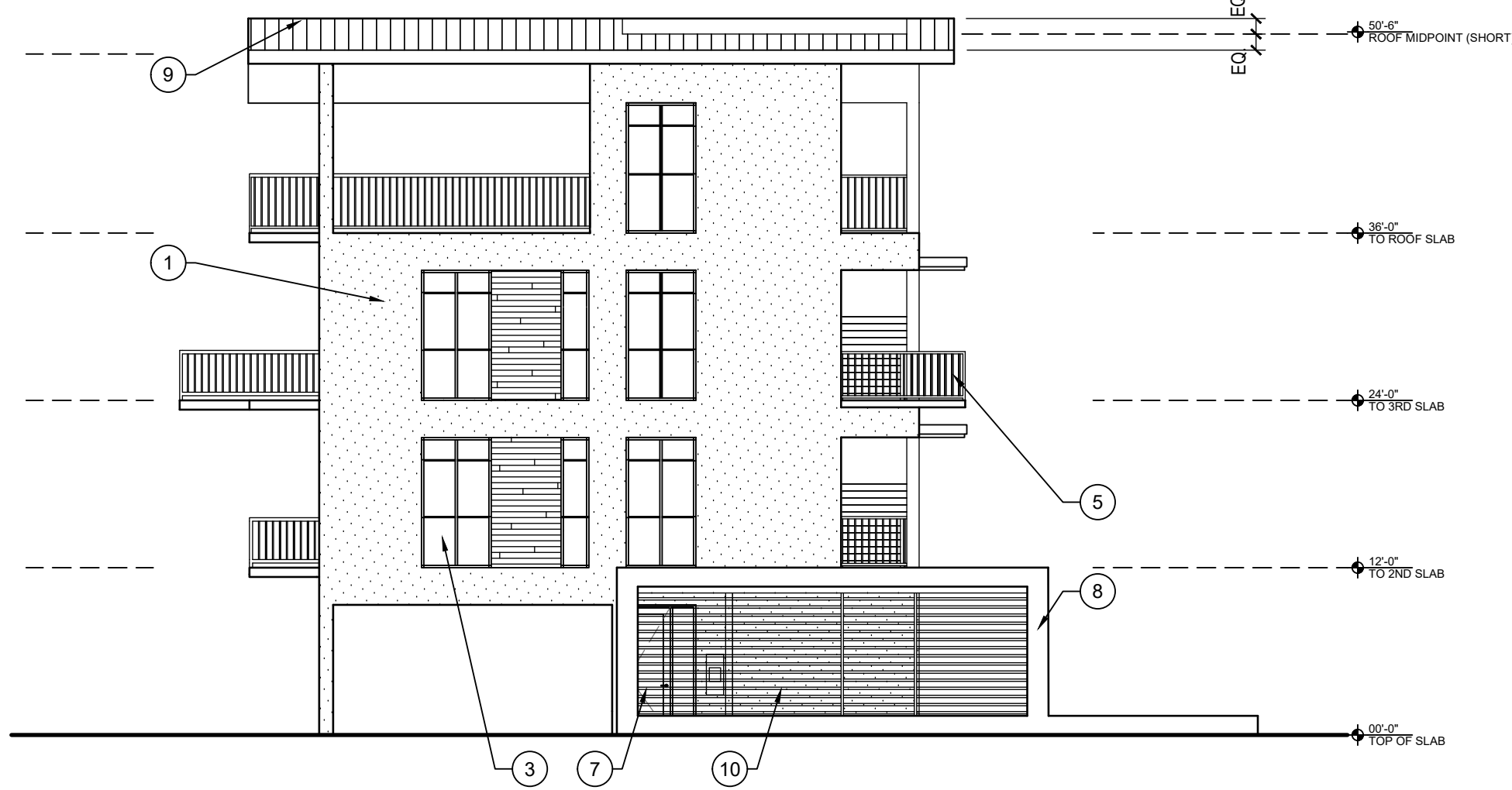
3 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

key notes

- 1 PAINTED STUCCO FINISH
- 2 CONCRETE STAIRS
- 3 STOREFRONT GLAZING SYSTEM
- 4 PAINTED HOLLOW METAL DOOR & FRAME
- 5 42" METAL GUARDRAILS
- 6 METAL GATE
- 7 STOREFRONT DOOR
- 8 ENTRY FEATURE / WOOD LOUVERS
- 9 STANDING SEAM METAL ROOF
- 10 HORIZONTAL LOUVERS

color schedule

- A FIELD COLOR - BENJAMIN MOORE BRIGHT WHITE (OC-152)
- B ACCENT COLOR -

sheet notes

legend

- SMOOTH STUCCO FINISH
- WOOD VENEER FINISH
- STANDING SEAM METAL ROOF

birse/thomas

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PROJECT NUMBER 22-100

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2	ADDENDUM NO.2	11-24-25
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SUBMITTAL DATE 08/08/22

SITE PLAN APPROVAL

BUILDING ELEVATIONS

A2.01

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SITE PLAN APPROVAL

BUILDING ELEVATIONS
(RENDERED)

A2.02

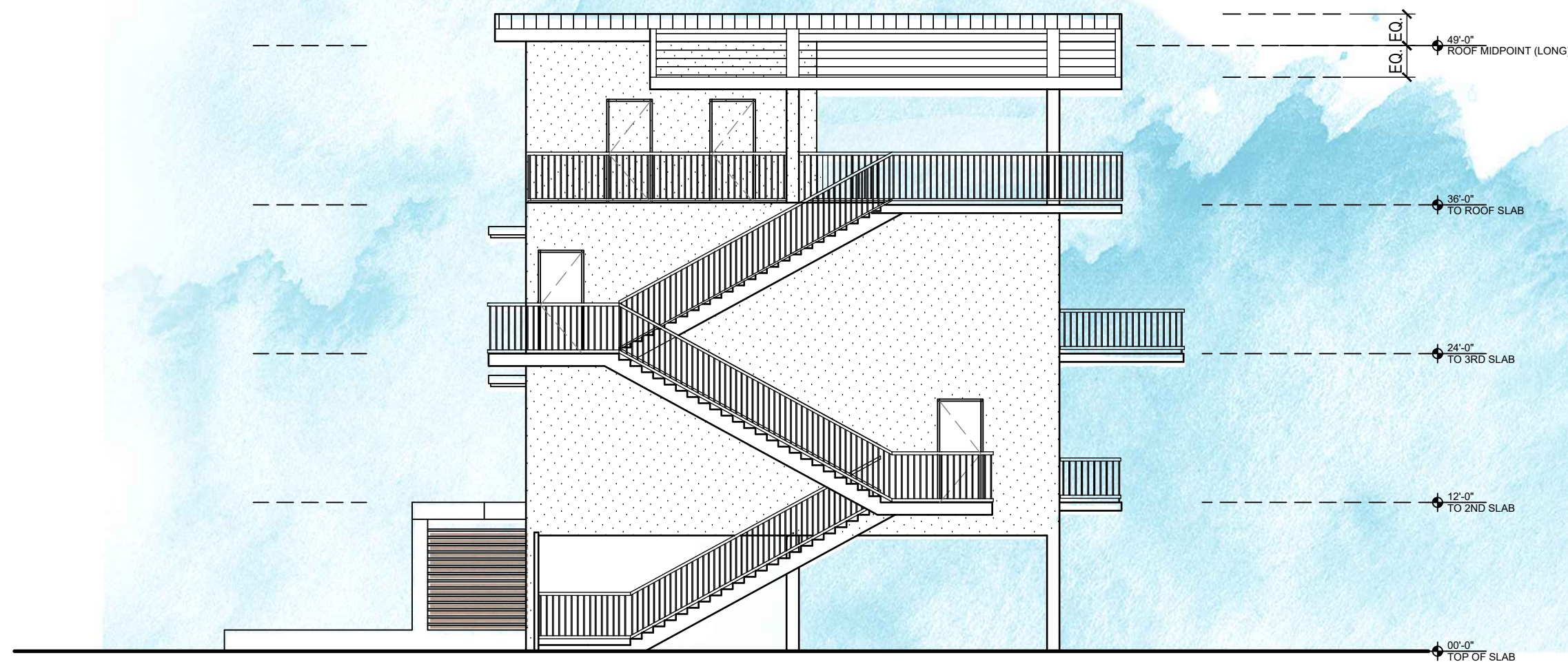
2



3 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



1 RENDER 1

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SITE PLAN APPROVAL

CONCEPTUAL
RENDERINGS

A2.12



1 RENDER 2

2

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SITE PLAN APPROVAL

CONCEPTUAL
RENDERINGS

A2.13



2

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SITE PLAN APPROVAL

CONCEPTUAL
RENDERINGS

A2.14

1 RENDER 3



1 RENDER 4

2

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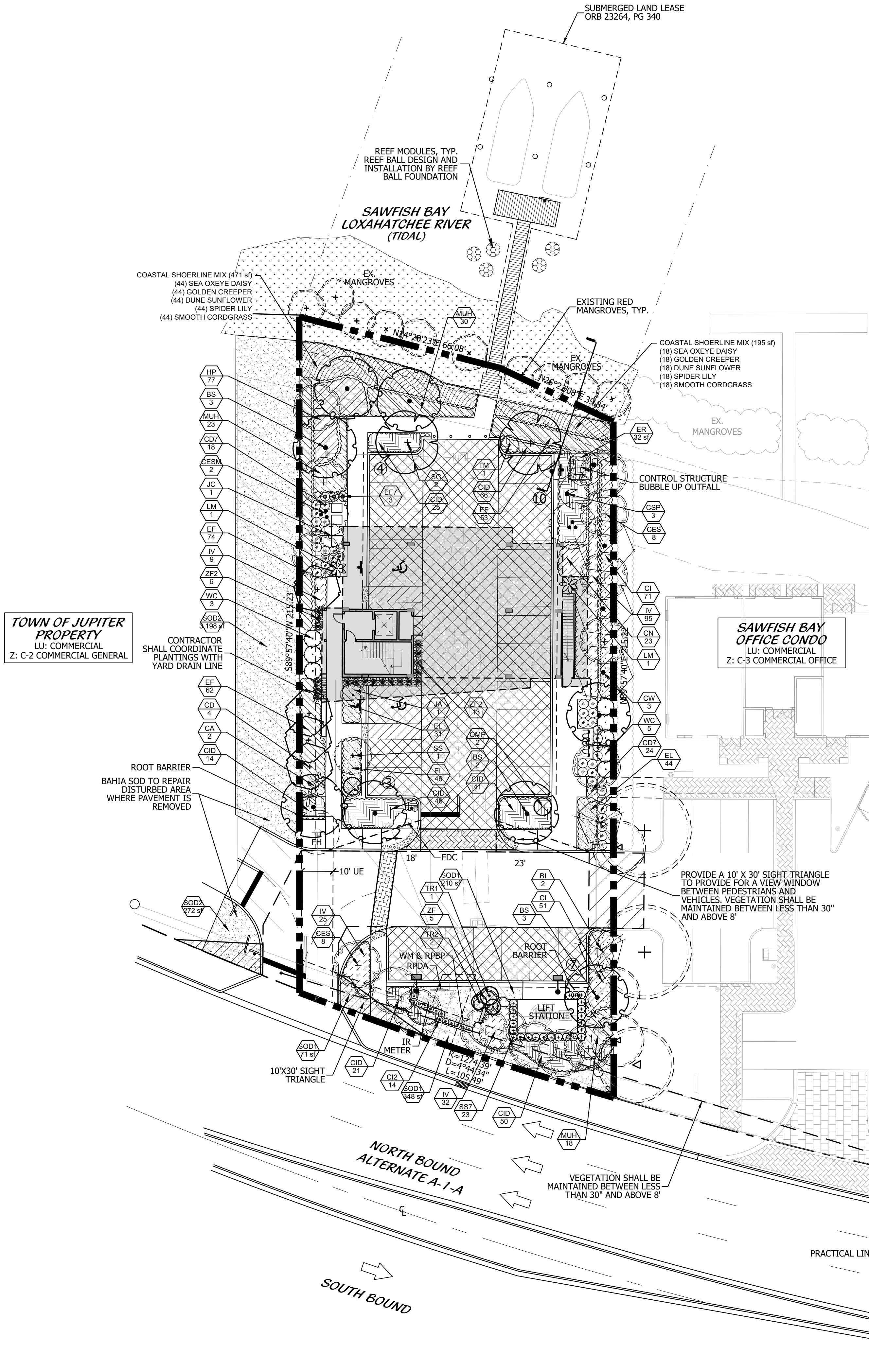
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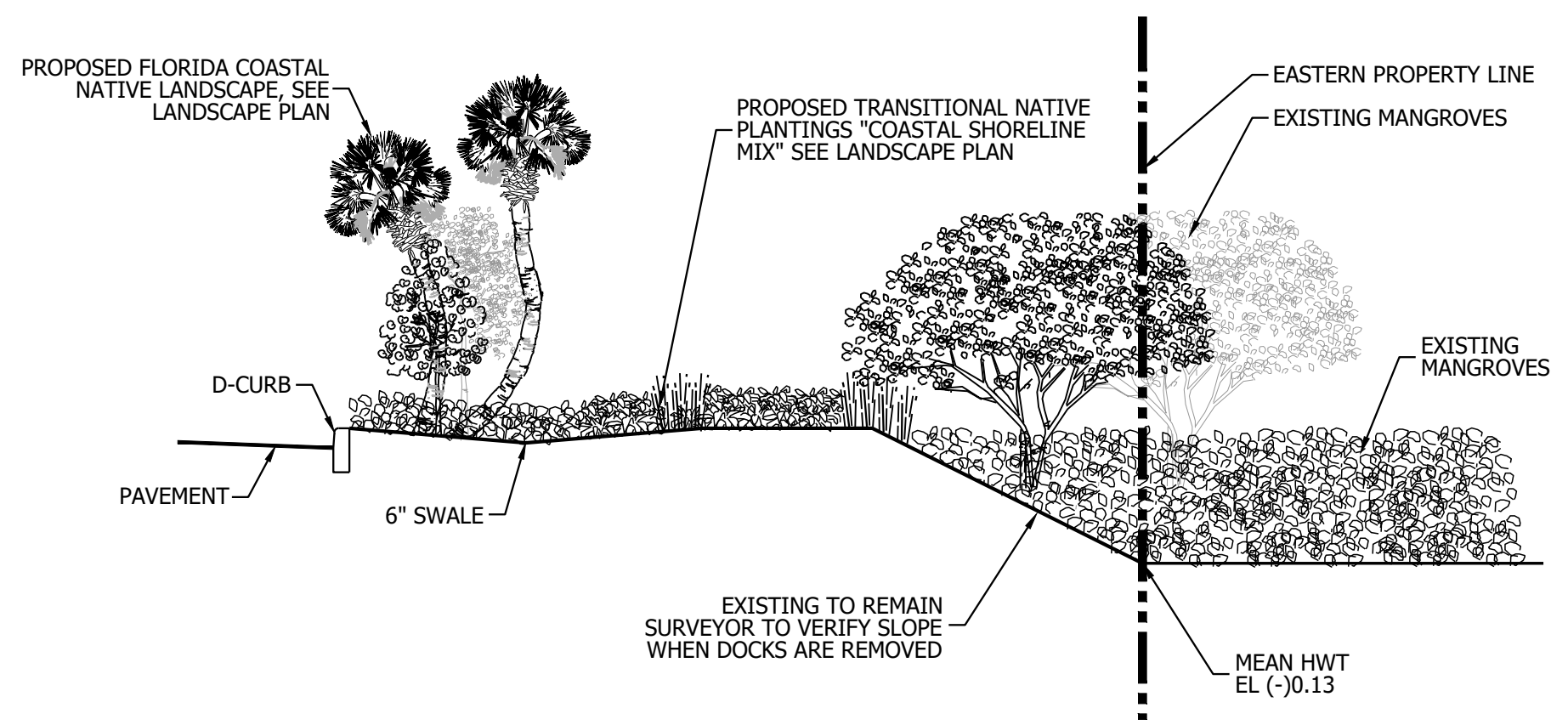
SITE PLAN APPROVAL

CONCEPTUAL
RENDERINGS

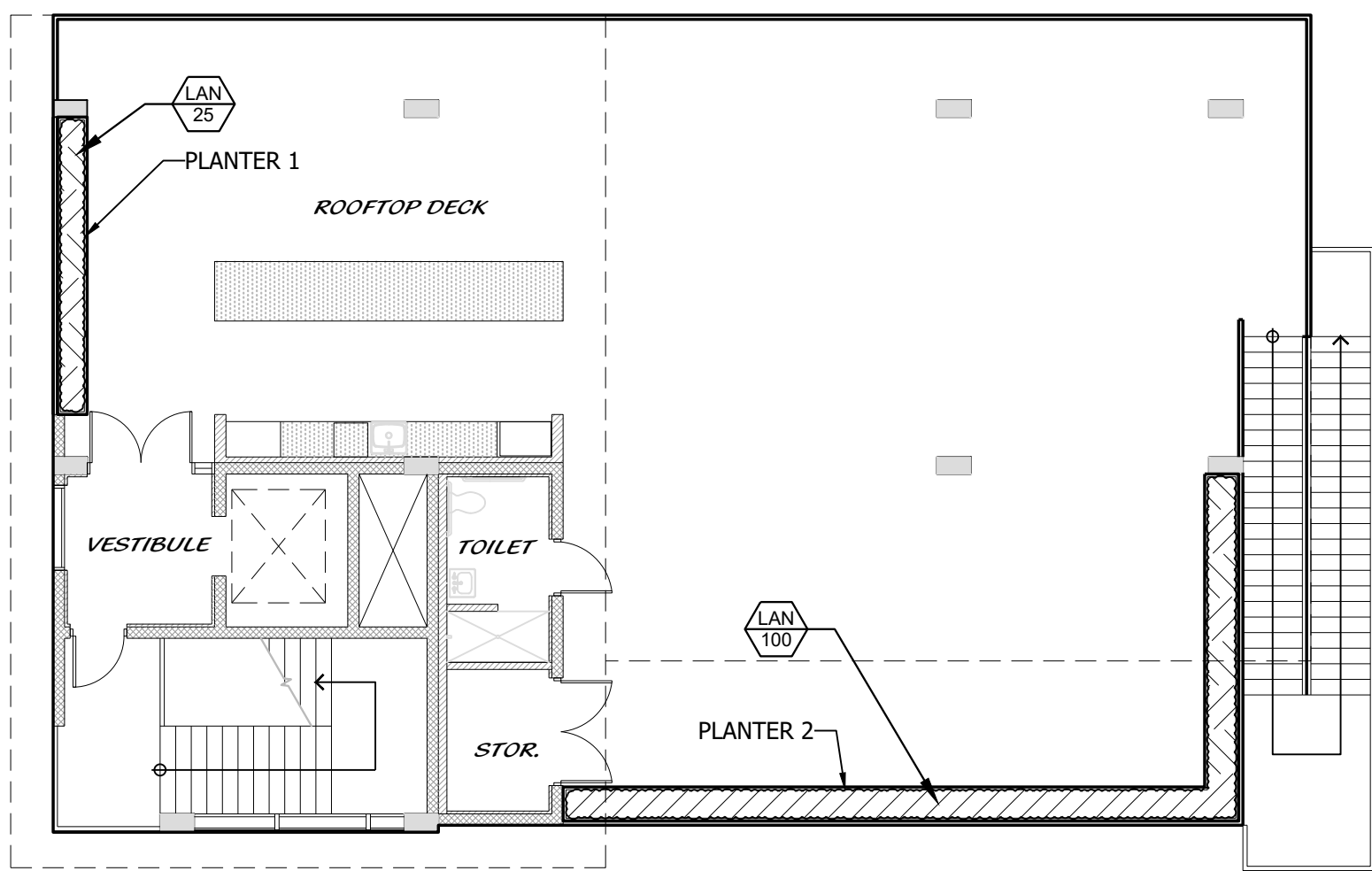
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CROSS SECTION



ROOFTOP PLANTER ENLARGEMENT DETAIL



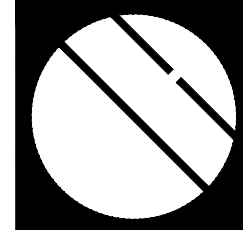
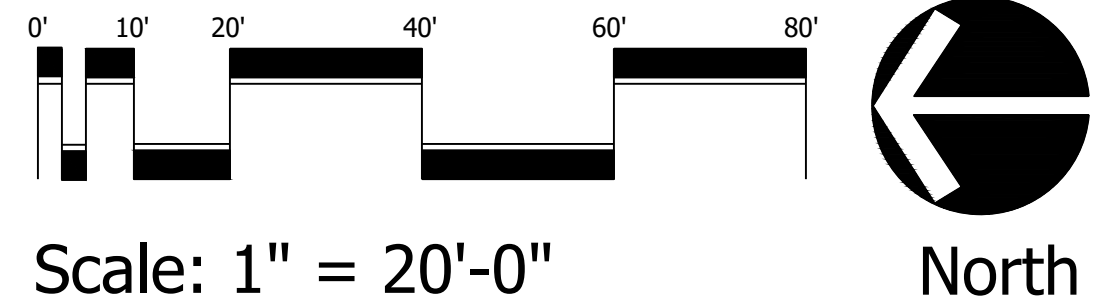
LANDSCAPE DATA

NAME OF PROJECT	BAYSIDE		
LAND USE DESIGNATION	COMMERCIAL		
ZONING DISTRICT	C-2 COMMERCIAL, GENERAL		
OVERLAY DISTRICT	ROA REDEVELOPMENT OVERLAY AREA		
TOTAL SITE AREA	21,851 SF	0.50 AC	
LAND USE	SF	AC	%
BUILDING LOT COVERAGE	3,967	0.09	18.15%
VEHICULAR USE AREA	8,485	0.19	38.83%
OPEN SPACE	9,382	0.22	42.94%
TOTAL	21,834	0.50	99.92%
GREENSPACE	REQ	PROV	
	30%	35.52%	
INTERIOR LANDSCAPE	REQ	PROV	
PARKING ISLANDS	10		
TREES (1 PER ISLAND)	10	10	
SHRUBS (7 PER ISLAND)	70	290	
INTERIOR LANDSCAPE 20% OF VUA	1,697.00	1,616+	
PERIMETER LANDSCAPE	LENGTH	REQ	PROV
NORTH (1 TREE PER 25')	215.23	9	9
SOUTH (1 TREE PER 25')	215.22	9	9
EAST (1 TREE PER 25')	105.92	4	10
WEST (1 TREE PER 25')	105.49	4	7
FOUNDATION PLANTING	LENGTH	REQ	PROV
BUILDING ADDITION	290	116	122
LENGTH OF FOUNDATION (40% REQ)		580	692
S.F. OF PLANTING			
PLANT UNITS (1/250 REQ PLANTING)			
TREES			1
3 PALMS (3:1)			1
3 ACCENTS (3:1)			1
TOTAL PLANT UNITS		2	3
NATIVE	REQ	PROV	
NATIVE			
SHADE TREES	50%	100%	
PALMS	50%	85%	
ACCENTS, SHRUBS AND GROUNDCOVERS	50%	96%	
EXISTING MANGROVES TO REMAIN	QUANTITY	SIZE	
RHIZOPHORA MANGLE (RED MANGROVE)	10	10-15 FEET	
LAGUNCULARIA RACEMOSA (WHITE MANGROVE)	1	12 FEET	
AVICENNIA GERMINANS (BLACK MANGROVE)	2	12-FEET	

LOCATION MAP



Landscape Plan



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Bayside
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Jupiter, Florida

DESIGNED _____ DEH
DRAWN _____ RO
APPROVED _____ DEH
JOB NUMBER 04-0518.03
DATE 08-19-22
REVISIONS 07-11-25
09-10-25

September 10, 2025 1:24:44 p.m.
Drawing: 04-0518.03_LP.DWG

SHEET 1 OF 2
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LANDSCAPE NOTES

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

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE TOWN OF JUPITER CODE.

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

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

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

ALL SOD SHALL BE STENOPTAPHRUM SECUNDATUM FLORIDANUM PALMETTO (ST. AUGUSTINE SOD).

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

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

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

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

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

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

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

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

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE TOTAL WIDTH OF THE ROOT BARRIER SHALL BE ADJACENT TO THE SIDEWALK AND 20" ADJACENT TO THE CURB.

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

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

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

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

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

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

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

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

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

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

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SHADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
BS	8	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	2.5" CAL	12' -14' HT, 6' -8' SPRD	Y	SINGLE, STRAIGHT TRUNK. FULL CANOPY, SYMMETRICAL. 6" CT MIN.
CD	4	COCOLUBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' -14' HT, 4' -5' SPD.	Y	SINGLE STRAIGHT TRUNK, FULL CANOPY.
CES	16	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD TREE	30 GAL	2" CAL	12' -14' O.A. X 5' -6' SPRD	Y	FULL CANOPY, SINGLE STRAIGHT TRUNK.
CESM	2	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD TREE	45 GAL	2" CAL	12' O.A.	Y	FULL CANOPY, MULTI-STEM
CW	3	GYMNANTHES LUCIDA	CRAVWOOD	45 GAL	2" CAL	12' O.A.	Y	FULL CANOPY
JA	1	JACQUINIA ARBOREA	BRACELET WOOD	25 GAL	1.25" CAL	5' -6' O.A.	Y	FULL & THICK
BL	2	BRUGIENSONIA FERREUM	BLACK BROWWOOD	45 GAL	1.75" CAL	10' HT X 5' SPRD	Y	FULL CANOPY
SG	2	SIDEROXYLON SALICIFOLIUM	WILLOW BUSTIC	25 GAL	2.5" CAL	8' -10' HT. X 5' SPRD.	Y	FULL CANOPY
SG	2	SIMARUBA GLAUCIA	PARADISE TREE	25 GAL	2" CAL	12' HT X 4' SPRD	Y	FULL CANOPY, SINGLE STRAIGHT TRUNK, STANDARD

PALM TREES								
CA	2	COCOTHRINAX ARGENTATA	FLORIDA SILVER PALM	15 GAL	N.A.	4' -5' O.A	Y	FULL CANOPY
OMP	2	COCOTHRINAX CRINITA BREVICRINIS	SHORT HAIR OLD MAN PALM	15 GAL	N.A.	4' -5' O.A	Y	FULL CANOPY
LM	2	LEUCOTHRINAX MORRISII	KEYS THATCH PALM	FIELD GROWN	N.A.	4' -5' O.A.	Y	FULL & THICK
CSP	3	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	18", 22", 26" O.A. STGTG.	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
TM	1	THRINAX MORRISII	KEY THATCH PALM	25 GAL	N.A.	4' -5' O.A	Y	SINGLE, FULL & THICK
TR2	2	THRINAX RADIATA	THATCH PALM	30 GAL	N.A.	6' O.A.	Y	FULL & THICK
TRI	1	THRINAX RADIATA	THATCH PALM	FIELD GROWN	N.A.	9" O.A.	Y	FULL & THICK

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
WC	8	CANELLA WINTERANA	WILD CINNAMON	15 GAL	7" -8" O.A.	A.S.	Y	FULL & THICK
C17	14	CHRYSOBALANUS ICACO 'RED TIP'	REDTIP COCO PLUM	3 GAL	1.5" X 1.5"	2' O.C.	Y	FULL & THICK
ES7	23	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL	2.5" O.A.	2.5' O.C.	Y	FULL & THICK
EF7	3	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL	3.5" X 2.5"	2.5' O.C.	Y	FULL & THICK
CD7	42	LECHECILLO	CROTON DISCOLOR	7 GAL	2.5" X 2"	2.5' O.C.	N	FULL & THICK
JC	1	QUADRELLA JAMAICENSIS	JAMAICAN CAPER	25 GAL	6" O.A.	A.S.	Y	FULL & THICK, BUSH FORM
ZF2	19	ZAMIE FLORIDANA	COONTIE PALM	7 GAL	2' X 2'	A.S.	Y	FULL & THICK

GROUND COVERS								
CI	263	CHRYSOBALANUS ICACO 'HORIZONTALIS'	DWARF COCOPLUM	3 GAL	12" X 18"	24" O.C.	Y	FULL & THICK
CI	122	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
ON	23	CLUSIA ROSEA 'NANA'	DWARF FITCH APPLE	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
EL	121	ERNODEA LITTORALIS	GOLDEN CREEPER	3 GAL	12" X 12"	18" O.C.	Y	FULL & THICK
EF	189	EUGENIA FOETIDA	SPANISH STOPPER	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
HP	77	HAMELIA PATENS	FIREBUSH	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
IV	161	LEXAUFORTORIA 'STOKES DWARF'	DWARF YAUPOIN HOLLY	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK
LAN	125	LANTANA MONTEVIDENSIS 'LAVENDER'	TRAILING LANTANA	1 GAL	8" X 8"	12" OC	Y	FULL CLUMP, MULTIPLE RUNNERS
MUH	71	MUHLBERGIA CAPILLARIS	MUHL GRASS	3 GAL	18" X 12"	30" O.C.	Y	FULL & THICK
ZF	5	ZAMIA FLORIDANA	COONTIE	3 GAL	18" X18"	36" O.C.	Y	FULL & THICK

ROCK								
ER	32 SF	EGG ROCK	EGG ROCK	ROLL	2.5" - 4"			2 1/2" - 4"
SOD								
SOD2	3,470 SF	PASPALUM NOTATUM	BAHIA SOD	ROLL				WEED FREE
SOD1	629 SF	STENOPTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	ROLL				WEED FREE

CONCEPT PLANT SCHEDULE

COASTAL SHOERLINE MIX	666 SF
BORRIGHIA ARBORESCENS / SEA OXEYE DAISY	308
ERNODEA LITTORALIS / GOLDEN CREEPER	308
HELIANTHUS DEBILIS / DUNE SUNFLOWER	308
HYMENOCALLIS LATIFOLIA / SPIDER LILY	308
SPARTINA ALTERNIFLORA / SMOOTH CORDGRASS	308

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 11, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

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

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

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

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

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

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1 1/4 LB.	1
2-15 GAL.	1 1/2 LB.	2
1'-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

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

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

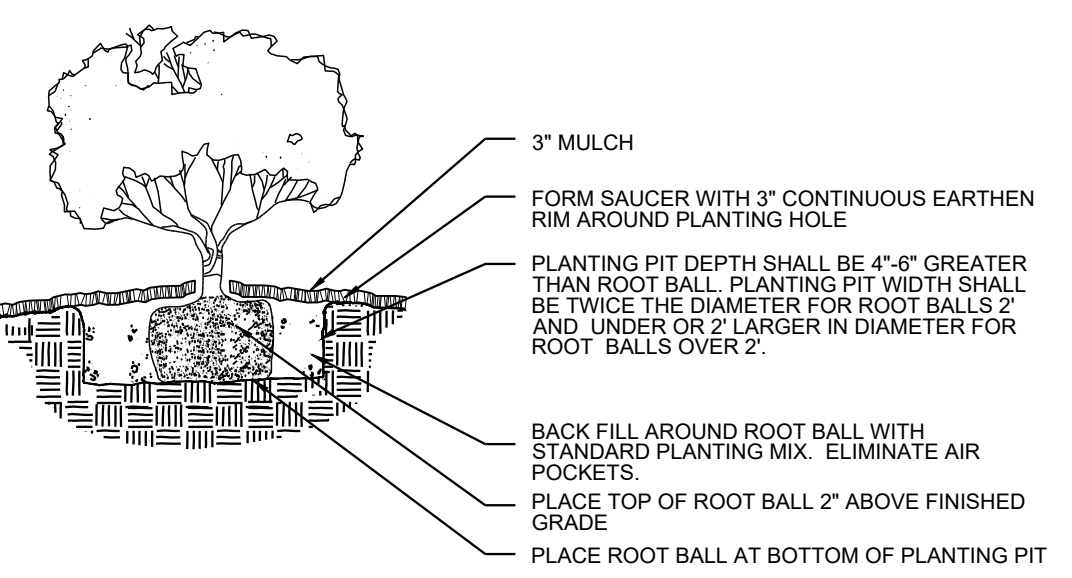
THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTING SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

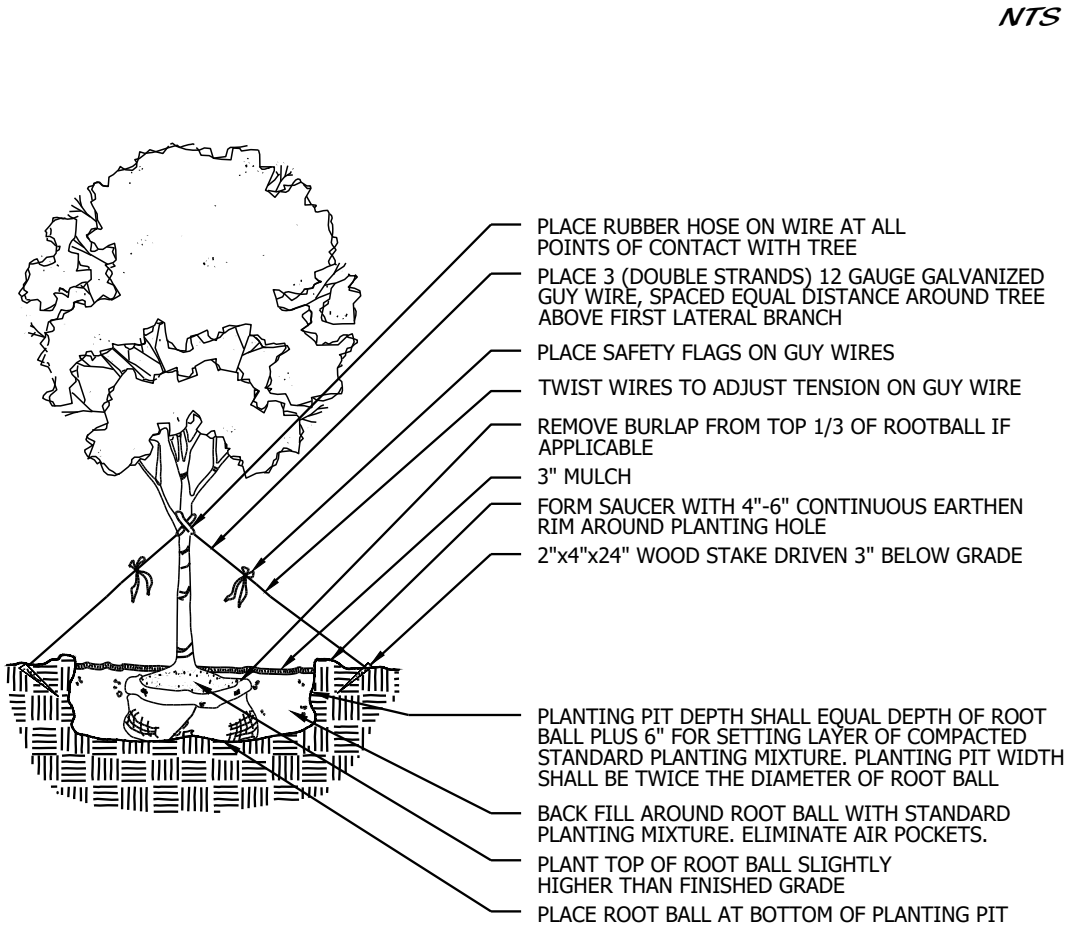
UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

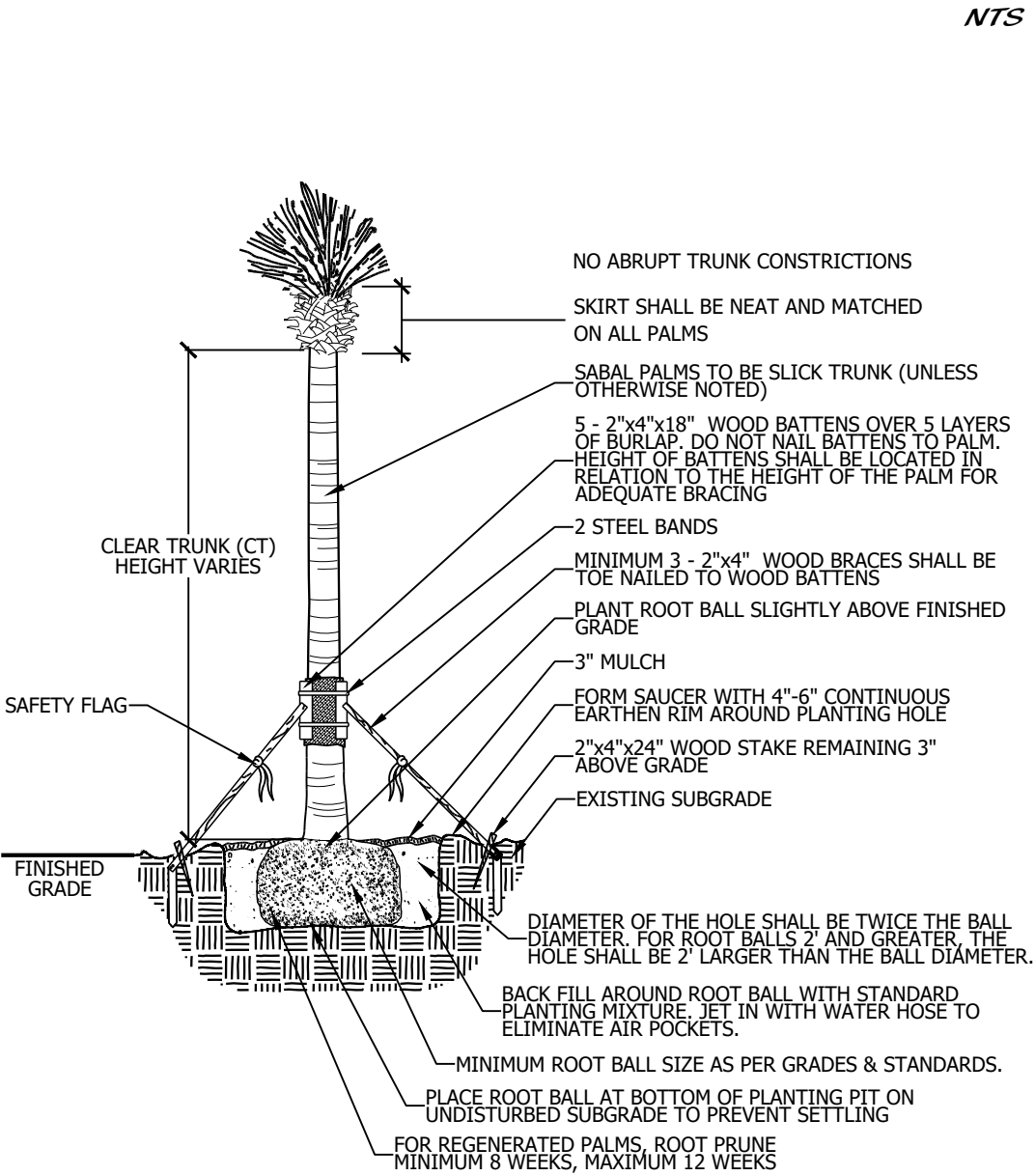
PLANTING DETAILS



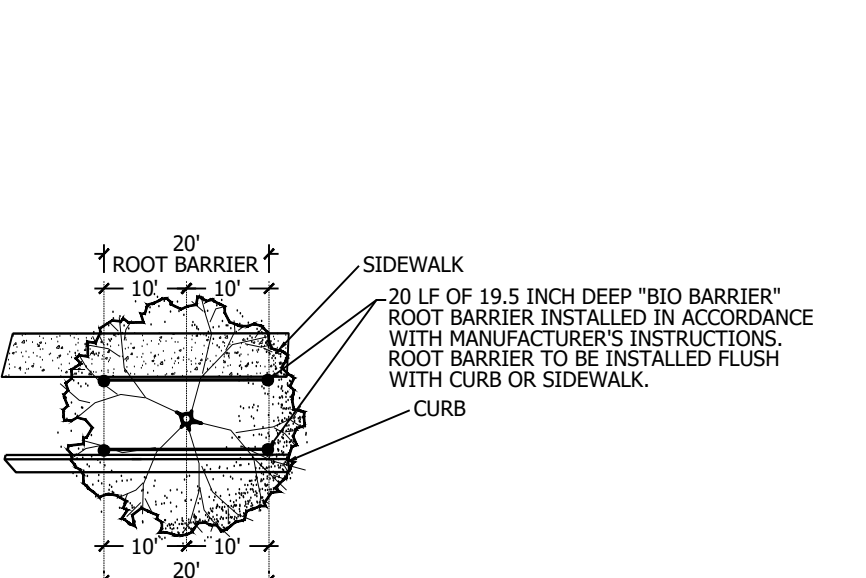
SHRUB/GROUNDCOVER PLANTING DETAIL



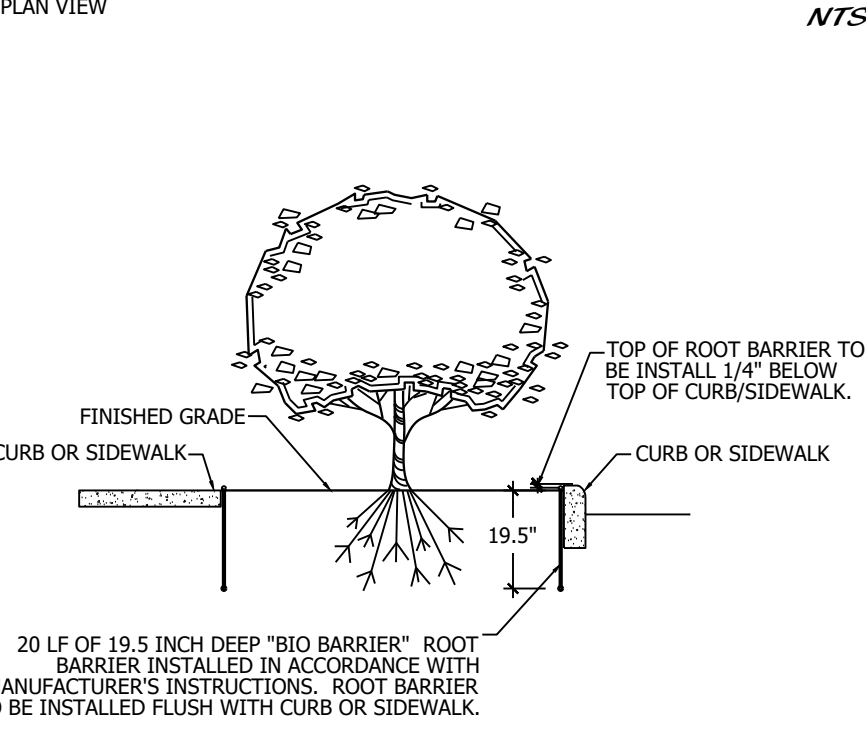
LARGE TREE PLANTING DETAIL



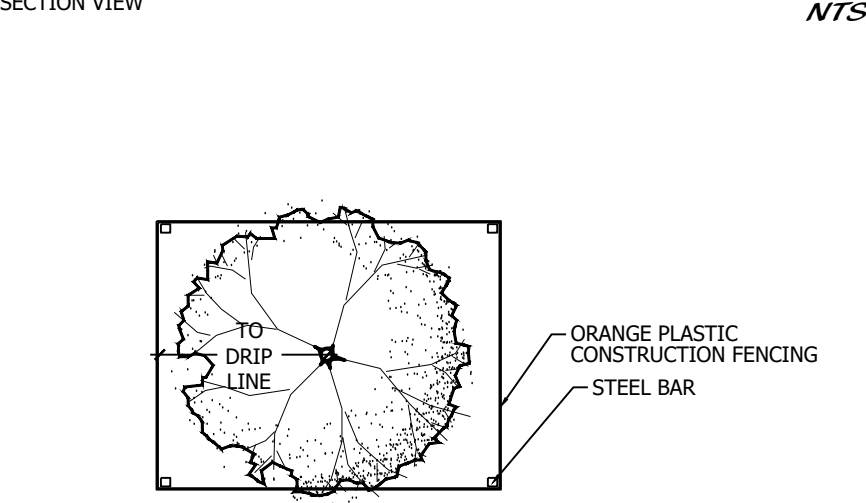
SABAL PALM PLANTING DETAIL



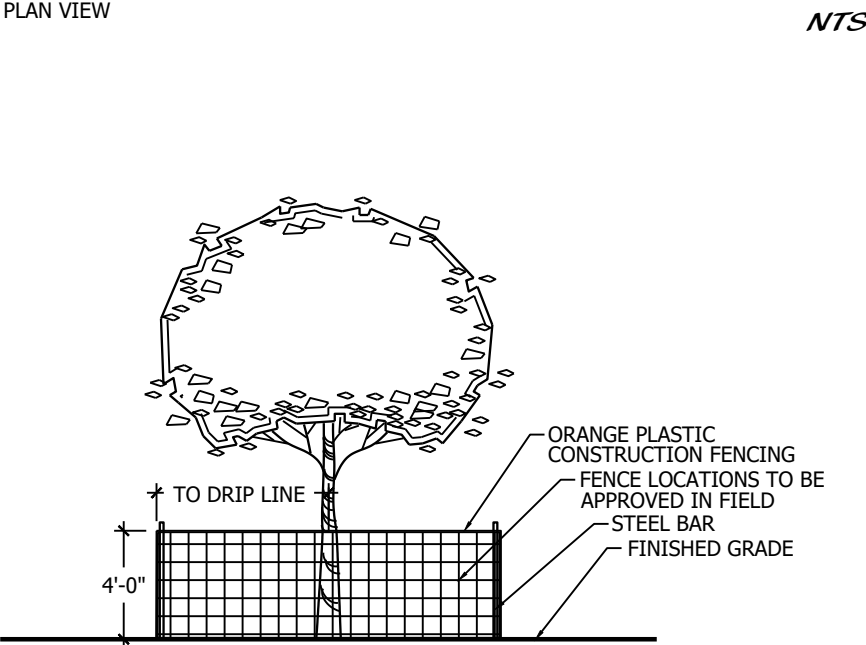
ROOT BARRIER DETAIL



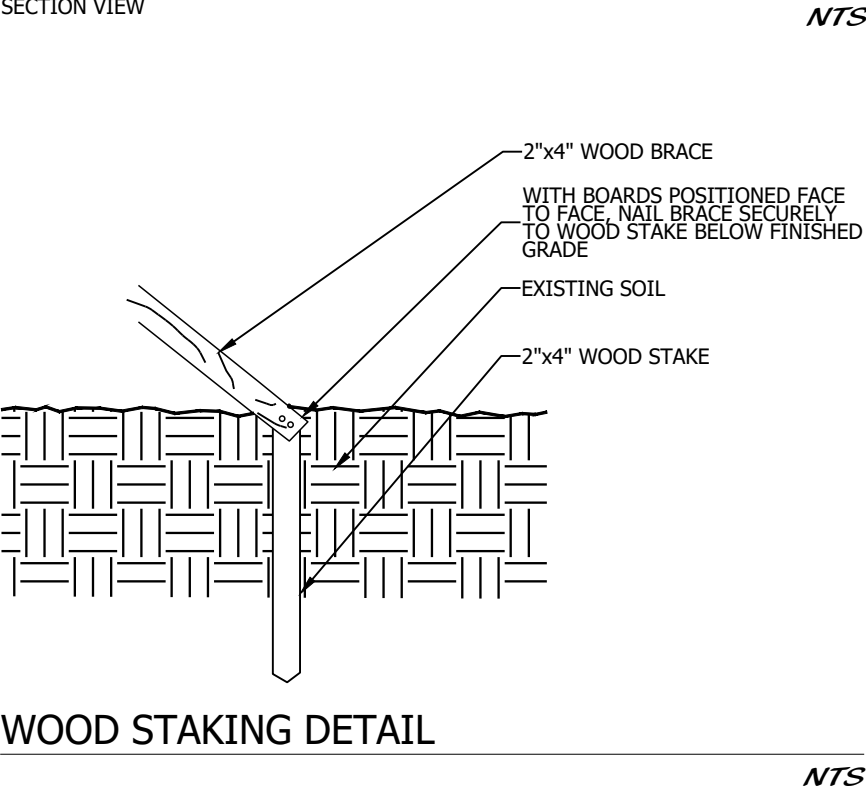
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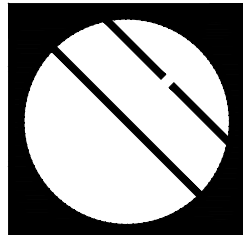
TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



WOOD STAKING DETAIL



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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

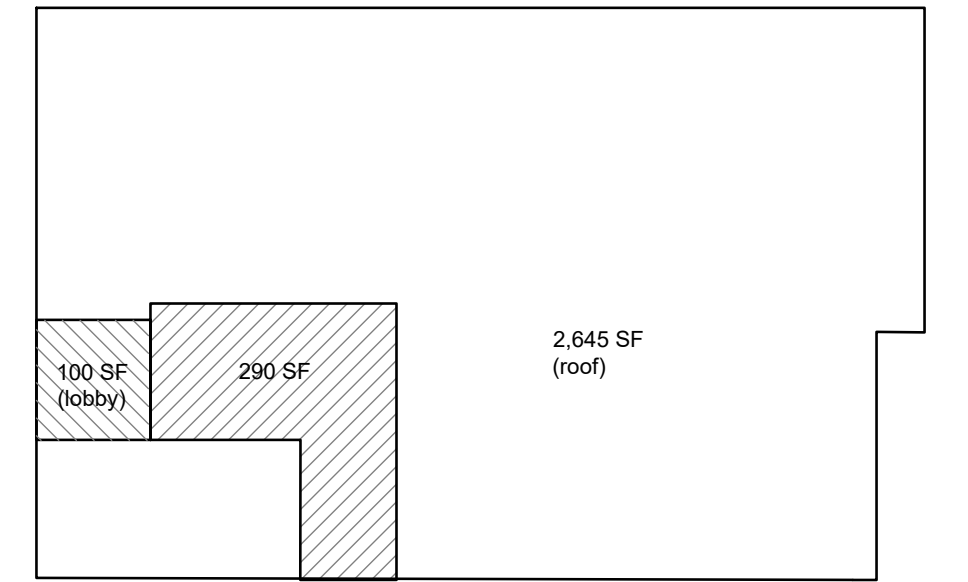
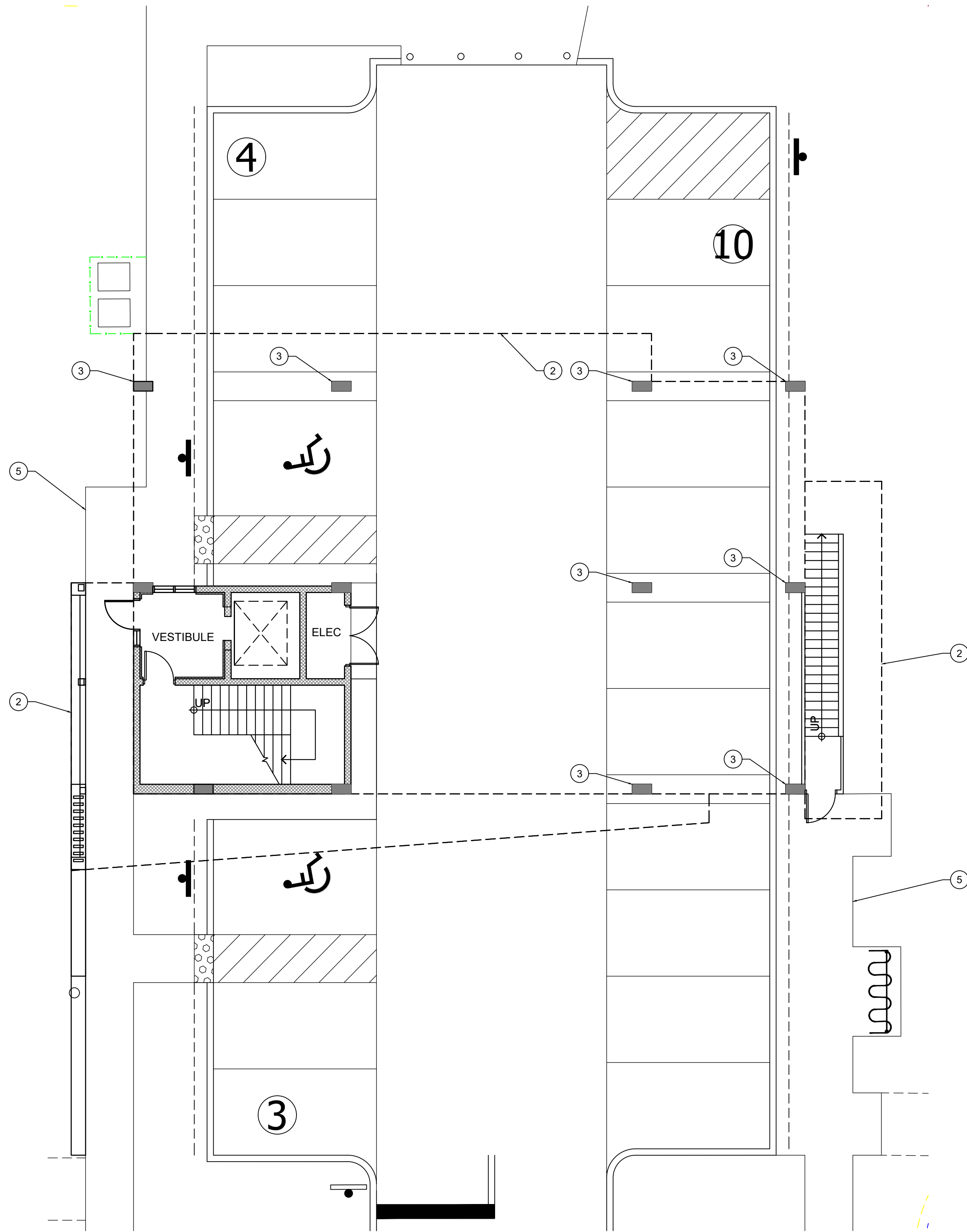
Bayside
1001 NORTH A-1-A
Jupiter, Florida

DESIGNED _____ DEH
DRAWN _____ RO
APPROVED _____ DEH
JOB NUMBER _____ 04-0518.03
DATE _____ 08-19-22
REVISIONS _____ 07-11-25
_____ 09-10-25

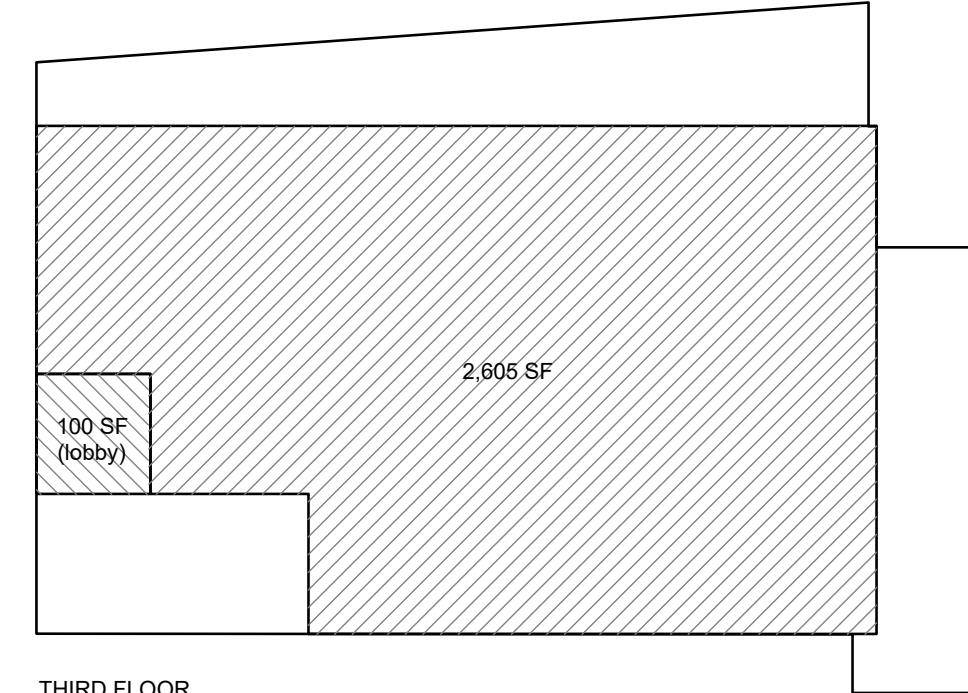
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SHEET **2** OF **2**
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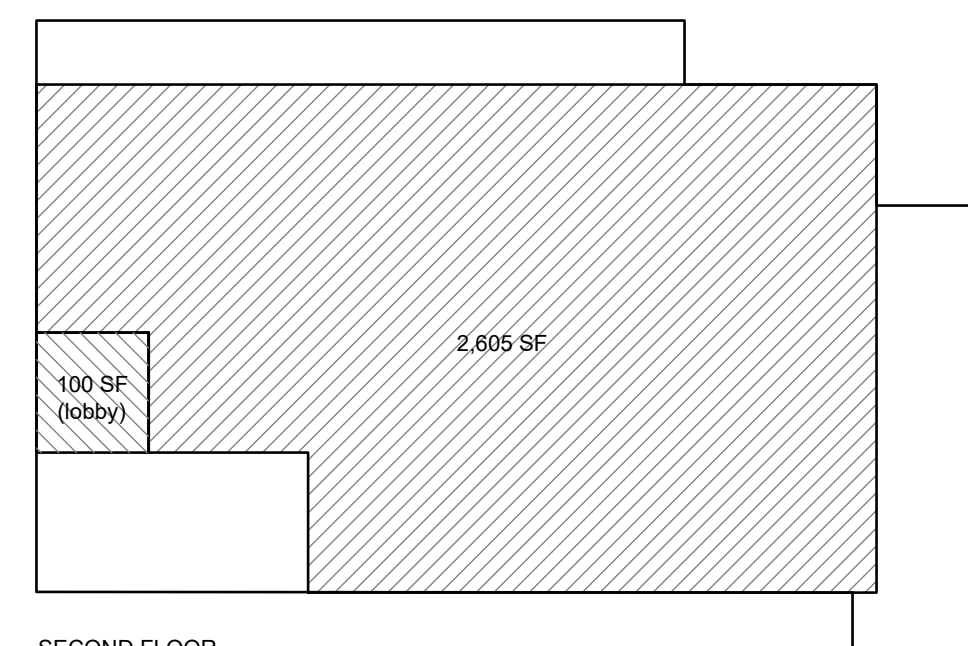
Landscape Details



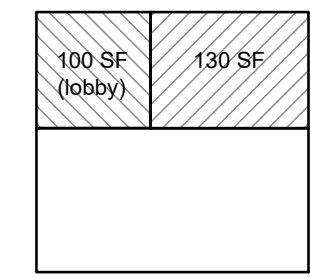
ROOF



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

2 AREA BREAKDOWN
1/8" = 1'-0"

birse/thomas

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PROJECT NUMBER 22-100

REVISIONS		
1	ADDENDUM NO.1	07-07-25
2		
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SUBMITTAL DATE 08/08/22

SITE PLAN APPROVAL

FIRST FLOOR PLAN

A1.11

key notes

1	GUARDRAIL
2	EDGE OF ROOF ABOVE
3	CONCRETE COLUMNS
4	EDGE OF STRUCTURE BELOW
5	SIDEWALK

area analysis

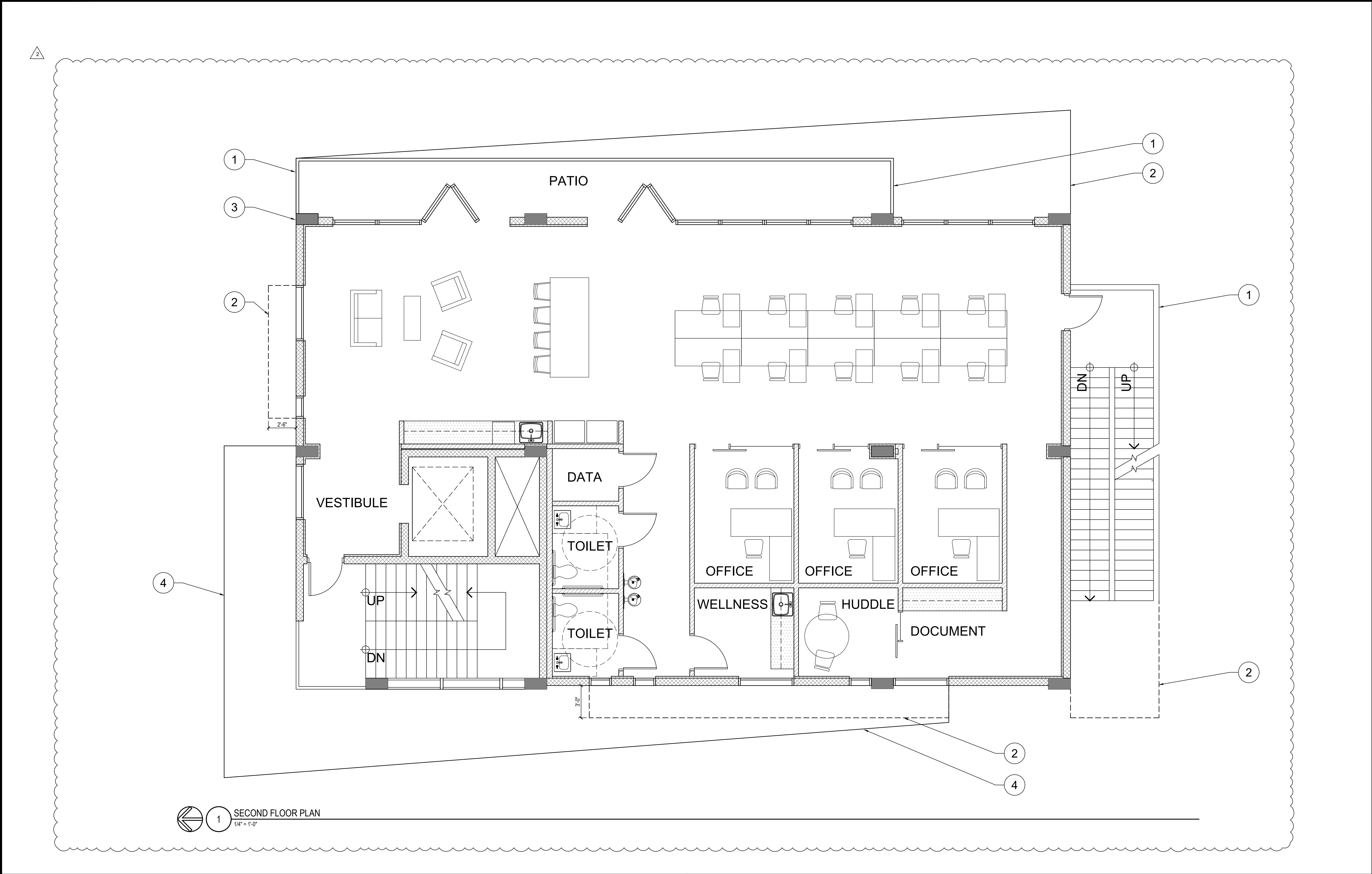
BUILDING AREA - PROPOSED (GROUND FLOOR)	130 SF
BUILDING AREA - PROPOSED (SECOND FLOOR)	2,605 SF
BUILDING AREA - PROPOSED (THIRD FLOOR)	2,605 SF
BUILDING AREA - PROPOSED (ROOF)	290 SF
BUILDING AREA - PROPOSED (TOTAL)	5,630 SF
note: building area <u>excludes</u> exterior stairways, balconies, lobby space and ancillary rooftop lookout.	

sheet notes

1.	REFER TO SITE PLAN FOR ALL SITE FEATURES.
2.	

legend

1	COLUMN GRID REFERENCE NUMBER	OFFICE	ROOM NAME
1A25	ROOM NUMBER	1A25	ROOM NUMBER
XXXX	ROOM AREA	XXXX	ROOM AREA
NEW CONCRETE BLOCK WALL		NEW CONCRETE BLOCK WALL	
NEW PARTITION WALL		NEW PARTITION WALL	
E	WALL TYPE REFERENCE	E	WALL TYPE REFERENCE
EXISTING WALL TO REMAIN		EXISTING WALL TO REMAIN	
AREA NOT IN CONTRACT		AREA NOT IN CONTRACT	
DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)		DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)	
NEW DOOR & FRAME		NEW DOOR & FRAME	
ELEVATION ON SHEET		ELEVATION ON SHEET	
SHEET NUMBER		SHEET NUMBER	
WINDOW TAG		WINDOW TAG	
MILLWORK		MILLWORK	
MILLWORK ABOVE		MILLWORK ABOVE	



1 SECOND FLOOR PLAN
1/4" = 1'-0"

key notes	
1	GUARDRAIL
2	EDGE OF STRUCTURE ABOVE
3	CONCRETE COLUMNS
4	EDGE OF STRUCTURE BELOW

sheet notes	

legend	
1	COLUMN GRID REFERENCE NUMBER
1A25	ROOM NUMBER
XXXX	ROOM AREA
1-XX	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
1-XX	NEW DOOR & FRAME
1-XX	ELEVATION ON SHEET
1-XX	SHEET NUMBER
1	WINDOW TAG
1	MILLWORK
1	MILLWORK ABOVE

NEW CONCRETE BLOCK WALL	NEW PARTITION WALL	WALL TYPE REFERENCE	EXISTING WALL TO REMAIN	AREA NOT IN CONTRACT
-------------------------	--------------------	---------------------	-------------------------	----------------------

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PROJECT NUMBER 22-100

REVISIONS

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ADDENDUM NO.2 11-24-25

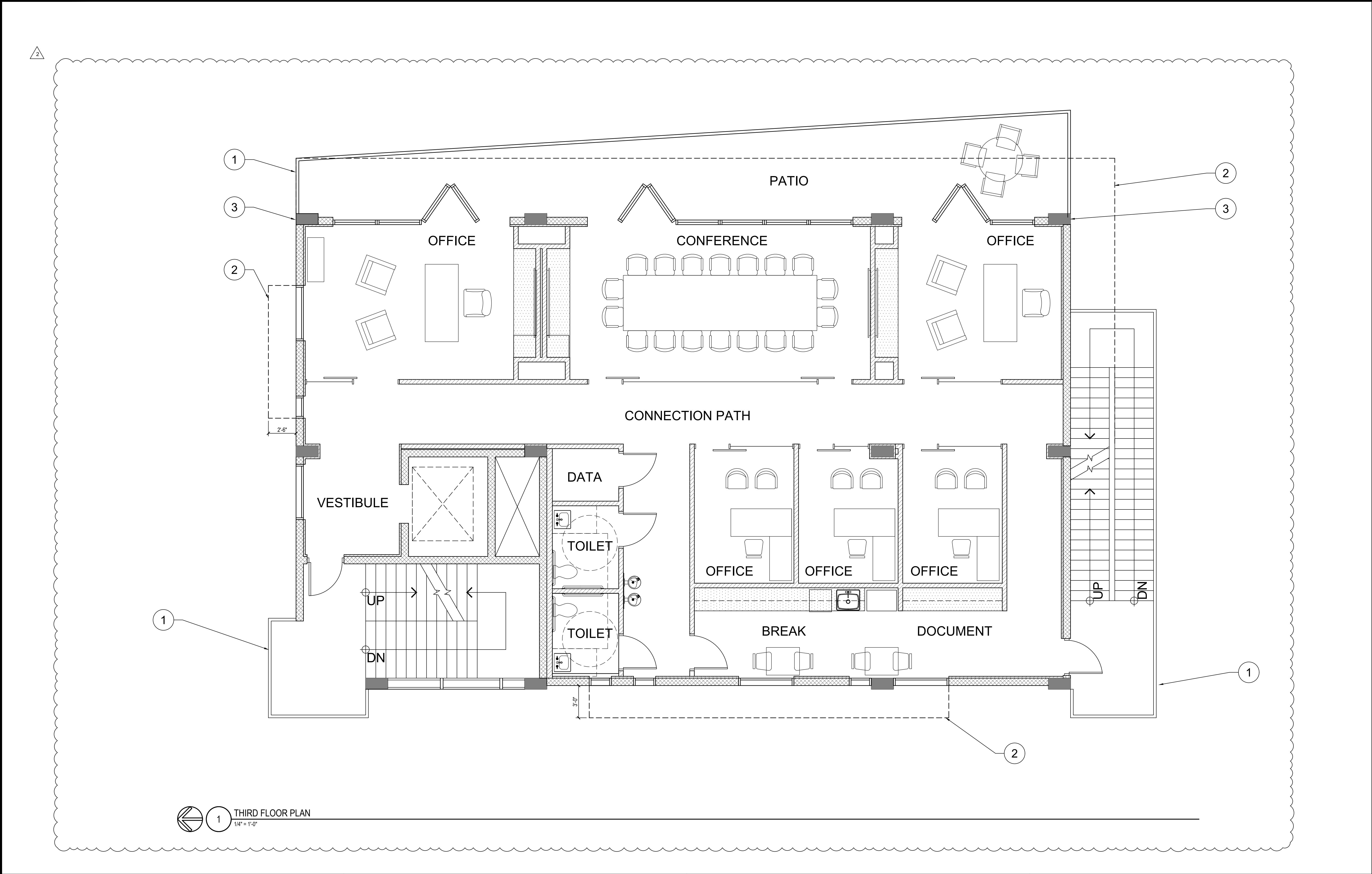
SUBMITTAL DATE 08/08/22

SITE PLAN APPROVAL

SECOND FLOOR PLAN

A1.12

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1 THIRD FLOOR PLAN
1/4" = 1'-0"

key notes		sheet notes	legend
1	GUARDRAIL		1 COLUMN GRID REFERENCE NUMBER
2	EDGE OF ROOF ABOVE		1A25 ROOM NUMBER
3	CONCRETE COLUMNS		XXXX ROOM AREA
4	EDGE OF STRUCTURE BELOW		1-2 DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
			NEW CONCRETE BLOCK WALL
			NEW PARTITION WALL
			E WALL TYPE REFERENCE
			EXISTING WALL TO REMAIN
			AREA NOT IN CONTRACT
			OFFICE ROOM NAME
			1A25 ROOM NUMBER
			XXXX ROOM AREA
			1-2 DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
			NEW DOOR & FRAME
			1-2 ELEVATION ON SHEET
			A1.XX SHEET NUMBER
			1 WINDOW TAG
			MILLWORK
			MILLWORK ABOVE

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PROJECT NUMBER 22-100

REVISIONS

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2 ADDENDUM NO.2 11-24-25

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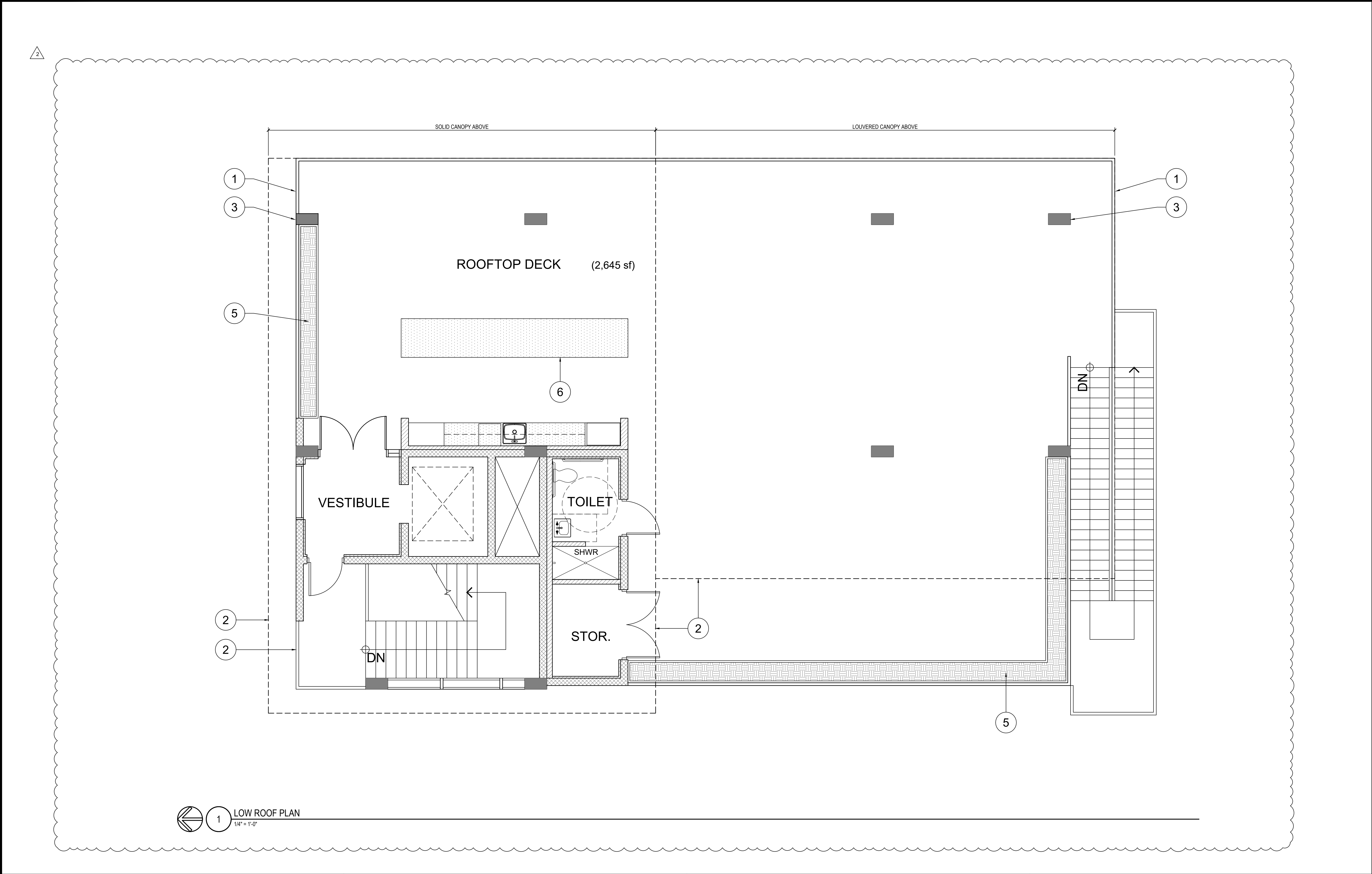
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SUBMITTAL DATE 08/08/22

SITE PLAN APPROVAL

THIRD FLOOR PLAN

A1.13



key notes	
1	GUARDRAIL
2	EDGE OF ROOF ABOVE
3	CONCRETE COLUMNS
4	EDGE OF STRUCTURE BELOW
5	PLANTER
6	FIXED TABLE/FURNITURE (TBD)

sheet notes	

legend	
1	COLUMN GRID REFERENCE NUMBER
1A25	ROOM NUMBER
XXXX	ROOM AREA
1-XX	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
1-XX	NEW DOOR & FRAME
1-XX	ELEVATION ON SHEET
1-XX	SHEET NUMBER
1	WINDOW TAG
1	MILLWORK
1	MILLWORK ABOVE

NEW CONCRETE BLOCK WALL	NEW PARTITION WALL	WALL TYPE REFERENCE	EXISTING WALL TO REMAIN	AREA NOT IN CONTRACT
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PROJECT NUMBER 22-100

REVISIONS
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2 ADDENDUM NO.2 11-24-25
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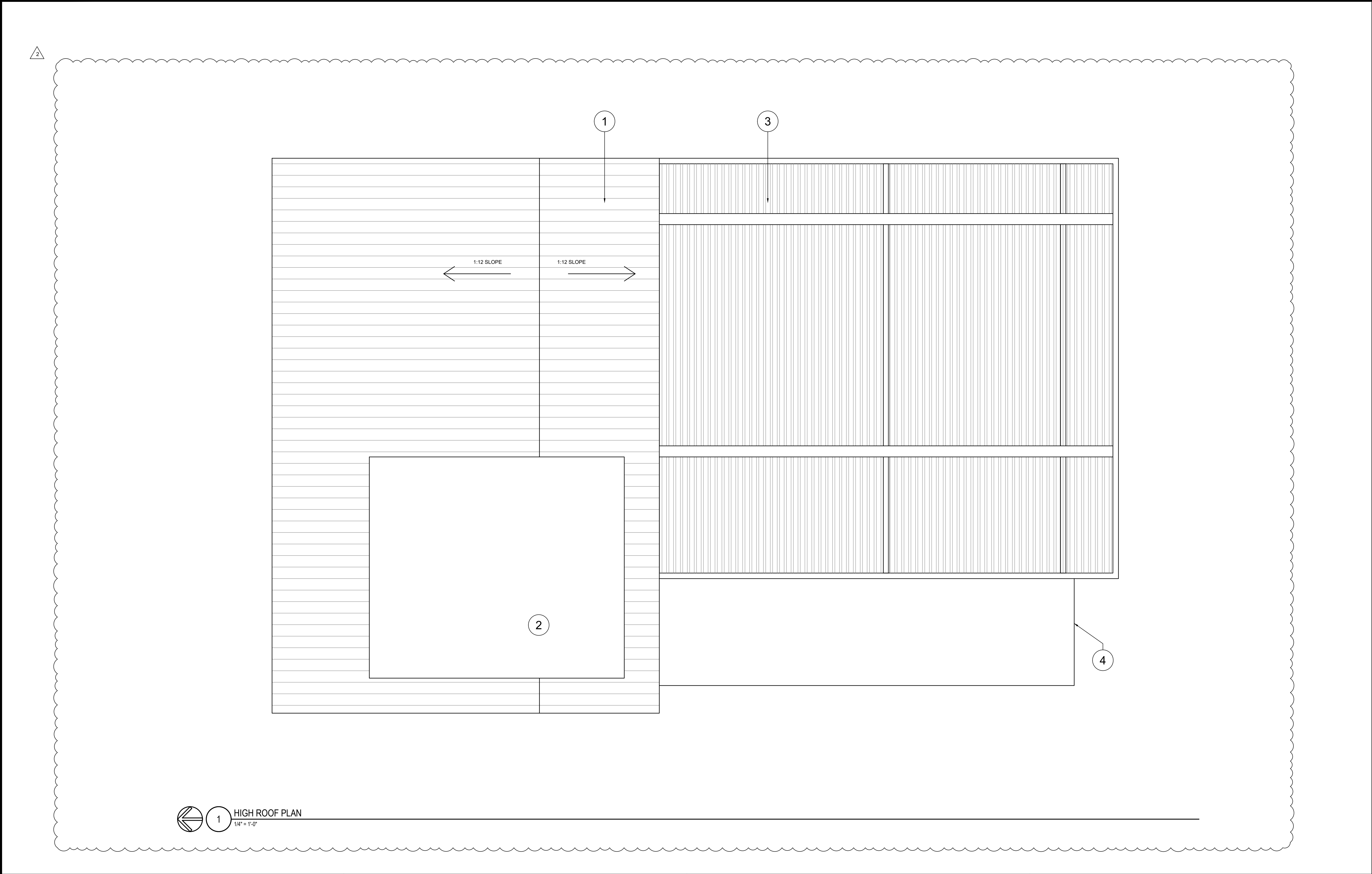
SUBMITTAL DATE 08/08/22

SITE PLAN APPROVAL

LOW ROOF PLAN

A1.14

Page 77 of 161



key notes		sheet notes	legend
1	STANDING SEAM METAL ROOF		1 COLUMN GRID REFERENCE NUMBER COLUMN GRID LINES NEW CONCRETE BLOCK WALL NEW PARTITION WALL E WALL TYPE REFERENCE EXISTING WALL TO REMAIN AREA NOT IN CONTRACT
2	TPO FLAT ROOF (RECESSED MECHANICAL AREA)		
3	LOUVERED CANOPY		
4	EDGE OF DECK BELOW		
			OFFICE ROOM NAME 1A25 ROOM NUMBER XXXX ROOM AREA 1 DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE) NEW DOOR & FRAME 1 ELEVATION ON SHEET A1.XX SHEET NUMBER 1 WINDOW TAG MILLWORK MILLWORK ABOVE

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1 ADDENDUM NO.1 05-20-25
2 ADDENDUM NO.2 11-24-25
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SUBMITTAL DATE 08/08/22

SITE PLAN APPROVAL

HIGH ROOF PLAN

A1.15

Page 78 of 161

**Beyel PUD and Site Plan
TOWN MANAGER'S OFFICE**



DATE: April 7, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning **JS**
SUBJECT: **Beyel PUD** – (*Quasi-judicial*) Small-scale planned unit development (PUD) application with waiver requests and site plan application for a duplex with accessory structures and a private dock on a 0.52± acre property located at 18019 Highway A1A.

Resolution #52-26
PZ 25-6435, 25-6436
J. Dray

P&Z Commission: 04/14/2026
Town Council: 05/19/2026

Project Information

Project Name: Beyel PUD
Applicant/Owner: Danny and Tammy Beyel
Agent: Gentile & Co., DBA 2GHO, Inc.
Location: 18019 Highway A1A, on the west side of North A1A and along the Jupiter Oxbow, between Saturn Street and Parkway Street (see Attachment A – Location Map)
Acreage: 0.52±
PCN Number: 30-43-40-31-07-000-0030 and 30-43-40-31-03-004-0021
Future Land Use: Inlet Village Flex – U.S. Highway One/Intracoastal Waterway Corridor, Inlet Village Sector
Zoning District: Inlet Village Zoning District, Flex South Subdistrict (IVFS)
Existing Use: Vacant with two existing, nonconforming accessory structures (storage building and chickee hut)
Proposed Use: Residential
Request: To allow a small-scale PUD with waiver requests from the build-to line and building height regulations, and a site plan for a duplex with accessory structures and a private dock (see Attachment B – Statement of Use).

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 **inconsistent** with the Comprehensive Plan and the Town Code, unless the requested waivers and the proposed public benefits are approved by the Town Council and the conditions included in Exhibit 1 are satisfied.

Project Data

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

Table 1: Adjacent Properties

	Existing Land Use	Future Land Use / Zoning District
North	Inlet Village Marina	Inlet Village Flex – U.S. Highway One/Intracoastal Waterway Corridor, Inlet Village Sector / Inlet Village Flex South (IVFS)
South	Single-family residential	Inlet Village Flex / IVFS
East	North A1A; Kempe East (professional office and proposed mixed-use/restaurant)	Inlet Village Flex / IVFS
West	Jupiter Oxbow; Burt Reynolds Park	Water; Recreation / Public/Institutional (PI)

Table 2: Site Plan

	Inlet Village Flex South zoning requirements [Section 27-939]	Owner's Proposal
Minimum lot area	960 square feet (SF)	22,805 SF
Minimum lot width	16 feet	84 feet approx. ¹
Minimum lot depth	60 feet	195 feet approx.
Maximum lot coverage	65 percent	31 percent
Maximum building height	2 stories; or, up to 3 stories per building for certain uses or with PUD waiver	3 stories with requested PUD waiver (36± feet to midpoint of third-story roof)
Maximum residential density	6 dwelling units per acre (du/ac); or, up to 12 du/ac	3.85 du/ac (2 dwelling units on 0.52± acres)
Maximum commercial floor area ratio (FAR)	1.65	0

Table 3: Setbacks and Build-to Line

	Inlet Village Flex South zoning requirements [Section 27-939]	Owner's proposal
Front build-to line – East (North A1A)	Minimum 40 percent of building street frontage on 10-foot build-to line ²	8.6 percent with requested waiver
Side setback – North (Inlet Village Marina)	0 feet	6.1 feet
Side setback – South (Single-family dwelling unit)	8 feet	8.1 feet
Rear setback – West (Jupiter Oxbow)	15 feet to rear property line	33.8 feet to mean high water line (rear)

¹ The lot width was calculated at the side property line vertices nearest the duplex due to the irregular geometry of the subject property. These vertices were also selected because most of the development that will likely be affected by setbacks is proposed within this area of the subject property.

² Pursuant to Section 27-942(g)(5)(a), buildings or street facades shall be placed abutting and/or adjacent to the build-to line according to the type of street the building fronts. Where buildings are not placed on the build-to line, outdoor spaces and/or trees/palms shall be provided. Along A1A, up to 60 percent of the building street frontage may be located off the required build-to line.

Table 4: Landscaping

	Inlet Village Flex South zoning requirements [Section 27-943] [Section 23-70]	Owner's proposal
Minimum greenspace	20 percent	43.8 percent
Minimum native plant material	50 percent	57.5 percent
Minimum perimeter plantings	188 SF	190 SF
Minimum foundation plantings	1759 SF	1885 SF
Minimum foundation trees	7	8

Table 5: Parking

	Minimum off-street parking requirements [Section 27-2828]	Owner's Proposal
Residential – Duplex (2 parking spaces for first three bedrooms + 1 parking space for each bedroom greater than three)	4 parking spaces	5 parking spaces

Table 6: Traffic

Satisfies Palm Beach County Traffic Performance Standards (TPS)	Yes
Satisfies Town of Jupiter TPS	Yes
Average daily trips	13 new daily trips
AM peak hour trips	1 new AM trip
PM peak hour trips	1 new PM trip

Table 7: Stormwater Management

Satisfies Town of Jupiter requirements	Yes

Request. The applicant has submitted concurrent applications to approve a small-scale planned unit development (PUD) with waiver requests from the build-to line and building height regulations, and a site plan for a duplex with accessory structures and a private dock on the subject property.

Background and History.

The subject property consists of two parcels. In the Statement of Use, the applicant states the Owner purchased the 0.23± acre west parcel, nearest the Jupiter Oxbow, in 2018, when it was part of unincorporated Palm Beach County. Aerial photographs indicate an existing single-family dwelling unit on this parcel was demolished between 2018 and 2020. In March 2025, the parcel was annexed into the Town through the adoption of Ordinance 2-25, and it was given the future land use designation of Inlet Village Flex and the zoning district designation of Inlet Village Flex South through the adoption of Ordinances 3-25 and 4-25, respectively. According to the applicant, the Owner purchased the 0.29± acre east parcel, nearest A1A, in 2020. This parcel was subdivided from the abutting property to the south without Town approval of a plat. In December 2025, a plat application to unify the two parcels was submitted to the Town for review.

The subject property is currently accessed from A1A via two abutting, unimproved access easements running south through the Town-owned Inlet Village Marina to the subject property. Currently, the subject property is primarily vacant with two existing, nonconforming accessory structures – one storage building and one chickee hut. The accessory structures are nonconforming because there is no primary structure on the site.

During initial pre-application meetings with the applicant in 2022, a four-unit residential concept consisting of a conventional duplex and a single-family dwelling unit with an auxiliary dwelling unit (ADU) over a detached garage was presented. Due to single-family dwelling units not being permitted in the Inlet Village, as well as density limitations, changes were made to remove the duplex structure entirely. Instead, the single-family dwelling unit and ADU were integrated into an unconventional duplex structure consisting of a three-story, 5,599 SF unit designed like a single-family dwelling unit, with an attached two-story, 2,553 SF unit over the garage. The two-story unit is likely to serve as guest quarters or as an accessory to the larger unit because it is less than half the size of the larger unit and does not have direct access to its amenities, such as the garage, pool, and patio.

The updated 2024 CRA Plan notes there is potential for expansion of the abutting Town park property through the purchase of additional land from the subject property. To date that has not been pursued; however, the potential of a land transfer between the subject property and the Town-owned property to the north was discussed during application review meetings as a possibility to address the irregular geometry of the subject property and to facilitate improved access conditions for both properties. However, the concept did not move forward due to concerns from the Owner.

Community Redevelopment Agency. The east parcel of the overall subject property is in the Community Redevelopment Agency (CRA) district. The west parcel of the overall subject property is not in the CRA district and was not proposed to be incorporated into the CRA district at the time of its annexation given the little impact to CRA Trust Fund. The only other nearby properties not in the CRA district are the unincorporated properties approximately 420 feet northwest of the parcel. Pursuant to 163.361 Florida Statutes, modifying the CRA district boundaries to include the west parcel would include a finding of necessity, public notification requirements, and reporting the proposed modification to all taxing authorities, including the County. If amended into the CRA district, any tax increment gained over time from the 0.23± acre parcel would go to the CRA until the expiration of the CRA in 2034, unless extended. At this time, the parcel is not proposed to be incorporated into the CRA district.

Analysis

This section analyzes the land development regulations and notes the application's ability or inability to satisfy all applicable provisions of the Comprehensive Plan and the Town Code.

Inlet Village Redevelopment Overlay Area. The subject property is located in the Inlet Village Redevelopment Overlay Area (ROA). New developments are obligated to be consistent with general planning principles of the ROA. Pursuant to Section 27-1784, new developments within the ROA must be consistent with Objectives 1.9 and 1.10, and Policies 1.9.8, 1.9.10 through 1.9.14, and 1.10.1 through 1.10.8 of the [Future Land Use Element of the Comprehensive Plan](#) (see Attachment C – Inlet Village Comprehensive Plan Policies). As discussed below, the proposed development has some inconsistencies with the Inlet Village ROA.

Comprehensive Plan Consistency. The proposed development is inconsistent with the Comprehensive Plan, unless the requested waivers to the land development regulations and the proposed public benefits are approved by the Town Council and the conditions included in Exhibit 1 are satisfied.

In the Statement of Use, the applicant states the proposed development meets the objectives and policies of the Comprehensive Plan required to be consistent with the Inlet Village ROA. They provide the justification that the project is a small-scale, multifamily residential project

which evokes “an old Florida, quaint village feel” through the coastal vernacular architectural design, landscape design, and street edge design (Statement of Use, p.2-5).

Pursuant to Policy 1.9.10, the land development regulations of the Inlet Village are intended to establish a compact village of small-scale developments providing for a mix of uses. The applicant is only proposing residential use. It should be noted that the duplex is not considered a multifamily dwelling; pursuant to Section 27-1, a multifamily dwelling must be occupied exclusively by three or more families. Duplexes and developments with only residential uses are permitted in the district, and a mix of uses already exists in this area of the Inlet Village. However, the proposed duplex is unconventional in its design and function because the three-story, 5,599 SF unit is designed to be the primary residential use, similar to a single-family dwelling unit, while the two-story, 2,553 SF unit over the garage is considered to be subordinate to the larger unit.

The proposed development is inconsistent with Policies 1.9.11(f) and 1.9.12(n), which establish and require build-to lines in the Inlet Village. The duplex is located completely off the build-to line along A1A, toward the rear of the subject property. This location causes it to be disengaged from the street front, isolated from the pedestrian environment, and unable to meet the build-to line requirement of the land development regulations. A PUD waiver has been requested from the build-to line regulations to allow for a reduced minimum percentage. An accessory greenhouse structure, which is 200 square feet in area and 12± feet in height, is located at the build-to line as detailed under the Waiver Requests section (p.5-6).

The proposed development is also inconsistent with Policy 1.9.12(m). This policy establishes the maximum building height in the Inlet Village at three stories, contingent on Town Council approving height increases from the base two-story maximum. As detailed under the Waiver Requests section (p. 6), the land development regulations which provide for height increases are either not utilized or are not applicable to the proposed duplex. Without meeting these regulations, the proposed duplex is permitted the base two-story maximum building height. A PUD waiver has been requested from the building height regulations to allow for a three-story duplex. However, this building height causes it to be inconsistent with the land development regulations, the scale of the surrounding properties, the established residential scale of the Inlet Village, and the existing developments that have only residential uses. During discussions with the applicant, staff made comments indicating the three-story duplex is larger than the intended compact, residential scale for the Inlet Village and referenced the regulations providing for height increases which would reduce or eliminate the need for a waiver.

Waiver Requests. The applicant has requested two waivers from the land development regulations as part of the small-scale planned unit development (PUD) application.

- 1. Build-to Line (Section 27-942[g][5][a]).** Pursuant to Policies 1.9.11(f) and 1.9.12(n), build-to lines are established and required in the Inlet Village. Pursuant to Section 27-942(g)(5)(a), up to 60 percent of the building street frontage along A1A may be located off the required 10-foot build-to line. The applicant is proposing to locate 8.6 percent of the building street frontage on the build-to line, instead of the minimum 40 percent required by code. The greenhouse comprises the entire 8.6 percent on the build-to line; the duplex is located completely off the build-to line, with the closest point of the structure approximately 23.5 feet from the build-to line.

Pursuant to Section 27-1785, PUD waivers may be requested for developments in the Inlet Village, but the waivers cannot create inconsistencies with the ROA and the Comprehensive Plan. The requested waiver to the build-to line requirement is inconsistent with Policies 1.9.11(f) and 1.9.12(n). The request not to meet the minimum building street frontage on the build-to line does not further the intent to establish and

require build-to lines, as well as to create a compact, residential scale in which primary structures engage active uses with the public street.

However, the applicant has worked to meet the street edge regulations of Section 27-942(a) and provided an improved pedestrian experience. The proposed street edge includes a decorative wall and fence which integrates the proposed greenhouse and landscaping along the street front. The applicant also proposes to open views and improve access to the Town's Inlet Village Marina park by dedicating a 30-foot-wide triangular cross access easement at the north point of the subject property.

- 2. Building Height (Section 27-939).** Pursuant to Policy 1.9.12(m) and Section 27-939, a maximum building height of three and a half stories may be permitted in the Inlet Village Flex South Subdistrict, provided regulations permitting height increases are met or a waiver is requested. The base maximum height is two stories. The applicant has requested a waiver to allow a three-story duplex, with the third story comprising approximately 1500 square feet of conditioned space. The building height to the midpoint of the third-story roof is approximately 36 feet.

Similar to the previous waiver, the requested waiver to the building height requirement is inconsistent with Policy 1.9.12(m). This policy describes opportunities for additional height to be granted through a bonus program established in the Town Code; however, this program was repealed by Town Council in 2021 and is not applicable to this request. Pursuant to Section 27-1711(a), the applicant is able to request a PUD waiver from the building height regulations, but the request to increase the maximum building height does not further the intent to establish and maintain a compact, residential scale in the Inlet Village.

It should be noted that there are other developments (not yet constructed) in the Inlet Village which were approved exceeding the base two-story height limit. Kempe East, the mixed-use and restaurant development on the east side of A1A from the subject property, was approved in 2013 at two and a half stories by providing roofline and architectural variation. Kempe West, the mixed-use development further south of the subject property, was approved in 2019 at three stories for the mixed-use building along A1A and three stories for the three townhouse units set back toward the waterfront. The applicant utilized the former bonus program to achieve an additional one story on each structure by providing public amenities to earn credits toward the height increases.

While the application does not meet the Comprehensive Plan or Town Code as it relates to the base building height, there are other strategies by which an additional story can be achieved. There is a half-story addition which may be granted to provide roofline and architectural variation; however, the applicant proposes a full third story. Additionally, pursuant to Section 27-942(g)(3)(b), locating a one-story building along A1A may permit an increase in building height from two to three stories, on a square footage to square footage basis. While the greenhouse counts toward the build-to line, it is an accessory structure subordinate to the duplex and does not count toward this incentive. Due to the absence of a one-story building along A1A, this incentive cannot be utilized. Per the zoning district, an additional story may be permitted only for specific uses, such as live-work units, hotels, motels, timeshares, bed and breakfasts, and inns. Other uses may request a height waiver as part of a PUD, subject to approval by the Town Council finding the applicant has provided adequate public benefits.

Public Benefits. Pursuant to Section 27-1709(b), the applicant must provide adequate public benefits if waivers are requested. For properties in the Inlet Village ROA, the required public benefit is to meet the general planning principles of the ROA, which are the Comprehensive Plan policies specified in the Inlet Village ROA section (p.4). However, the proposed development has some inconsistencies with the ROA. In the Statement of Use, the applicant states they are consistent with the ROA, but they do not specify meeting the general planning principles as a public benefit (Statement of Use, p.3). The applicant indicates they will provide public benefit related to historic/archaeological findings. Specifically, the Owner will donate to the Town any archaeological artifacts currently in their possession and found during development of the subject property (Statement of Use, p.10-11).

In addition to the above noted public benefit, the applicant proposes the following supplemental public benefits:

1. **Easement Abandonments.** The Owner proposes abandoning the two abutting, unimproved 15-foot access easements and the one 20-foot water/sewer utility easement encumbered on the Town-owned Inlet Village Marina property. Please refer to the Engineering section (p.12) for further discussion.
2. **Pedestrian Amenity.** The applicant proposes installing a decorative trellis and bench in the Town's Inlet Village Marina site to serve as a pedestrian amenity. Please refer to the Site Plan section below for further discussion.
3. **Historic Interpretive Sign.** The applicant proposes installing a historic interpretive sign with information about the Celestial Railroad along the A1A sidewalk. Please refer to the Historic and Archaeological Resources section (p.8-9) for further discussion.
4. **Live Oak.** The applicant proposes placing a large Live Oak along the waterfront to provide consistency with existing vegetation along the waterfront and to visually buffer the duplex when viewed from the water. Please refer to the Landscaping and Natural Resources section (p.9-10) for further discussion.
5. **Environmental Stewardship.** The applicant proposes the living shoreline improvements included in the proposed Marine Stewardship Plan as a public benefit. Pursuant to Policy 1.5.16 of the Coastal Management Element, all new developments along waterfronts are required to implement a Marine Stewardship Plan. While the proposed improvements are designed to enhance the marine habitat along the subject property, they should not be considered a public benefit because they are required as part of the Comprehensive Plan.

Site Plan. If the Town Council approves the requested PUD waivers from the build-to line and building height regulations, the proposed development will be compliant with the requirements of Chapter 27 of the Town Code.

The applicant proposes installing a decorative trellis with stucco posts and a concrete bench in the Town-owned Inlet Village Marina, as a public benefit. According to the Statement of Use, the amenity will enhance the pedestrian experience along the sidewalk connecting A1A to the marina. To ensure this pedestrian amenity will be maintained, staff has included a condition **to require the Owner to submit a maintenance agreement with the Town regarding maintenance responsibilities for the decorative trellis and bench, subject to review and approval by the Town Engineer prior to the issuance of a Certificate of Occupancy.**

Pursuant to Policy 1.9.11(d) and Sections 27-942(f)(4) and 27-942(i), vehicular and pedestrian cross-access between properties is required. The Town requires new developments in the Inlet Village to provide cross-access easements to encourage connectivity between abutting properties and streets and potentially reduce vehicle trips and driveways on A1A by providing alternative routes. The applicant proposes a 260-square foot cross-access easement starting from the north point of the subject property and extending approximately 30 feet southeast,

abutting both the A1A right-of-way and the Town-owned property. While the proposed cross-access easement meets the requirements of the land development regulations, its size and location provide minimal benefit regarding connectivity between parcels. However, the proposed location would provide an open view and cross access from A1A through the subject property to the Town-owned Inlet Village Marina property. Staff has included a condition **to require the Owner to submit a cross-access easement agreement with the Town for the described easement, subject to review and approval by the Town Engineer and within 120 days of development approval.**

There are potential future compatibility concerns regarding the proximity of the proposed private residential development to the Town-owned park to the north. The property owner has proposed a duplex with a six-foot setback from the shared property line with the Inlet Village Marina park. Although the permitted side building setback in this district is zero feet, it should be noted that the subject property may experience impacts from the future abutting Town park because it is expected to include more gathering and event space. The updated 2024 CRA Plan notes that the park could be used to support festivals, farmer's markets, and other special events, as well as enhance public access to the waterfront. The proposed private residential use could be a hindrance to the use of the Town park in the future given the proximity. Staff has included a condition **to require the Owner to provide a disclosure statement regarding the proximity of the proposed residence to a Town Park with a public marina, upon submittal of final plans and prior to the issuance of any development permits.**

Historic and Archaeological Resources. The subject property is located within the Loxahatchee River Zone, as noted on the Town's Map of Areas of Archaeological Site Potential. The Scheurich Midden (Florida Master Site File [FMSF] #8PB9621), a known archaeological site, extends through the subject property from the abutting property to the south. The Jupiter and Lake Worth Railway (aka "the Celestial Railroad") right-of-way (FMSF #8PB233), also a known archaeological site, passes north and south through the subject property. In August 2025, Certificate to Dig 3-25 was approved for the subject property. Intact midden was not found and minimal historic artifacts were present as part of the Phase 1 Cultural Resource Assessment conducted as part of the Certificate to Dig application. The applicant will be required to comply with all conditions of the Certificate to Dig, including performing intensive archaeological monitoring during all times where subsurface disturbing activities occur (Attachment D – CTD #3-25). Intensive archaeological monitoring requires the examination of all ground disturbing activities, including but not limited to sediment removal and disturbance, tree uprooting, and the demolition of existing built surfaces. To ensure compliance with the approved Certificate to Dig, staff has included a condition **to require the applicant to conduct intensive archaeological monitoring during ground disturbing work, subject to routine inspections by the Town.** Additional details regarding the condition are included in Exhibit 1.

In the Statement of Use, the applicant states the Owner will donate to the Town any archaeological artifacts currently in their possession and found during development of the subject property, as a public benefit. Staff has included a condition **to require the Owner to provide the Town or the Loxahatchee River Historical Society with any archaeological artifacts in their possession and uncovered during development of the subject property, prior to the issuance of a Certificate of Occupancy.**

Additionally, the applicant proposes a historic interpretive sign located in front of the subject property along the A1A pedestrian sidewalk. In the Statement of Use, the applicant states the sign will display information about the historic Celestial Railroad. The proposed sign will be able to provide more detailed information to supplement the existing Florida Historical Marker for the Celestial Railroad which was dedicated in March 2017 at the center of the shell-rock drive on

the Town's Inlet Village Marina property. Due to the proximity of the existing Florida Historical Marker and the historic Celestial Railroad right-of-way, the proposed sign would be able to provide a more continuous and holistic experience for visitors if it were located within the Celestial Railroad right-of-way and along the proposed wall between the subject property and the Town-owned property. To ensure consistency of the proposed sign with the historic character of the Inlet Village, staff has included the following conditions:

- 1. Relocate the proposed historic interpretive sign within the historic Celestial Railroad right-of-way and along the north side of the proposed wall between the subject property and the Town-owned property. The historic interpretive sign shall be either cast bronze or cast aluminum.**
- 2. Prior to the issuance of any development permits, the Owner shall submit the design and language for the proposed historic interpretive sign for review and approval by the Historic Resources Board.**
- 3. Upon approval by the Historic Resources Board and prior to the issuance of a Certificate of Occupancy, the Owner shall install the proposed historic interpretive sign.**
- 4. The Owner shall be responsible for the maintenance of the proposed historic interpretive sign in perpetuity.**

Lastly, the applicant states the proposed development will feature a decorative paving design in the entry court which aligns with the historic right-of-way of the Celestial Railroad. However, the proposed design is not located within the actual historic right-of-way. To ensure historic consistency, staff has included a condition **to relocate the proposed Celestial Railroad paving design within the Celestial Railroad right-of-way.**

Landscaping and Natural Resources. The proposed development is compliant with the requirements of Chapter 23 of the Town Code, with the conditions included in Exhibit 1.

Previously removed oak tree - Prior to the annexation of the west parcel in 2025, a large, mature Live Oak, approximately 36 to 48 inches in diameter at breast height (DBH), was removed from the property without receiving a permit from the Palm Beach County (PBC) Department of Environmental Resources Management (ERM). PBC ERM issued a Notice of Violation to the Owner for the unpermitted tree removal, and the Town was then notified that the Owner had contributed \$2,880 to the PBC Natural Areas fund to satisfy the Notice of Violation in December 2024. At the time of annexation, the applicant acknowledged the unpermitted removal and stated the tree was removed due to poor health and posing a potential safety hazard. Because the tree was removed without a permit, neither PBC ERM nor the Town's Natural Resources staff could confirm the tree's health or potential to be a hazard prior to its removal.

If the Owner had not satisfied the Notice of Violation prior to annexation, the Town would have made it a requirement with the subject applications to replace the removed tree with a similar-sized specimen. Pursuant to Policy 1.5.6 of the Coastal Management Element of the Comprehensive Plan, re-establishing the existing tree canopy would provide consistency with the native vegetation in the transitional upland buffer zone along the waterfront. It would also act as a visual buffer to reduce the scale of the proposed three-story duplex when viewed from the Oxbow, which is regularly used by boaters, paddleboarders, and other watercraft users.

In their Statement of Use, the applicant states they will provide a Live Oak, approximately 20 to 22 feet in height and eight inches DBH, along the waterfront as a public benefit. Although the proposed Live Oak is not as large as the removed specimen tree, it is larger than the minimum required 12-foot height and two-inch DBH of required trees, pursuant to Section

26-121(8). Staff had requested the applicant provide a larger tree, similar in size to the removed tree, to provide vegetative consistency and visual buffering along the waterfront. If the requested height waiver is approved, a larger Live Oak would help reduce the visual scale of the three-story duplex when viewed from the water. However, the applicant indicated there were concerns about locating a larger tree near the existing bulkhead tie-back anchors, which are spaced at regular intervals along the entire length of the waterfront. To ensure the proposed Live Oak does not damage the Town's seawall and upland retaining wall to the north of the subject property, staff has included a condition **to require the Owner to install root barriers along the northern property line, prior to the issuance of a Certificate of Occupancy.**

Compatibility - There are compatibility concerns about the large scale of the three-story duplex when viewed from the Town-owned property to the north. Although there is existing vegetation on the Town-owned property which provides some screening, there is a large gap in the vegetation where the existing access drive is located. Furthermore, some trees may be removed upon development of the park site. The applicant has elected not to accommodate much buffering from the park site. Because the duplex is proposed to be built at an approximately six-foot setback from the northern interior property line, there is not adequate space to provide taller foundation plantings in this area on the subject property to visually buffer the duplex from the Town-owned property. To ensure adequate buffering is provided between the proposed duplex and the park, staff has included a condition **to revise the Landscape Plan to include five sabal palms of staggered heights, each having a minimum clear trunk height of 10 feet at the time of planting, on the north side of the proposed duplex adjacent to the Town park to provide screening, upon submittal of final plans.**

Marine Stewardship - Pursuant to Policy 1.5.16 of the Coastal Management Element, all new developments along waterfronts are required to implement a Marine Stewardship Plan. Many waterfront properties in the Town did not have natural shoreline stabilization when they were initially developed, so the Town adopted a policy requiring the installation of improvements conducive to creating a living shoreline when such properties redevelop.

According to the Marine Stewardship Plan, the applicant proposes to install riprap waterward of the existing seawall, with areas for mangrove plantings on the north and south ends of the riprap along the waterfront as the primary improvement toward creating a living shoreline (see Attachment E – Marine Stewardship Plan). The riprap will attenuate wave energy to reduce the likelihood of seawall failure in the future, and the mangrove planting areas will provide an environment conducive to the growth of installed and naturally recruited mangroves. Furthermore, the applicant proposes to install concrete pilings for the proposed dock to facilitate oyster recruitment. The oyster habitat will contribute to water filtration and marine biodiversity.

Currently, no mangroves exist along the waterfront of the subject property, and the proposed Marine Stewardship Plan provides minimal improvements to establish a living shoreline beyond the mangrove planting areas. To ensure the establishment of a living shoreline, staff has included a condition **to require the Owner to install mangroves along 80 percent of the waterfront, including in the mangrove planting areas as shown on the site plan, prior to the issuance of a Certificate of Occupancy or Completion.** It should be noted that the mangroves are permitted to be trimmed and maintained at lower heights in accordance with state laws. Additional details regarding the trimming and maintenance of the planted mangroves are included in Exhibit 1. The waterfront is approximately 74 linear feet, so approximately 59 linear feet would be required to have

mangroves installed. The remaining 20 percent, or approximately 15 feet, would provide open space on either side of the proposed dock access walkway.

In the Marine Stewardship Plan, the applicant states informal monitoring of the living shoreline improvements, consisting of observational notes and photographs, will be conducted for the first three years following riprap installation. To ensure compliance with the proposed Marine Stewardship Plan, staff has included a condition **to require the Owner to submit to the Town observational notes and photographs, and other documentation as needed, of the shoreline improvements annually for the first three years after riprap installation or until a living shoreline is established, pursuant to the requirements of Section 27-2624(6)(c).**

Foundation Planting - Pursuant to Section 27-943(e), the Inlet Village does not have perimeter landscape buffer requirements. Consequently, staff has determined the plantings along the perimeter of the interior side property lines may count toward meeting the minimum foundation planting area requirements of Section 23-70(2).

Parking. The proposed development is in conformance with the Town's parking regulations. Pursuant to Section 27-2828, entitled "Standards for required off-street parking and loading spaces," the required minimum number of spaces for the proposed duplex is four parking spaces. The applicant proposes to provide five parking spaces on the subject property.

Traffic. The proposed development is in conformance with both the Town's and the County's traffic performance standards (see Attachment F – Traffic Impact Statement and Attachment G – PBC TPS Letter). It is anticipated to generate approximately **13** average daily trips, **1** AM peak hour trip, and **1** PM peak hour trip. The projected trip generation represents an insignificant increase in traffic.

Architecture. As previously detailed in the Waiver Requests section (p.6), the proposed development is inconsistent with Policy 1.9.12(m), regarding the maximum building height in the Inlet Village. The proposed development is consistent with Policy 1.9.11(a), regarding the use of coastal vernacular architectural styles. In the Statement of Use, the applicant states the duplex reflects Florida Cracker (i.e. Florida Wood Vernacular) and Anglo-Caribbean influences. These architectural styles share common elements present in the proposed duplex, such as the metal standing seam roofs, deep roof overhangs with exposed rafter tails, and vertically proportioned doors and windows. However, the proposed architecture most prominently reflects the Anglo-Caribbean style, as expressed through the transition from smooth stucco on the first story to simulated lap siding on the second and third stories, as well as the extensive use of upper-story balconies, louvered or shuttered openings, and canted rooflines.

Marine Facilities. The proposed development is in conformance with Division 25, entitled "Marine Facilities," of Chapter 27 of the Town Code. The applicant proposes a 156-square foot private dock with a boatlift, connected to the existing concrete bulkhead by a 4-foot access walkway. The proposed dock and boatlift meet the minimum setback requirements of the district, and the structures will not significantly impede navigation along the Jupiter Oxbow because they do not project past 20 percent of the waterway width, as required by code for individual private docks.

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

Palm Beach County School District. 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. The District reviewed the subject applications and found there will be no negative impact on the PBC School District public school system, and so did not provide comment (see Attachment H – PBC SCAD Letter).

Engineering. The east parcel of the subject property was subdivided without Town approval of a plat. Although a plat to unify the two parcels is currently being reviewed by the Town, staff has included a condition **to require the Owner to record the proposed plat for the subject property prior to the issuance of any development permits.**

The Owner proposes to abandon the two abutting, unimproved 15-foot access easements and the one 20-foot water/sewer utility easement encumbered on the Town-owned Inlet Village Marina property, as a public benefit. According to the Statement of Use, the Owner has requested no structures or parking spaces be located within these easements. Staff has included a condition **to require the Owner to submit and record an easement abandonment for the three described easements, subject to review and approval by the Town Engineer and within 120 days of development approval.**

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 criteria in Section 27-175, staff finds the applicant must satisfy criteria relative to the proposed development’s consistency with the Comprehensive Plan and the Town Code. Staff has included conditions to address these criteria, and the applicant has also requested waivers from the land development regulations to address these criteria.

Attachments:

Exhibit 1 – Conditions

Attachment A – Location Map
Attachment B – Statement of Use
Attachment C – Inlet Village Comprehensive Plan Policies
Attachment D – CTD #3-25
Attachment E – Marine Stewardship Plan
Attachment F – Traffic Impact Statement
Attachment G – PBC TPS Letter
Attachment H – PBC SCAD Letter

Plans under separate cover.

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

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4/7/2026

Conditions

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

- 1) The Owner shall install and maintain all improvements in compliance with the following:
 - a) Statement of Use, prepared by 2GHO, Inc., dated 04/06/26, received by the Department of Planning and Zoning on 04/06/26.
 - b) Site Plan, prepared by 2GHO, Inc., referenced as “SP-1,” dated 04/07/26, received by the Department of Planning and Zoning on 04/07/26.
 - c) Site Details, prepared by 2GHO, Inc., referenced as “SP-2,” dated 03/26/26, received by the Department of Planning and Zoning on 03/27/26.
 - d) Landscape Plan, prepared by 2GHO, Inc., referenced as “LP-1,” dated 03/26/26, received by the Department of Planning and Zoning on 03/27/26.
 - e) Landscape Specifications, prepared by 2GHO, Inc., referenced as “LP-2” and “LP-3,” dated 03/26/26, received by the Department of Planning and Zoning on 03/27/26.
 - f) Marine Stewardship Plan, prepared by 2GHO, Inc., dated 03/23/26, received by the Department of Planning and Zoning on 03/27/26.
 - g) Tree Disposition Plan, prepared by 2GHO, Inc., referenced as “TD-1” and “TD-2,” dated 03/26/26, received by the Department of Planning and Zoning on 03/27/26.
 - h) Architectural Plans, prepared by Bultman Architecture, Inc., dated 02/21/26, received by the Department of Planning and Zoning on 03/27/26.
 - i) Conceptual Drainage Plan, prepared by Jeff H. Iravani, Inc., dated 05/29/25, received by the Department of Planning and Zoning on 03/27/26.
 - j) Traffic Impact Statement, prepared by Jeff H. Iravani, Inc., dated 06/05/25, received by the Department of Planning and Zoning on 06/09/25.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 04/06/26, received by the Department of Planning and Zoning on 04/06/26. 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.
- 3) **Site Plan.**
 - a) Prior to the issuance of a Certificate of Occupancy, the Owner shall submit a maintenance agreement with the Town regarding maintenance responsibilities for the decorative trellis and bench, subject to review and approval by the Town Engineer.
 - b) Within 120 days of development approval, the Owner shall submit a cross-access easement agreement with the Town for the proposed cross-access easement as shown on the Site Plan, subject to review and approval by the Town Engineer.

- c) Upon submittal of final plans and prior to the issuance of any development permits, the Owner shall provide a disclosure statement regarding the proximity of the proposed residence to a Town Park with a public marina.

4) **Historic and Archaeological Resources.**

- a) Prior to the issuance of any demolition permits and development permits, the applicant shall schedule and conduct a pre-construction meeting with the Town regarding the construction timeline and archaeological requirements per CTD #3-25. The construction timeline shall include, but not be limited to, the following: demolition/removal of existing structures, clearing and grubbing, stormwater and utility trenching, pool excavation, footer excavation and formwork, site work (driveways, lighting, and similar), and landscaping.
- b) Prior to the issuance of a Certificate of Occupancy, the Owner shall provide the Town or the Loxahatchee River Historical Society with any archaeological artifacts in their possession and uncovered during development of the subject property.
- c) Upon submittal of final plans, revise the Site Plan to locate the proposed historic interpretive sign within the historic Celestial Railroad right-of-way and along the north side of the proposed wall between the subject property and the Town-owned property. The historic interpretive sign shall be either cast bronze or cast aluminum.
- d) Prior to the issuance of any development permits, the Owner shall submit the design and language for the proposed historic interpretive sign for review and approval by the Historic Resources Board.
- e) Upon approval by the Historic Resources Board and prior to the issuance of a Certificate of Occupancy, the Owner shall install the proposed historic interpretive sign.
- f) The Owner shall be responsible for the maintenance of the proposed historic interpretive sign in perpetuity.
- g) Upon submittal of final plans, revise the Site Plan to locate the proposed Celestial Railroad paving design within the Celestial Railroad right-of-way.

5) **Landscaping and Natural Resources.**

- a) Prior to the issuance of a Certificate of Occupancy, the Owner shall install root barriers along the north property line to prevent damage to the Town's adjacent seawall and upland retaining wall.
- b) Upon submittal of final plans, the Owner shall revise the Landscape Plan to include five sabal palms of staggered heights, each having a minimum clear trunk height of 10 feet at the time of planting, to provide screening on the north side of the proposed duplex adjacent to the Town park.
- c) Prior to the issuance of a Certificate of Occupancy, the Owner shall install mangroves along 80 percent of the waterfront, including in the mangrove planting areas as shown on the site plan. The Owner shall be responsible for ensuring all planted mangroves survive and are maintained on the subject property. Subject to the receipt of a permit from the Department of Environmental Protection (DEP), the mangroves planted on the subject property may be trimmed and

maintained at lower heights; the Site Plan and Landscape Plan shall indicate a height to be maintained in accordance with a DEP permit.

- d) The Owner shall submit to the Town observational notes and photographs, and other documentation as needed, of the shoreline improvements annually for the first three years after riprap installation or until a living shoreline is established, pursuant to the requirements of Section 27-2624(6)(c).

6) **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.

7) **Engineering.**

- a) Prior to the issuance of any development permits, the Owner shall record the proposed plat for the subject property.
- b) Within 120 days of development approval, the Owner shall submit and record an easement abandonment for the two abutting, unimproved 15-foot access easements described in Official Record Book (ORB) 4588, Page (PG) 967 and ORB 20741, PG 1287, and the one 20-foot water and sewer utility easement described in ORB 31097, PG 894, subject to review and approval by the Town Engineer.

Beyel Property

Jupiter, Florida



George G. Gentile, PLA ■ Emily M. O'Mahoney, PLA ■ M. Troy Holloway, PLA

Beyel PUD

Jupiter, FL
Small Scale PUD – Site Plan Review

Statement of Use

October 6, 2025; March 3, 2026, March 27, 2026

Revised: **April 6, 2026**

REQUEST/LOCATION

2GHO, Inc. as agent for the Owners are requesting; 1) a Small Scale Planned Unit Development (SS-PUD) with waivers; 2) site plan approval to allow for a multifamily project with two dwelling units on 0.52 acres. The property is currently vacant, and is surrounded with existing uses, making it an ideal location for infill redevelopment. It has a land use designation of Inlet Village Flex, and zoning designation of Inlet Village Flex South, within the Inlet Village Redevelopment Overlay Area. Note, as this property is located within the Inlet Village Redevelopment Overlay Area (ROA), processing of a small-scale PUD with Site plan is required.

PROJECT LOCATION

The subject petition site, consisting of two separate parcels is located on N. Highway A-1-A, immediately south of the Town of Jupiter's public docks / park. A replat of the property was submitted to engineering in early December to formally unify the parcels, and is currently in the review process.

SURROUNDING PROPERTY INFORMATION

The table below indicates the surrounding uses, as well as land use and zoning designations demonstrating consistency with the immediate surrounding area.

	EXISTING FLU	EXISTING ZONING
Subject Site <i>Vacant w/ two accessory structures</i>	Inlet Village Flex	Inlet Village Flex South
North <i>Vacant/Public Docks</i>	Inlet Village Flex	Inlet Village Flex South
South <i>Single Family</i>	Inlet Village Flex	Inlet Village Flex South
East <i>Professional Office</i>	Inlet Village Flex	Inlet Village Flex South
West	NA	NA

	EXISTING FLU	EXISTING ZONING
Jupiter Oxbow		

SITE HISTORY

While there has been evidence of some activity on the subject site, the property historically has been underutilized, and has been marketed over time as an investment opportunity. The Owners purchased the parcel adjacent to the Jupiter Oxbow in 2018, and the triangle shaped piece in 2020 for the purpose of multifamily development.

In 2021 the applicant requested and received approval for a Voluntary Annexation into the Town, which also consisted of Comprehensive Plan and Zoning Map Amendments to be consistent with the surrounding properties which all have land use designations of Inlet Village Flex, and zoning designations of Inlet Village Flex South.

As the subject location is situated with an archaeological significant area, the property was required to go through the Certificate to Dig process, which received approval from the Historic Resources Board on August 18, 2025.

PROJECT DETAILS

Bounded by the convex curve of State Road A1A, the proposed placement of the structure is positioned such that it can take full advantage of the Jupiter Oxbow. The existing 6' concrete walk along A-1-A will be met by an 18' wide drive aisle of decorative pavers and automatically opening decorative entry gates that will welcome guests into the beautiful serene entry court. Once into the heavily landscaped property, you'll find yourself surrounded by several majestic, heritage live oaks providing cool shade from their large mature Spanish moss filled canopies. and in to the entry court providing convenient access to both the 5,309 s.f. 3-story residence, and the 2,553 sf 2-story duplex unit.

The vehicular use areas are also joined with internal pedestrian walks that lead to a proposed green house, to the rear waterfront patio, or directly to State Road A1A. There is also an internal open-air courtyard situated between the 3-story residence, and the duplex. The pool, spa, and outdoor kitchen areas are situated between the structure and the Jupiter Oxbow along the west side of the property, and will also accommodate a rebuilt 276+/- sf private single-family dock and boatlift.

The perimeter of the property will consist of varied heights and combinations of walls and fences. The south property line will provide a 5' pre-cast concrete privacy wall with 1' decorative louvers placed on the top, while the front property line, fronting along A-1-A, will consist of 40" tall wall and decorative fence sections placed on the property line and stepping back to the 10' build-to-line. An 8' pre-cast concrete privacy wall is proposed along the north property line, separating the residential use from the Town Park, and a combination of a 6' pre-cast concrete wall with 2' decorative fence on top and an 8' decorative fence will run along the west property line bordering the town property.

The triangular shaped northern portion of the property will remain relatively open and undeveloped other than a green house and landscaping.

Building Data

Residence #1	5,309 sf
Residence #2	2,553 sf

CONSISTENCY WITH THE PLAN

The subject project is directly consistent with Policy 1.3.12 and the Inlet Village Flex South Subdistrict's intent to foster infill development and provide a harmonious mix of uses by providing residential use to the existing mix. The proposal adheres to the base density of 6 du/ac. as established in Table 2.

Furthermore, the Applicant is requesting a maximum height of 3 stories, which is consistent with the variation of building heights encouraged by the district to maintain a residential architectural scale. The project design will utilize Traditional Neighborhood Development (TND) concepts, such as providing a short decorative fence & knee wall along the street frontage and cross access easements, to ensure the development is reminiscent of a small, historical, fishing village."

Additionally, and as required by the Inlet Village ROA, the Applicant shall comply with the following Comprehensive Plan Objectives and Policies.

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

Response: The Applicant's proposal has been designed to be consistent with the applicable objectives and policies for the corridor, as well as the corresponding sectors.

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

Response: The proposed development is consistent with the above policy as the proposed dwelling units are positioned near the Jupiter Oxbow and not the Intracoastal Waterway, Riverwalk, Jupiter Lighthouse, and the Jupiter Inlet.

Policy 1.9.10 Maintain land development regulations for the Inlet Village Sector to establish a compact village with mixed uses, such as marine oriented facilities, retail, restaurants, hotel, personal services, office, and residential. The sector shall be developed to become a destination and encourage tourism in an active pedestrian environment with connectivity of parcels to sidewalks, alleys and streets that provide access to the Riverwalk Corridor component, and enhanced views to the Jupiter Lighthouse. The development style shall be reminiscent of small

historical coastal villages and development standards for this district shall discourage auto oriented strip development.

Response: The applicant's proposal of 2 multi-family units fits contextually with the intent of the Inlet Village Sector by providing a small-scale residential project that will emulate an old florida, quaint village feel through preserving the majestic historic oaks, decorative fencing, stone pavers, a unique greenhouse placed near the road and abundant landscaping. The proposed plan also does not promote auto oriented strip development. We understand that the intent of the Inlet Village Sector is to have a variety of uses, but the code clearly states that "One hundred percent of a property may be used for residential, commercial or a combination thereof...", per Section 27-939.(c). The purpose and intent of Policy 1.9.10 applies more aptly to mixed use, commercial and other uses cited in the Policy where public gathering is expected. Because this is a private residential property, which is allowable within the Inlet Village District, that is not intended as a public gathering place, to impose public access and connectivity into, and through, this property is unrealistic and would impose unnecessary burdens on the individual property owners.

Policy 1.9.11 The Town shall maintain land development regulations in the Inlet Village sector as follows:

- a) Use of coastal vernacular architectural style, specifically Florida Cracker style, Stick, Shingle, and Anglo Caribbean;
- b) Allow additional architectural styles south of Saturn Street;
- c) Prohibit gated developments from prohibiting vehicular access as required pursuant to FLUE Policy 1.9.13;
- d) Require pedestrian and/or vehicular cross access easements between properties;
- e) Allow at grade, under building parking if the parking is concealed with liner buildings along roadways and the Riverwalk;
- f) Establish and require build to lines.

Response:

a) The projects architectural coastal vernacular style is authentically expressed through Florida Cracker and Anglo-Caribbean influences, meeting the intent of this policy.

c) The Town's Comp Plan Policy 1.9.11 c), specific to the Inlet Village sector states, "Prohibit gated developments from prohibiting vehicular access as required pursuant to FLUE Policy 1.9.13;". The proposed decorative gates will open automatically should a vehicle enter the property, which will not prohibit vehicular access to the property. In addition, the gates have been set back into the property and inset into short knee-walls paralleling the property to help visually de-emphasize the vehicular entry.

d) A 30' vehicular & pedestrian access easement through has been provided through the subject parcel connecting to the Town Park property.

f) Given the unique shape and size of this property, a waiver has been requested for this requirement.

Policy 1.9.12 (portions eliminated for brevity) Inlet Village Sector - This Sector, as shown on the Town's Future Land Use Map (FLUM), is intended to:

- a) Foster infill;

- b) Allow for flexibility of uses on a site;
- c) Assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW Corridor Study, and Inlet Village Study) that the Town has completed or may undertake;
- d) Encourage redevelopment allowing for the creation of a village scale traditional neighborhood development (TND) in order to:

Response: The proposed infill redevelopment adds to the mix of uses currently existing within the Inlet Village Sector by providing a two-unit residential use, as suggested by this Policy, on a small .52-acre parcel; with no auto-oriented strip development. This residential development is within walking distance to many restaurants and commercial uses, lessening additional vehicular trips. In addition, Policy 1.9.12 states that "The Town Council may grant a bonus to allow up to a maximum height of two stories for buildings fronting the Jupiter Inlet and up to a maximum height of three stories (with an additional half story if a varied roof line is provided) for buildings in the remainder of the Sector". Although bonus points have been abolished, this policy does exemplify the desire and ability to allow for 3 stories if warranted with good architectural design. The applicant has worked diligently with town staff to reduce the bulk and mass of the structure through more architectural relief, adding more balconies, covered patios and porches, increased architectural detail and greatly reducing the 3rd floor to only 1,576 s.f., for a master bedroom.

Policy 1.9.13 The town shall adopt a street and pedestrian network plan designating locations for new east west connections and alleys in addition to requiring cross access between properties and throughout the Inlet Village Sector. The new rights of way designated on the plan shall be required to be dedicated to the Town for public purposes. The purpose is to create narrow streets and small blocks in a grid configuration, to create opportunities for connectivity between properties, and to provide for view corridors and public gathering. The plan shall incorporate these improvements in the following locations: a) An east west road or easement approximately 150 feet south of the jurisdictional line of the Inlet waterway as established by the Florida Department of Environmental Protection (DEP) connecting Yarborough Street east to Clemons Street; b) An east west road or easement approximately 600 to 700 feet south of the jurisdictional line of the Inlet waterway as established by DEP connecting Yarborough Street east to Clemons Street; c) An east west road extending River Road from A1A east to Dubois Road; d) Extension of Parkway Dr. east to Dubois Road; e) A comprehensive alley system throughout the subsector for service, loading and off-street parking; f) View corridors at the right of way terminus of Cramer Street (Lighthouse Promenade), Love, Clemons and Yarborough Streets to include a 30' by 30' view triangle to be designed in a manner to enhance views of the Jupiter Lighthouse and to provide opportunities for public gathering.

Response: This policy is not applicable to the Applicant's proposal and small .52 ac. parcel. A1A is existing and has undergone several projects which makes the street better suited for pedestrian mobility.

Policy 1.9.14 The town shall encourage the development and implementation of the following:
a) A master stormwater drainage system;
b) A shared parking program for the Inlet Village sector including the use of on street parking;

- c) Public parking structure(s) for properties designated with the Riverwalk Flex land use for uses other than a hotel along US Highway One or residential. Parking spaces in the parking structure shall be allocated to implement the master street network and to encourage active uses along Riverwalk and Cramer Street (Lighthouse Promenade);
- d) A master street and pedestrian network plan.

Response: The proposed project intends to leverage the existing infrastructure in the area, and due to the small scale of the proposal, no adverse impacts are anticipated.

Objective 1.10 The Town shall continue to maintain land development regulations for the Riverwalk Corridor (as shown on the Town's Future Land Use Map) along the Intracoastal Waterway providing for pedestrian movement, encouraging nonvehicular movement of people and complimenting the visual features and natural resources of the Intracoastal Waterway north and south of Indiantown Road.

Response: This property is not located within the Riverwalk corridor limits, therefore not applicable.

Policy 1.10.1 Creation of a Riverwalk Corridor to provide waterfront multipurpose pedestrian linkages for public entertainment, water-oriented, commercial and residential uses along the Intracoastal Waterway and establish a recognizable, genuine identity that capitalizes on the existing natural features of the Intracoastal Waterway.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

Policy 1.10.2 The Riverwalk Corridor shall provide public access to the Intracoastal Waterway from the Jupiter Inlet south to the Jupiter Ridge Preserve property in a continuous linkage of pedestrian pathways within the corridor.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

Policy 1.10.3 All new development and redevelopment shall provide a 25' easement primarily located adjacent to the water's edge, 25' landward of the jurisdictional line of the State of Florida. The 25' easement shall include an unobstructed pedestrian path, with a desired width of 15' and associated landscaping with public amenities. In no case shall the path width be less than 8'. When adjacent to environmentally sensitive publicly-owned uplands, the Riverwalk alignment may be adjusted (to reduce impacts to these uplands) without requiring a change to the alignment shown on the Future Land Use Map, provided that a continuous pathway is maintained. Additionally, the Riverwalk alignment may be adjusted in a similar manner when it is not adjacent to any water bodies.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

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.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

Policy 1.10.5 The Town shall maintain the Plaza Down Under below the Indiantown Road Bridge to incorporate a series of interrelated public uses adjacent Riverwalk Corridor and the properties to the north and south of Indiantown Road. These uses may include the following:

- a) Public parking facilities;
- b) Water taxi dock;
- c) Any additional activities allowed in the lease agreement with the Florida Department of Transportation for the area.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

Policy 1.10.6 The Town shall maintain land development regulations requiring the implementation of "safety" features through integration of Crime Prevention through Environmental Design (CPTED) techniques for the development of the area under the Indiantown Road Bridge and the Riverwalk Corridor.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

Policy 1.10.7 In the corridor, new development shall provide public parking and access to the Riverwalk. The public parking shall be situated to provide direct access onto and adjacent to the Riverwalk. Where feasible, the public parking areas shall be designed to provide for the appearance of an open square or plaza that can be used for public entertainment events.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable.

Policy 1.10.8 Developers shall be responsible for construction of the Riverwalk Corridor in the upland areas or shall be required to pay for the cost of construction at the time of site plan approval for that portion of the Riverwalk Corridor equal to the length of water frontage for the property. In addition, developers shall be required to participate financially in the development/construction of the Riverwalk Corridor should it be located in the water.

Response: As this property is not on the primary or secondary Riverwalk alignment, as depicted on the Town of Jupiter Riverwalk Map, the above policy is not applicable to the proposed development.

CONSISTENCY WITH THE CODE

Inlet Village Zoning District

The proposed project will work within the confines of the Inlet Village as it works to promote the creation of a residential scale and traditional neighborhood development concepts, which builds upon the historic center of Jupiter. Although this is a private residential development, steps are being taken to enhance the existing residential scale of the area, by upgrading and redeveloping a long-underutilized parcel. Further, Sec. 27-1784 entitled General Planning Principles states that all new development and redevelopment proposals located within the Inlet Village ROA, must be reviewed under the Small-Scale PUD process.

Small Scale PUD

Section 27-1708 of the Town's zoning Code states that the purpose of the Small-Scale PUD process is to aid in providing unified design concepts which are compatible with the purpose and intent of

an ROA, foster the development of infill parcels, encourage historic/archaeological preservation, and provides incentive for private investment, redevelopment and reuse.

Further, this process does allow for flexibility within the land development regulations to request deviation from particular requirements.

Waiver Requests

Consistent with Sec. 27-1711, and in order to create a quality development, the Owners request the following waivers from the Town's code:

Waiver (Code Section)	Required /Allowed	Proposed
Building Height (Sec.27-940(c))	2-1/2 stories	3 stories
Build-to-Line (Sec. 27-942(g)(5)(a))	60 percent of the building street frontage may be located off the required 10' build-to-line; or 40% ON the build-to-line	8.6% of the structures to be placed on the 10' build-to-line.

Justification for Waivers

While the **Inlet Village** has evolved into a premier destination, its designation as a redevelopment overlay area remains a critical planning factor. As vacant and underutilized parcels become increasingly rare, the Applicant recognizes the responsibility to optimize land use in a manner that balances economic viability with the capacity of existing infrastructure.

The proposed multifamily development is specifically designed to achieve the goals set forth in [Sec. 27-935](#), maintaining the "compact, small residential scale" and "pedestrian-friendly" character that defines the corridor. To ensure the development complements the charm and "historical fishing village" aesthetic of the Inlet Village, the following waivers are proposed in order to successfully achieve that goal:

1. Vertical Articulation & Half-Story Compliance for the proposed 3rd-Story Integration:

The Applicant is proposing a 1,576 s.f. master suite situated on the third level, strategically oriented toward the rear of the structure to capitalize on the Jupiter Oxbow vista while minimizing the building's profile from the A-1-A streetscape. This request is fundamentally rooted in the architectural flexibility provided by [Sec. 27-942\(g\)\(3\)a](#), which encourages "half-stories" to provide roofline variation and step-backs from the stories below. The mass of the third story is significantly diminished compared to the second, representing a 58% decrease in size.

Architectural Compatibility & Massing Mitigation:

In direct response to staff feedback and the "Residential Scale" requirements of the district, the project has undergone significant redesign to ensure the third story functions as a subordinate architectural element rather than a full vertical floor:

- **Elimination of Vertical Projections** - To streamline the building envelope and reduce perceived mass, the exterior elevator tower previously on the north elevation has been fully integrated into the internal building footprint.

- **Strategic Setbacks & Step-Backs** - Per the guidance of [Sec. 27-942\(g\)\(3\)a](#), the third floor has been stepped back along the south elevation. This setback is accentuated by a full-length balcony, which effectively breaks the vertical plane and "softens" the building profile from the public realm.
- **Roofline Harmonization** - On both the north and south elevations, gable ends have been replaced with hip roof forms. This transition creates a lower, more cohesive roofline that adheres to the "Coastal Vernacular" mandated by [Sec. 27-942\(g\)\(11\)](#).
- **Ornamental Detailing** - To satisfy the requirement for "human-scaled architectural detailing" ([Sec. 27-942\(g\)\(4\)c](#)), the stair tower now features a wrap-around balcony supported by decorative brackets and corbels, adding visual interest and shadow lines that further diminish the building's mass.

Compliance Summary - The proposed structure utilizes varied rooflines, terraces, and strategic step-backs to conform to the Inlet Village standard for "architectural variation" rather than "consistent story" height. By concentrating the third-story conditioned space toward the rear and utilizing hip-roof transitions, the project maintains the small, historical fishing village scale while optimizing a rare redevelopment parcel.

2. Build-to-Line:

The need for the build-to-line waiver is largely due to the existing site constraints, such as the property size, unique configuration, large existing historic Live Oaks and the entry drive. Although the 10' build-to-line has a length of 195.2', only ~112.2' of the line is physically able to be built upon, or 44.9' of building. With a portion of the property being narrow and triangularly shaped, adjacent to the existing curvature of A1A, innovative design techniques should be employed to make the most efficient use of the land. Interacting with the street would be more ideal for a commercial or mixed-use development. In this case, a 2-unit multifamily development seeks to have separation from the street, and enjoy a closer presence and engagement with the Jupiter Oxbow; taking in its natural beauty, serenity and relaxation.

In an effort to comply as much as possible with this code requirement, and in strict adherence to the **Inlet Village Zoning District (IV)** requirements, the Applicant has curated a streetscape that prioritizes "residential scale" and "traditional neighborhood development" concepts. The design fulfills several key supplemental regulations:

- **Active Build-To Line Engagement:** To meet the intent of [Sec. 27-942\(g\)\(5\)](#), which encourages pedestrian-friendly design, the Applicant has positioned a **unique 20-foot greenhouse** directly at the build-to line. This structure acts as a "transparent" architectural element that invites visual interest while maintaining the required urban edge.
- **Enhanced Pedestrian Experience:** Per [Sec. 27-942\(g\)\(4\)](#), which calls for "human-scaled architectural detailing," the project includes a **decorative trellis** and **integrated pedestrian seating**. These features, combined with the greenhouse, create a "stunning vista" and a welcoming environment for walkers along the A-1-A sidewalk and into the adjacent town park.
- **Street Edge Articulation:** In addition to the above, the Applicant has also utilized a **40-inch knee-wall and decorative fencing** to help define the street edge along the property line and build-to-line. This aligns perfectly with [Sec. 27-942\(a\)](#), providing a clear transition between

public and private space without creating an "objectionable" or opaque barrier, while still allowing for view into the open spaces, and defining the street edge.

- **Outdoor Spaces:** In the areas where the building mass is set back from the build-to-line, the Applicant has satisfied the requirement for "outdoor spaces" by providing "trees/palms" and other plant materials to blend with the existing majestic live oaks and supplementing them with a lush understory, providing a stunning visual for passing pedestrians.

PUBLIC BENEFITS

The Beyel PUD provides several public benefits to off-set the two requested waivers.

- The property owners will abandon the existing access drive, 2 ingress/egress easements as well as the water and sewer easements that are currently encumbering the town owned land abutting the northern boundary of this parcel. However, the owners are requesting that no structures or parking be located within these easements.
- The property owners have agreed to provide a decorative pergola over pedestrian seating, which has been proposed within the adjacent town park, directly abutting the existing concrete walk providing access to the public docks. This will provide much needed seating for park patrons that have been dropped off or waiting to be picked up.
- The project will honor area's rich historic culture, by providing educational signage along the A-1-A pedestrian sidewalk celebrating and informing the public about the Celestial Railroad and any other historical information that is relative to the property.
- The project will place a large specimen Live Oak at the rear of the property, abutting the Jupiter Oxbow. Placing a large mature Live Oak in this location will provide a public benefit by enhancing the tropical coastal environment of the Inlet Village. It would also assist in establishing the native historic Live Oak canopy of the required transitional upland buffer pursuant to Policy 1.5.6 of the Coastal Management Element of the Comprehensive Plan. In addition, placing a mature Live Oak along the waterfront will reduce the scale of the proposed three-story residential structure and provide visual continuity of the vegetation from the viewpoints provided by the Jupiter Oxbow and Burt Reynolds Park beyond.
- **Environmental Stewardship:** The Owner understands how important the marine life is within the Jupiter Oxbow, and is pleased to make specific environmental enhancements with their proposed residential dock. With the construction of the proposed dock, the Owners will utilize concrete pilings, which will allow for oyster attachment, growth and help stimulate marine life habitat. In addition, the property owners have proposed placement of rip-rap along the entire frontage of their bulkhead, and the installation of mangroves, which will dissipate wave energy, decrease turbidity, create microhabitats, support complex ecosystems, promote species diversity and allow for the growth of vegetation for both marine life and wildlife.
- And lastly, as allowable under Sec. 27-1709, the owner has acknowledged that they will provide to the town, the archaeological artifacts that they currently have, as received from the previous land owner, and they will turn over any artifacts that may be discovered during construction.

Unlike the Large-Scale PUD Process, the Small-Scale PUD requires each project provides for at least one of the six prescribed public benefits.

After review, this development conforms to the following:

- Designation of a locally historic site, structure or building; and/or turning over significant archaeological artifacts to the town for display, public access and display of any found archaeological artifacts on the subject property, and, including the incorporation of on-site interpretive signage associated with the preservation of any historic/archaeological sites.

Response: As the Owner's respect the historical context of the property and area, they have agreed to go through intensive archaeological monitoring protocols that will be coordinated with the project archaeologist, and Town's archaeologist. Any historical artifacts that are found during this process will be promptly handed over to the Town. The owners have also agreed to provide the town with the archaeological artifacts that they currently have, as received from the previous land owner. Further, the proposed site plan indicates decorative paving that will emulate the path of the former celestial railroad, which is consistent with other projects in the vicinity.

PARKING AND TRAFFIC

This proposed development requires 4 spaces, and will provide the same. There will be an insignificant impact to the surrounding roadway, as evidenced on the traffic statement for prepared by JHI Inc. We have submitted to PBC Traffic, and will provide staff the TPS letter, once received.

ARCHITECTURE

The architectural design for the project within the Inlet Village sector demonstrates full compliance with the Town's land development regulations. The coastal vernacular style is authentically expressed through Florida Cracker and Anglo-Caribbean influences, visible in the use of standing seam metal roofing, clapboard siding, decorative wood brackets, gas lanterns, and a muted coastal color palette — all of which contribute to a contextually appropriate and timeless architectural character. The architect worked diligently to break the roof lines, stepping them down towards the street and the water's edge. Parking is accommodated both at grade and within enclosed garages, carefully concealed to preserve the visual and functional quality of the area. The site plan also attempts to respect the required build-to lines, establishing a consistent urban edge with a site wall, decorative aluminum picket fencing, greenhouse and placement of a decorative trellis with pedestrian seating along the A-1-A walkway, reinforcing the pedestrian-friendly scale envisioned for Inlet Village.

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 development aligns with several Goals, Objectives, and Policies of the Town's Comprehensive Plan, as outlined within this Statement of Use.
2. The proposed development is consistent with any applicable, countywide land development regulations.
Response: The only countywide regulation relates to traffic. As part of this application, the Owner will obtain traffic concurrency approval from Palm Beach County's Traffic Division.
3. The proposed development is consistent with all applicable land development regulations and all other portions of this Code.

Response: The subject development is compliant with all elements of the Town of Jupiter regulations and this code, as discussed throughout this statement. The Owners are requesting two waivers, as *allowed within the small-scale PUD process*.

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

Response: Response: The property is designated Inlet Village Flex land use and is zoned Inlet Village Flex South. The Inlet Village Flex South sets particular land development regulations in placed in an effort to create the feel of a small-town fishing village. The proposed redevelopment is consistent with the vision of the Town for this area as identified in the ROA.

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

Response: As demonstrated in the submitted traffic statement, no excessive increase in traffic will be generated with the proposed redevelopment. All applicable traffic performance standards are met.

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: As this is an infill redevelopment project, adequate levels of service will be provided concurrent with the approved development. The submitted drainage and traffic statements show consistency with the applicable standards set forth by the respective reviewing authority. Further, the Town of Jupiter's Water and Stormwater Department will also be reviewing the above-mentioned documents ensuring compliance with this criterion.

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

Response: The proposed redevelopment will not significantly reduce light and air to the adjacent properties. The proposed buildings are positioned along the roadways and separated from adjacent properties.

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

Response: As discussed above, the proposed redevelopment will not adversely affect property values in the area. In fact, the proposed development will be a catalyst to the improvement of commercial and residential properties in the adjacent area resulting in an increase in property values.

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

Response: The proposed redevelopment will not pose any deterrent of surrounding properties desire to improve or redevelop in accordance with the existing regulations. To the contrary, it is an example showing that those properties can be redeveloped in accordance with these regulations and the development can act as a catalyst for other high-quality developments similar to that proposed.

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

Response: The development will not create any visual pollution. The proposed development will be enhancing an existing vacant property with high quality design.

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

Response: There are no negative impacts on the adjacent town park or to the Jupiter Oxbow with this approval. This project is enhancing the Jupiter Oxbow through the addition of rip-rap & mangrove plantings, and improving the adjacent town park by abandoning several easements that currently encumber the town property, as well as providing an additional 30' of vehicular and pedestrian access from A-1-A through the subject parcel.

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

Response: The development is proposing to provide a decorative trellis structure and much needed pedestrian seating within the adjacent town park for park patrons.

CONCLUSION

In closing, the Owner proposes a small-scale PUD and site plan for a 2-unit multifamily development in the Inlet Village. The development meets the general planning principles of the designated Inlet Village ROA, and will compliment the existing character of the area. If approved, it will create and allow for the redevelopment and infill of a currently undeveloped and underutilized parcel. On behalf of the applicant, 2GHO, Inc., respectfully request approval of this application. Should you have any questions on this application, please do not hesitate to contact M. Troy Holloway at 561-575-9557.

Comprehensive Plan Policies for the Inlet Village Redevelopment Overlay Area (ROA)

Pursuant to Section 27-1784, entitled “General planning principles,” new development and redevelopment shall be consistent with the Future Land Use Element of the Comprehensive Plan, specifically Objectives 1.9 and 1.10, and Policies 1.9.8, 1.9.10 through 1.9.14, and 1.10.1 through 1.10.8. The specified Objectives and Policies are listed below. Please note, Objective 1.10 and Policies 1.10.1 through 1.10.8 are not applicable to the subject property because it is not located along the Riverwalk Corridor.

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

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

Policy 1.9.10 Maintain land development regulations for the Inlet Village Sector to establish a compact village with mixed uses, such as marine oriented facilities, retail, restaurants, hotel, personal services, office, and residential. The sector shall be developed to become a destination and encourage tourism in an active pedestrian environment with connectivity of parcels to sidewalks, alleys and streets that provide access to the Riverwalk Corridor component, and enhanced views to the Jupiter Lighthouse. The development style shall be reminiscent of small historical coastal villages and development standards for this district shall discourage auto oriented strip development.

Policy 1.9.11 The Town shall maintain land development regulations in the Inlet Village sector as follows:

- a) Use of coastal vernacular architectural style, specifically Florida Cracker style, Stick, Shingle, and Anglo Caribbean;
- b) Allow additional architectural styles south of Saturn Street;
- c) Prohibit gated developments from prohibiting vehicular access as required pursuant to FLUE Policy 1.9.13;
- d) Require pedestrian and/or vehicular cross access easements between properties;
- e) Allow at grade, under building parking if the parking is concealed with liner buildings along roadways and the Riverwalk;
- f) Establish and require build to lines.

Policy 1.9.12 Inlet Village Sector - This Sector, as shown on the Town's Future Land Use Map (FLUM), is intended to:

- a) Foster infill;
- b) Allow for flexibility of uses on a site;
- c) Assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW Corridor Study, and Inlet Village Study) that the Town has completed or may undertake;
- d) Encourage redevelopment allowing for the creation of a village scale traditional neighborhood development (TND) in order to:
 - 1) Lessen additional vehicular trips;
 - 2) Deter urban sprawl;
 - 3) Build upon the historic center of the community;
 - 4) Create a tropical coastal environment promoting an active destination for residents and visitors;
 - 5) Enhance and promote the existing scale and character of the area;
 - 6) Encourage the development of a mix of non-residential and residential uses.

This Sector is currently characterized by the mix of two or more distinct existing land uses (e.g. commercial and residential). Future development within the Sector shall be consistent with the intent of this Sector, the Riverwalk Corridor Component, the US 1/ICW Corridor and the following Inlet Village future land use categories:

- a) Riverwalk Flex
- b) Inlet Village Flex
- c) Inlet Village Residential

The intent, locational guidelines and permitted uses of the Sector generally include the following:

- a) Guidelines to develop parcels on a lot by lot basis, which shall be provided for in the Town's Land Development Regulations (LDRs);
- b) Guidelines for the design freedom and flexibility for development of a parcel to allow a true mixing and integration of residential and nonresidential uses both vertically and/or horizontally;
- c) Integration is defined as the combination of distinct uses on a single site or throughout the Sector where impacts from differing uses are mitigated through site design techniques, and where differing uses are expected to benefit the close proximity of complementary uses;
- d) A unified design concept providing the opportunity for both vertical and/or horizontal integration and continuity among the various uses and physical elements causing a better environment as provided for in the Town's LDRs;
- e) Guidelines to ensure compatibility, functionality and flexibility when a project integrates uses both vertical and/or horizontal;
- f) Guidelines for mitigating uncomplimentary uses utilizing design criteria such as unique architectural features, use restrictions, etc.;
- g) An avenue for the infill of degraded areas utilizing mixed uses development which promotes integration of uses for flexibility and design;
- h) A mechanism whereby all projects will work within the proposed roadway grid pattern;
- i) Public access to existing or proposed unique features that is incorporated into the design of the project (i.e., Jupiter Inlet, Jupiter Lighthouse, marinas, water features, open space and park facilities, etc.);
- j) The Town shall provide incentives to encourage lower (one story) building heights along the Jupiter Inlet and A1A (except public garages and any associated liner buildings);
- k) Encourage a harmonious mix of uses in an urban village;
- l) Along the Jupiter Inlet provide for a publicly accessible walkway (Riverwalk Corridor Component), including pedestrian amenity elements thereby, encouraging non automobile traffic throughout the Sector;
- m) The maximum building height shall be one story fronting the Jupiter Inlet and two stories for the remainder of the Sector. The Town Council may grant a bonus to allow up to a maximum height of two stories for buildings fronting the Jupiter Inlet and up to a maximum height of three stories (with an additional half story if a varied roof line is provided) for buildings in the remainder of the Sector. However, if a dry dock boat storage building is located along U.S. Highway One then the height of the building shall be in direct proportion, scale and height as the U.S. Highway One Bridge with a maximum height of 50 feet). Additional height may be permitted to provide for a variety of heights;

- n) Build to lines shall be established and required except when courtyards, plazas, and/or access drives and other variations approved by the Town Council;
- o) Allow for development opportunities to increase building height, residential density, in exchange for Inlet Village and Riverwalk enhancements as part of a bonus program established in the LDRs.

Policy 1.9.13 The town shall adopt a street and pedestrian network plan designating locations for new east west connections and alleys in addition to requiring cross access between properties and throughout the Inlet Village Sector. The new rights of way designated on the plan shall be required to be dedicated to the Town for public purposes. The purpose is to create narrow streets and small blocks in a grid configuration, to create opportunities for connectivity between properties, and to provide for view corridors and public gathering. The plan shall incorporate these improvements in the following locations:

- a) An east west road or easement approximately 150 feet south of the jurisdictional line of the Inlet waterway as established by the Florida Department of Environmental Protection (DEP) connecting Yarborough Street east to Clemons Street;
- b) An east west road or easement approximately 600 to 700 feet south of the jurisdictional line of the Inlet waterway as established by DEP connecting Yarborough Street east to Clemons Street;
- c) An east west road extending River Road from A1A east to Dubois Road;
- d) Extension of Parkway Dr. east to Dubois Road;
- e) A comprehensive alley system throughout the subsector for service, loading and off street parking;
- f) View corridors at the right of way terminus of Cramer Street (Lighthouse Promenade), Love, Clemons and Yarborough Streets to include a 30' by 30' view triangle to be designed in a manner to enhance views of the Jupiter Lighthouse and to provide opportunities for public gathering.

Policy 1.9.14 The town shall encourage the development and implementation of the following:

- a) A master stormwater drainage system;
- b) A shared parking program for the Inlet Village sector including the use of on street parking;
- c) Public parking structure(s) for properties designated with the Riverwalk Flex land use for uses other than a hotel along US Highway One or residential. Parking spaces in the parking structure shall be allocated to implement the master street network and to encourage active uses along Riverwalk and Cramer Street (Lighthouse Promenade);
- d) A master street and pedestrian network plan.

Objective 1.10 The Town shall continue to maintain land development regulations for the Riverwalk Corridor (as shown on the Town's Future Land Use Map) along the Intracoastal Waterway providing for pedestrian movement, encouraging non-vehicular movement of people and complimenting the visual features and natural resources of the Intracoastal Waterway north and south of Indiantown Road.

Policy 1.10.1 Creation of a Riverwalk Corridor to provide waterfront multi-purpose pedestrian linkages for public entertainment, water-oriented, commercial and residential uses along the Intracoastal Waterway and establish a recognizable, genuine identity that capitalizes on the existing natural features of the Intracoastal Waterway.

Policy 1.10.2 The Riverwalk Corridor shall provide public access to the Intracoastal Waterway from the Jupiter Inlet south to the Jupiter Ridge Preserve property in a continuous linkage of pedestrian pathways within the corridor.

Policy 1.10.3 All new development and redevelopment shall provide a 25' easement primarily located adjacent to the water's edge, 25' landward of the jurisdictional line of the State of Florida. The 25' easement shall include an unobstructed pedestrian path, with a desired width of 15' and associated landscaping with public amenities. In no case shall the path width be less than 8'. When adjacent to environmentally sensitive publicly-owned uplands, the Riverwalk alignment may be adjusted (to reduce impacts to these uplands) without requiring a change to the alignment shown on the Future Land Use Map, provided that a continuous pathway is maintained. Additionally, the Riverwalk alignment may be adjusted in a similar manner when it is not adjacent to any water bodies.

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 1.10.5 The Town shall maintain the Plaza Down Under below the Indiantown Road Bridge to incorporate a series of interrelated public uses adjacent Riverwalk Corridor and the properties to the north and south of Indiantown Road. These uses may include the following:

- a) Public parking facilities;
- b) Water taxi dock;

- c) Any additional activities allowed in the lease agreement with the Florida Department of Transportation for the area.

Policy 1.10.6 The Town shall maintain land development regulations requiring the implementation of "safety" features through integration of Crime Prevention through Environmental Design (CPTED) techniques for the development of the area under the Indiantown Road Bridge and the Riverwalk Corridor.

Policy 1.10.7 In the corridor, new development shall provide public parking and access to the Riverwalk. The public parking shall be situated to provide direct access onto and adjacent to the Riverwalk. Where feasible, the public parking areas shall be designed to provide for the appearance of an open square or plaza that can be used for public entertainment events.

Policy 1.10.8 Developers shall be responsible for construction of the Riverwalk Corridor in the upland areas or shall be required to pay for the cost of construction at the time of site plan approval for that portion of the Riverwalk Corridor equal to the length of water frontage for the property. In addition, developers shall be required to participate financially in the development/construction of the Riverwalk Corridor should it be located in the water.

1
2
3
4 **CERTIFICATE TO DIG NO. 3-25**5
6 **TOWN OF JUPITER, FLORIDA**
7
8
9

10 **WHEREAS**, Venus and Mars, LLC is the owner ("Owner") of approximately .51
11 acres of real property, the legal description of which is contained in Exhibit "A" which is
12 attached hereto and incorporated herein ("the subject property"); and,

13 **WHEREAS**, the subject property is known and referred to as the Beyel property;
14 and,

15 **WHEREAS**, 2GHO, Inc. acting as the agent for the Owner, has submitted an
16 application for a Certificate to Dig ("the Application") to the Town of Jupiter's Planning
17 and Zoning Department ("the Department") pursuant to Section 27-2443(e)(3) of the
18 Town of Jupiter Code of Ordinances (the Code); and,

19 **WHEREAS**, the archaeological site, known as the Scheurich Midden (Florida
20 Master Site File [FMSF] #8PB9621) extends from the residential property to the south
21 onto the subject property; and,

22 **WHEREAS**, the known archaeological site, known as Celestial Railroad (FMSF
23 #8PB233), passes north and south through the property to its terminus at Suni Sands and south
24 to current day Juno Beach and Lake Worth; and,

25 **WHEREAS**, the Owner has proposed a residential development on the subject
26 property, subject to a determination of the Historic Resources Board (HRB); and,

27 **WHEREAS**, the subject property is located within the Loxahatchee River Zone;
28 and

29 **WHEREAS**, per section 27-2443(d)(3) of the Code, the Owner must consult with
30 the Department of Planning and Zoning (Department) regarding whether a Certificate to
31 Dig is required for the proposed residential development on the subject property; and,

32 **WHEREAS**, the Owner's archaeological consultant, Robert H. Baer, Ph.D.,
33 prepared a Phase I Cultural Resources Assessment ("the Assessment"), dated
34 November 2021, a copy of which is attached hereto and incorporated herein as Exhibit
35 "B"; and,

36 **WHEREAS**, the Phase I Cultural Resource Assessment concluded that minimal
37 historic artifacts were present on the subject property and as a result, it was
38 recommended that there be archaeological monitoring during any excavation which
39 occurs on the subject property; and,

40 **WHEREAS**, the Town's consulting archaeologist, Advanced Archaeology, Inc.,
41 has reviewed the Assessment and recommends that there be intensive monitoring of
42 any ground-disturbing activities on the subject property so that any archaeological
43 deposits on the subject property can be uncovered; and,

44 **WHEREAS**, at its August 18, 2025 meeting, the HRB considered the evidence
45 presented to it by the Department, Advanced Archaeology, Inc., the Owner and its
46 consultants, regarding the Application's consistency with the archaeological resource
47 protection provisions of the Town's Comprehensive Plan, and Chapter 27, Article XI,
48 Division 19 of the Code pertaining to historic and archaeological preservation; and,

49 **WHEREAS**, Advanced Archaeology, Inc. has determined that the subject
50 property contains artifacts and cultural resources of archaeological value and

recommends that the HRB issue a Certificate to Dig for the construction of the proposed residential development subject to certain conditions; and,

WHEREAS, the HRB has conducted a quasi-judicial hearing to consider the Application; and,

WHEREAS, Section 27-2443(c) of the Code provides that if a property is deemed to have significant archaeological value, the HRB shall issue a Certificate to Dig with any conditions it deems necessary to protect the archaeological resources on the subject property and to permit the excavation of portions of the subject property that are determined to be of archaeological significance; and,

WHEREAS, the HRB has considered the Application and has determined that a Certificate to Dig should be issued, subject to the conditions incorporated into Section 3 herein; and,

WHEREAS, the Certificate to Dig shall apply to the Owner and its successors or assigns.

NOW, THEREFORE, THE HISTORIC RESOURCES BOARD OF THE TOWN OF JUPITER HEREBY ISSUES THIS CERTIFICATE TO DIG SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Section 1. The whereas clauses are true and correct and incorporated herein as the findings of fact and conclusions of law of the HRB.

Section 2. The HRB hereby approves the Application and issues a Certificate to Dig for the subject property, subject to the conditions contained in Section 3, below. The HRB has determined that the Owner's compliance with these conditions is necessary for the Application to be consistent with the archaeological resource protection

provisions of the Town's Comprehensive Plan and to meet the Land Development Regulations contained in Chapter 27, Article X, Division 19 of the Code, pertaining to historic and archeological preservation.

Section 3. The Certificate to Dig is subject to the Owner's compliance with the following conditions:

1. The Owner shall provide notification to the Department and Town's archaeological consultant (Advanced Archaeology, Inc.) at least five (5) business days prior to the date it proposes to commence any ground disturbing activities on the subject property. In the event that ground disturbing activity occurs without a professional archaeologist present, all work must stop immediately.
2. The subject property shall be subject to intensive archaeological monitoring during all times where subsurface disturbing activities associated with the development of the subject property is occurring. Intensive archaeological monitoring includes the examination of all ground disturbing activities including but not limited to sediment removal and disturbance, tree uprooting, and the demolition of existing built surfaces. A qualified archaeologist retained by the Owner shall document any significant deposits or features encountered during the excavation, and shall update the Florida Master Site File with any changes to the site boundary for the Scheurich midden (8PB9261) with the Division of Historic Resources as approved by the Town's archaeological consultant.
3. The Owner shall be responsible for the professional fees, costs and expenses incurred by the Town associated with the intensive archaeological monitoring, excavations, reviews and reports that are required by this Certificate to Dig.

4. Any archaeological artifacts that are recovered from the subject property during the excavation shall be documented, in writing by the Owner, with a copy of the documented findings to be provided to the Department.

5. Should significant cultural deposits be uncovered during the archaeological monitoring of the site, the Owner may be required to perform additional archaeological assessments by the Town, within those areas of the significant cultural deposits discovered.

6. If human skeletal remains are found on the subject property, the Owner shall immediately comply with Section 872.05 of Florida Statutes.

7. Within 30 business days of approval, the Owner shall update Appendix G – Certificate to Dig Request to state that “the portion of the Scheurich Midden site that is within the project area is not eligible for the NRHP”.

8. The applicant shall revise the Cultural Resource Assessment Survey report to ensure that all spelling and date errors are corrected, comments from the Board on the report are included, and the findings within the 2017 Kempe Report are incorporated.

Section 4. This Certificate to Dig shall become effective upon its execution.

Attachments:

Exhibit A – Legal Description

Exhibit B – Phase I and II Cultural Resources Assessment

IN WITNESS WHEREOF, the Historic Resource Board has hereunto
set its authorized hand this 18th day of August, 2025.

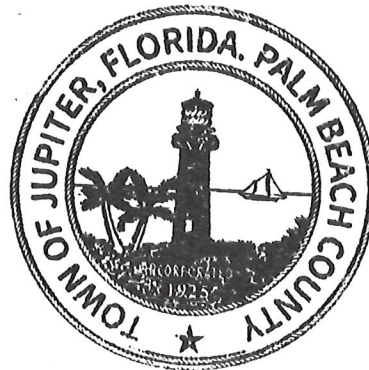
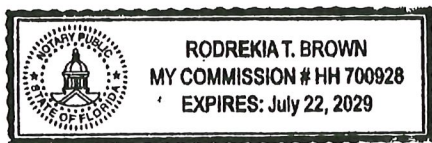
ATTEST:

Merriane Lahmeur
Merriane Lahmeur, Town Clerk

TOWN OF JUPITER, FLORIDA

By Debi Murray
Debi Murray, Chairman, Jupiter
Historical Resources Board

[TOWN SEAL]



Signed, sealed and delivered
in the presence of:

Rodrekia Brown
Witness
Print Name: Rodrekia Brown
#6149645 v1 26503-00001

Marine Stewardship Plan

for:

Beyel PUD

18019 N Highway A1A, Jupiter, Fl 33477

Town of Jupiter, Florida

March 23, 2026

Introduction: This Document Summarizes the proposed Marine Stewardship Plan for the Beyel PUD. The site is located at 18019 N Highway A1A, Jupiter Fl 33477, on the intracoastal waterway, in the Town of Jupiter, Florida. This Plan's Objective is to outline responsible shoreline management practices and long-term stewardship actions. In response to Policy 1.5.16 of the Town's Comprehensive Plan, this Marine Stewardship Plan has been revised to demonstrate how the property will actively contribute to and promote a living shoreline and enhance marine habitat. In addition to long-term stewardship and protection of the existing shoreline infrastructure, this plan now includes specific measures to establish and support living shoreline features associated with the seawall and riprap shoreline, and create small-scale artificial reef habitat beneath and adjacent to the dock structures. These measures are intended to improve habitat complexity, support fish and invertebrate communities, and contribute to the ecological function of the Intracoastal Waterway over time.

Baseline Information: The shoreline is currently stabilized with a concrete seawall, but no emergent vegetation is present at this time. Riprap is proposed to be installed waterward of the seawall to provide a stable surface for natural mangrove colonization as well as planting of mangroves. However, no mangroves are currently established on the property. However, the riprap is expected to facilitate voluntary recruitment of red, black, or white mangroves from nearby sources. The dock structure includes concrete pilings which, under suitable conditions, will support the natural establishment of oysters and contribute to water quality and biodiversity improvements. No invasive or exotic vegetation is currently present on the site, and no removal is required at this time.

Living Shoreline & Artificial Reef Enhancement Plan: In addition to maintaining the existing seawall and proposed riprap shoreline stabilization, the property owner will implement the following habitat enhancement measures to establish a hybrid living shoreline and introduce artificial reef features:

- 1) Living Shoreline Zone Along Seawall and Riprap
 - a. Riprap will be placed at the toe of the seawall will be managed and, where necessary subject to permits, supplemented to provide a stable, rough substrate that attenuates wave energy and supports colonization by mangroves, oysters, and other marine organisms.
 - b. Riprap is considered a form of artificial reef because it is a human-placed, hard substrate that provides habitat, shelter, and breeding grounds for aquatic life. While primarily installed for erosion control along shorelines, bridge abutments, and in coastal construction, these rock structures, or "rubble," also function as artificial ecosystems by mimicking the benefits of natural rocky reefs.
 - c. Where authorized by applicable regulatory agencies, mangrove propagules and/or nursery stock (e.g., red, black, and/or white mangroves) will be installed on opposite corners at the back of the property, within or immediately waterward of the riprap, to promote the gradual establishment of mangroves at each corner of the property.
 - d. Over time, the combination of seawall, riprap, and mangrove root structure will function as a "living shoreline," increasing habitat complexity, providing refuge and forage for fish and invertebrates, and improving overall shoreline resilience.
 - e. Naturally occurring mangroves will not be removed.
- 2) Upland Native Buffer Supporting Living Shoreline
 - a. Landward of the seawall, a native, salt-tolerant upland planting buffer will be established or maintained to provide additional habitat, shade, and organic input to the nearshore environment.

- b. This buffer will be managed with reduced fertilizer and pesticide use, thereby limiting nutrient and contaminant loading to the Intracoastal Waterway and complementing the living shoreline function at the water's edge.
- 3) Artificial Reef / Oyster Habitat Beneath and Adjacent to Dock Structures
 - a. Subject to all required local, state, and federal approvals, oyster habitat beneath and/or adjacent to the dock may be supported in locations that do not interfere with navigation or boat operation.
 - b. These habitat areas are intended to encourage oyster colonization and reef development, providing vertical relief and microhabitats that support finfish, crustaceans, and other invertebrates. Over time, the oyster communities will contribute to water filtration, shoreline stability, and overall marine biodiversity.
 - c. Existing dock pilings and other hard surfaces will be preserved in a manner that facilitates natural colonization by oysters and other marine organisms, further augmenting the artificial reef function.

Collectively, these measures create a site-specific program of living shoreline and artificial reef enhancements that go beyond simple shoreline armoring and actively seek to restore and enhance marine habitat on the property.

Stewardship and Environmental Awareness Plan: The property owner is committed to protecting the ecological value of the Intracoastal Waterway by supporting passive habitat development and maintaining a clean and environmentally responsible shoreline. The installed riprap will remain undisturbed to allow for mangrove propagules to naturally migrate, settle and establish. The dock pilings will not be coated or treated in any manner that would inhibit oyster colonization. Routine inspections will be conducted to remove floating litter, organic debris, or other pollutants that may accumulate along the seawall and riprap. The use of fertilizers, pesticides, and other lawn chemicals will be limited or eliminated near the shoreline to prevent runoff contamination. The property owner acknowledges the significance of stormwater control and will maintain drainage features to minimize unfiltered discharge into the waterway.

As part of the overall stewardship program, the property owner will protect the living shoreline and artificial reef features described in this Plan. Mangrove seedlings and saplings that establish within the riprap zone or in approved planters will be preserved and allowed to mature in accordance with applicable regulations. Oyster-colonized structures will not be disturbed, harvested, or removed except as necessary for safety or structural reasons and only in coordination with the appropriate regulatory agencies. Routine shoreline inspections will include removal of litter and debris from the riprap, living shoreline plantings, and artificial reef areas so that these features continue to function as healthy marine habitats.

Maintenance Plan: The riprap and seawall will be inspected periodically to ensure they remain stable and free of obstructions that may inhibit natural colonization by mangroves or oysters. Trash, nuisance debris, and invasive vegetation (if present) will be removed by hand or with minimal disturbance to native recruits. The riprap will not be modified, repositioned, or cleared except as necessary to ensure safety or structural integrity. Any mangroves that successfully establish in the riprap will be protected and maintained in accordance with all local, state, and federal environmental regulations. No trimming, removal, or disturbance of mangroves will occur without appropriate permits. Similarly, oysters that establish on the dock pilings will be left undisturbed unless their removal is required for structural or safety reasons, and any such actions will follow agency guidelines.

In addition to structural inspections of the seawall and riprap, periodic inspections will evaluate the condition of mangrove plantings, naturally recruited mangroves, and oyster habitat areas. Where mangrove survival or recruitment is limited, supplemental planting may be considered, contingent upon permitting and site conditions. Any needed maintenance within these habitat areas will be performed to maintain navigational safety and ecological function. All maintenance will be carried out in a manner that prioritizes the long-term health and performance of the living shoreline and artificial reef features.

Performance Standards: Performance standards for this Stewardship Plan are based on the successful passive recruitment and protection of native species, specifically mangroves within the riprap and oysters on the dock pilings. While no specific planting density or coverage is required, successful performance will be indicated by the natural appearance and survival of mangrove seedlings within the riprap area and observable oyster colonization on the dock pilings over time. Additionally, the shoreline must remain free of litter, contaminants, and unauthorized modifications. Maintaining these conditions throughout the monitoring period and beyond will demonstrate compliance with stewardship goals and regulatory expectations. Successful implementation of this Plan will be demonstrated by:

- 1) Observable mangrove recruitment and/or survival within the riprap or designated planting areas over time
- 2) Visible colonization of dock pilings by oysters and other marine organisms
- 3) Maintenance of a clean, structurally stable shoreline free of excessive debris or unauthorized alterations.

These measures will indicate that the property is actively contributing to and promoting a living shoreline and enhanced marine habitat in accordance with Policy 1.5.16.

Monitoring Requirements: Informal monitoring will be conducted by the property owner or their representative to assess site conditions and the natural development of habitat features. Observations will be made semi-annually during the first year following riprap installation and annually for the next two years. Each inspection should document the presence or absence of mangrove propagules, the stability of the riprap, the extent of oyster colonization, and any observed issues such as invasive vegetation, debris, or pollution. A brief summary of observations, including photographs and notes on any corrective actions to track site progression. Should mangroves or oysters fail to recruit after 3 years, additional coordination with environmental authorities may be pursued to evaluate potential support strategies.

Informal monitoring will specifically document the condition of the riprap-based living shoreline and artificial reef elements, including the presence and health of mangroves, the extent of oyster and invertebrate colonization on dock pilings, and any evidence of erosion or structural displacement. Photographs taken from consistent vantage points will be used to track changes in habitat structure and vegetation over time. If the Town requests, summary observations and representative photographs can be provided to demonstrate ongoing compliance with the Marine Stewardship Plan.

Long-Term Management Plan: Long-term stewardship of the property will focus on continued environmental awareness, pollutant prevention, and compliance with applicable state, federal, and local regulations. The riprap and seawall will remain in place unless significant structural repairs are required, in which case environmental permits will be secured. Mangroves that successfully establish will be maintained in compliance with applicable laws and may be trimmed only as allowed by state and local codes. Oyster populations will not be harvested, disturbed, or removed unless their presence conflicts with public safety

or dock functionality. Continued stewardship efforts, including trash removal, runoff control, and prevention of herbicide use, will ensure the ecological value of the site is preserved. Long-term management will include preservation of the living shoreline and artificial reef features as integral components of the shoreline system, with any necessary repairs or modifications designed and implemented to maintain or improve their ecological function.

Adaptive Management Plan: In the event that mangroves or other protected vegetation naturally recruit to the shoreline, the property owner will reassess the site in coordination with local environmental agencies. Any newly established vegetation will be managed in accordance with applicable laws and guidelines, and trimming or maintenance activities will only be conducted with proper permits. Should regulatory conditions change, or if shoreline restoration becomes necessary in the future, this plan will be updated accordingly in consultation with the appropriate authorities. If monitoring indicates that living shoreline plantings or artificial reef features are not performing as intended, the property owner will consult with the Town and relevant regulatory agencies to consider adaptive measures such as adjusting planting locations or densities, or adding supplemental habitat structures to better achieve the habitat enhancement goals of Policy 1.5.16.

Conclusion: This Marine Stewardship Plan outlines a commitment to responsible shoreline management, passive habitat restoration, and environmental compliance. By installing riprap to support natural mangrove recruitment and maintaining dock pilings suitable for oyster colonization, the property owner is contributing to the ecological resilience of Florida's Intracoastal Waterway. Through regular monitoring, debris management, and preservation of natural resources, the long-term health of the shoreline will be supported in alignment with local and state stewardship goals. In particular, by establishing and maintaining living shoreline and artificial reef features, as described herein, the property will actively restore and enhance marine habitat and clearly demonstrate consistency with Policy 1.5.16 of the Town's Comprehensive Plan.

Traffic Impact Statement

For

Beyel PUD

PCN#

00-43-40-31-07-0000-030

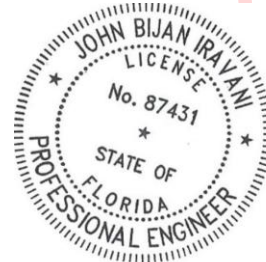
30-43-40-31-03-0040-021

Town of Jupiter, Florida

06-05-2025

Prepared By:

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
JHI@jhiinc.com
www.JHIinc.com
Tel: (561) 575-6030
Fax: (561) 575-6088



**Digitally
signed by
John Iravani**
Date:
2025.06.09
06:44:43
-04'00'

John B. Iravani, P.E.
Florida Registration # 87431

This item has been electronically signed and sealed by John Bijan Iravani using a SHA Authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

I. Introduction

The site is located along the west side of N A1A just south of the Saturn Street intersection. The property is vacant with some miscellaneous structures with no existing driveway along N A1A. The total area is 0.52 acres. The project is located within, IV, Inlet Village Flex and the Zoning is Inlet Village Flex S.

It is proposed to build a multifamily building with a two units, with a square footage of 5,900 sf.

Access to the project would be provided from two driveways off N A1A. Please see the attached site plan on Exhibit-B.

Section 31, Township 40S, Range 43E, Town of Jupiter, Florida

II. Trip Generation

A. Proposed Land Use

USE		Bldg SF/EA	ADT VTEPD	AM PHT VTEPH					PM PHT VTEPH				
	(%)				IN	(%)	OUT	(%)		IN	(%)	OUT	(%)
Proposed													
Multifamily Housing ITE 220		2	13	1	0	24%	1	76%	1	1	63%	0	37%
Internal	0%		0	0	0		0		0	0		0	
Pass-by	0.0%		0	0	0		0		0	0		0	
External trips			13	1	0		1		1	1		0	

Trip Generation formulas:

Multifamily Housing ITE 220: ADT= 6.74/Dwelling Unit, AM PHT=.4/DU, PM PHT=0.51

III. Radius of Influence

The proposed project decreases the AM & PM trips by 1 and 1 respectively.

Per Palm Beach County Unified Land Development Code Table 12.B.2.D-7 3A, the radius of influence for 1 peak hour trips is the directly accessed arterial for Tests 1 and 2. The impacted arterial for the project is the A1A link from Indiantown Road to US-1.

IV. Impact Analysis

The maximum generated peak hour peak directional trips for this project would be 1 and it occurs in the PM.

Test-1

The impact of this proposal on A1A is insignificant since the proposed maximum generated trips are less than 1% of LOS-D for a Class-II 2 lane roadway or 9 trips.

Test-2

The impact of this proposal on A1A is insignificant since the proposed maximum generated trips are less than 3% of LOS-E for a Class-II 2 lane roadway or 27 trips.

This project meets Test-1 & Test-2 requirements. Therefore, the proposal is in conformance with Palm Beach County Unified Land Development Code Traffic Performance Standards

Exhibit-A: Aerial





March 18, 2026

John Iravani, P.E.
 Jeff H. Iravani, Inc.,
 1934 Commerce Ln, Suite 5
 Jupiter, FL 33458

**Engineering and
Public Works Department**

P.O. Box 21229
 West Palm Beach, FL 33416-1229
 (561) 684-4000
 FAX: (561) 684-4050
 www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

Sara Baxter, Mayor
 Marci Woodward, Vice Mayor
 Maria G. Marino
 Gregg K. Weiss
 Joel G. Flores
 Maria Sachs
 Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"An Equal Opportunity Employer"

**RE: Beyel PUD
 Project #: 250608
 Traffic Performance Standards (TPS) Review**

Dear Mr. Iravani:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised March 17, 2026, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Jupiter
Location:	W of N A1A, S of Saturn St
PCN:	30-43-40-31-03-004-0021/30-43-40-31-07-000-0030
Access:	Two full access driveway connections onto N A1A <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Mostly Vacant
Proposed Uses:	Multi-Family Residential = 2 DU
New Daily Trips:	13
New Peak Hour Trips:	1 (0/1) AM; 1 (1/0) PM
Build-out:	December 31, 2027

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above, or as amended. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the



John Iravani, P.E.
March 18, 2026
Page 2 of 2

approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbc.gov.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE, Manager - Growth Management
Traffic Division
Engineering and Public Works Dept.

QB:MR:yg

cc: Addressee

Scott Thatcher, Principal Planner, Town of Jupiter

Moshiur Rahman, Ph.D., P.E., Professional Engineer, Traffic Division

Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2026\250608 - BEYEL PUD.DOCX



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

PHONE: 561-434-8020 / FAX: 561-434-8942
WWW.PALMBEACHSCHOOLS.ORG

Attachment H - PBC SCAD Letter
MICHAEL J. BURKE
SUPERINTENDENT

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/03/2026		
	SCAD No.	26040301D / D. O.		
	FLU /Rezoning/D.O. No.	PZ 25 - 6435/6436 - Town of Jupiter		
	PCN No. / Address	30-43-40-31-07-000-0030, 30-43-40-31-03-004-0021 / 18019 Highway A1A		
	Development Name	Beyel Property		
	Owner / Agent Name	Venus and Mars, LLC / 2GHO, Inc.		
	SAC No.	017		
	Proposed D. O.	Two (2) Multi-Family Units		
Impact Review		Jupiter Elementary School	Jupiter Middle School	Jupiter High School
	New Students Generated	1	1	1
	Capacity Available	65	472	94
	Utilization Percentage	93%	73%	97%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on this application.			
Validation Period	1) This determination is valid from 04/06/2026 to 04/05/2027 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to 04/05/2027 or this determination will expire automatically on 04/05/2027.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

April 6, 2026

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Martin Schneider, Principal Planner, Town of Jupiter
Joyell Shaw, PIR Manager, School District of Palm Beach County

Beyel PUD
Jupiter, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/9/25
Job no.
Revisions: 9/29/25
3/3/26
3/26/26
4/07/26

Seal

LC C000530

Sheet Title:
Site
Development
Plan

Scale: 1" = 20'

Sheet No.

SP-1

00-0000

Site Data

Existing Land Use
Existing Zoning
Total Site Area

Inlet Village Flex
Inlet Village Flex South
.52 Acres; 22,805.4 s.f.

Allowable Density
Provided Density
Allowable Building Height
Proposed Bldg. Height
Greenspace Required
Greenspace Provided
Lot Coverage Allowable
Lot Coverage Provided
Duplex Structure
Green House

3 Units; (6 du/ac)
2 Units
2 Stories
1-3 Stories;
4,561.0 s.f. (20% Min.)
9,995 s.f. (43.8%)
65% Max.; 14,823.5 s.f.
31.3%; 7,129 s.f.
6,929 s.f.
200 s.f.

Building Data

Total Area Residence 1
Total Area Residence 2
Total Residence Area

5,309 s.f. (67.5%)
2,553 s.f. (32.5%)
7,862 s.f.

Parking Data

Parking Required
Duplex Parking
Parking Provided

4 Spaces
4 Spaces (2/unit)
5 Spaces

Building Setback Data

	Required By Code	Proposed
Front (A-1-A)	10' (build-to line)	10'
Rear (to Jupiter River)	15'	33.8' to MHWL
(to Road/Alley)	5'	N/A
Side (abutting SF homes)	8'	8.1' Min.
Side (interior)	0'	6.1'

10' Build-to Line Data

	Proposed Setback	Building Street Frontage
Residential Garage	32.9'	26.5'
*Greenhouse	10'	20'
Totals		20'
Building Street Frontage Required		40%, 92.7'
Building Street Frontage Provided		8.6%, 20'

*Indicates building meeting the 10' build-to line requirement

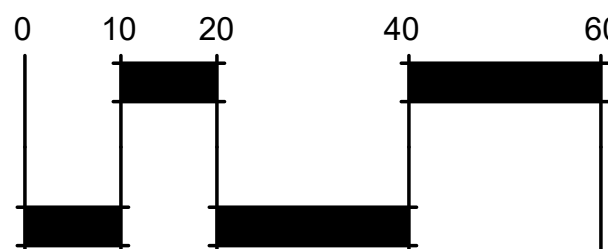
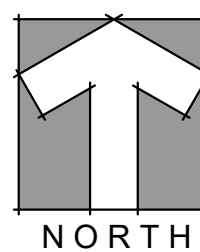
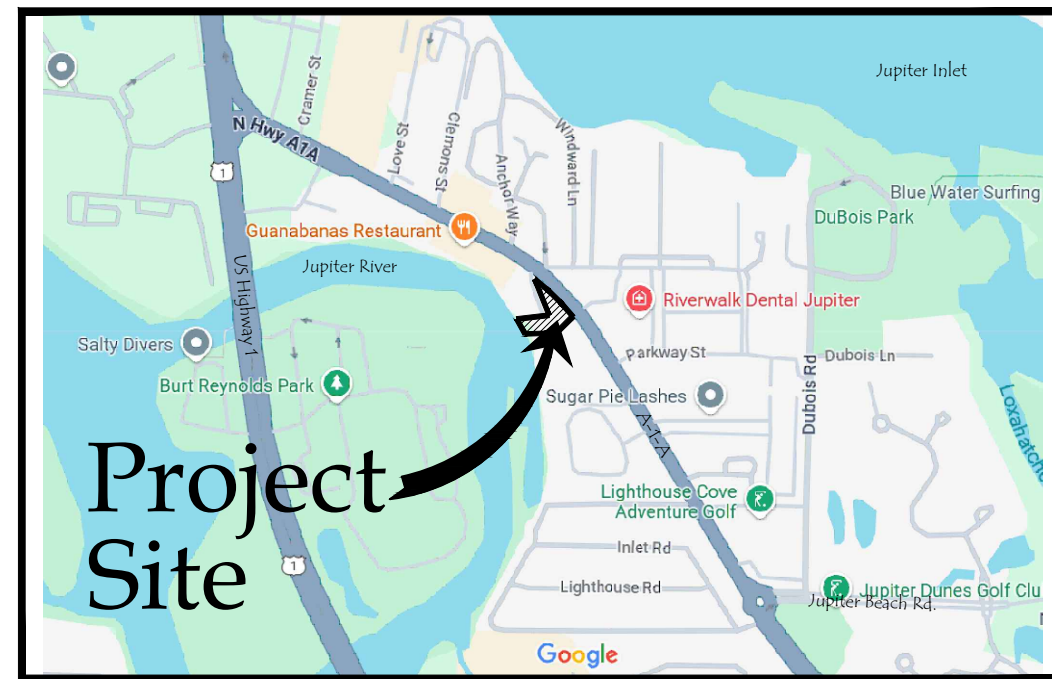
Living Shoreline Data

Length of Bulkhead	73.66 LF
Area of Buffer Zone Required	736.6 s.f. 10 s.f./LF
Area of Buffer Zone Provided	741 s.f.

Pool Setback Data

	Required By Code	Proposed
Rear (to MHWL)	10.5'	22.0'
Side (interior)	10.5'	12.0'
Side (zero side)	3'	25.9'

Location Map



General Notes:

- Water & Sewer easement and 2 ingress/egress easements to be released/vacated/abandoned within 120 days of PUD/Site Plan approval.
- The noted wall heights are measured from existing, not proposed, grades.

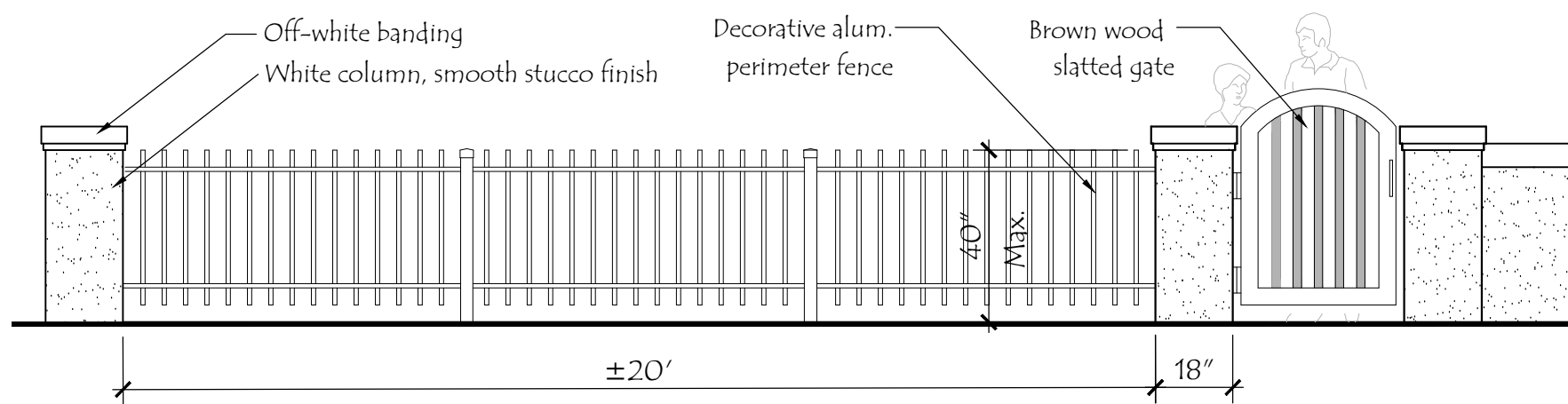
Saturn Street

FLU: Inlet Village Flex
Zoning: Inlet Village Flex S.
Use: Prof. Office

FLU: Inlet Village Flex
Zoning: Inlet Village Flex S.
Use: Vacant/Public Marina

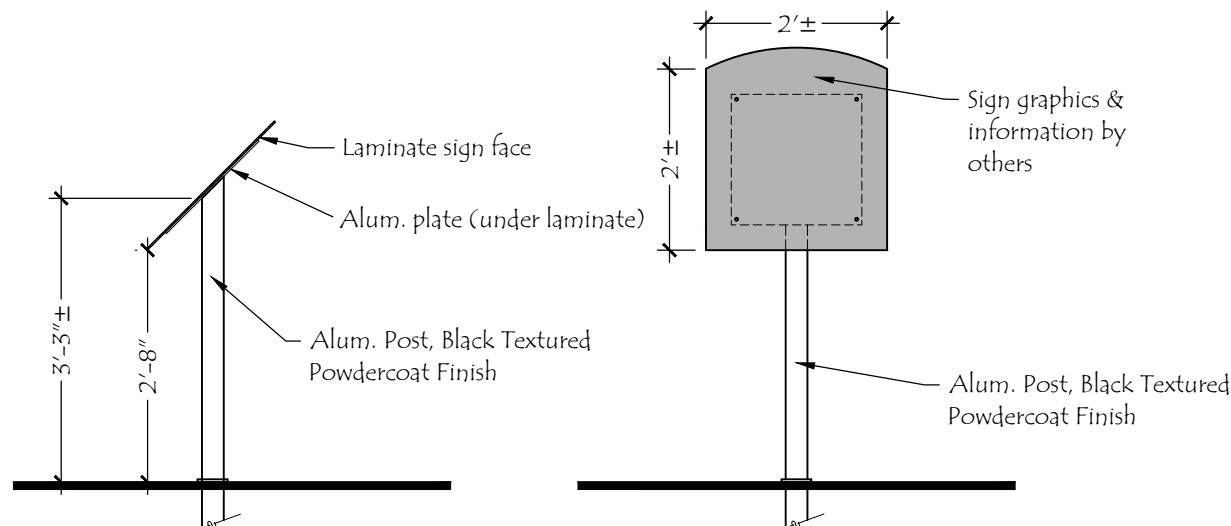
FLU: Inlet Village Flex
Zoning: Inlet Village Flex S.
Use: Single-Family

Jupiter River



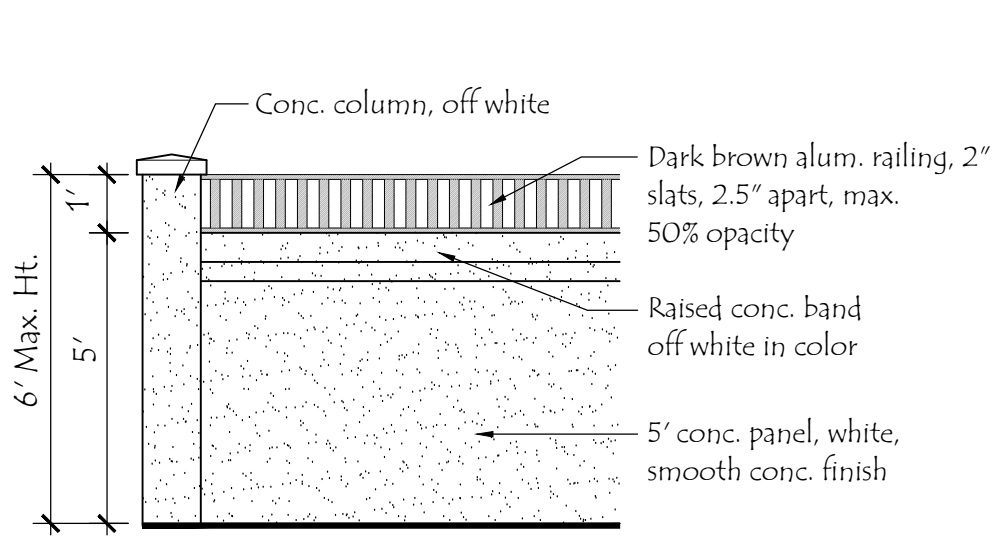
A-1-A Wall/Fence Detail
N.T.S.

All exposed fence pickets to be squared and/or flat-topped in order to reduce potential for serious injury.

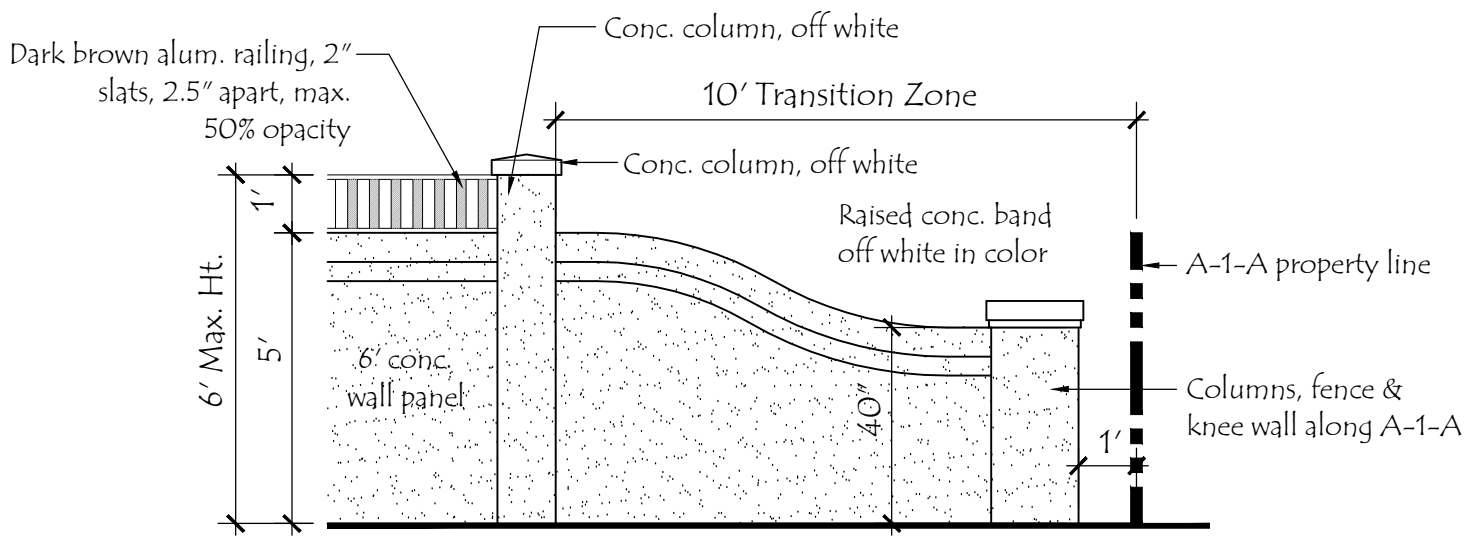


- All alum. components to be Black Textured Powdercoat Finish.
- Actual size of sign may vary depending on final graphic layout.

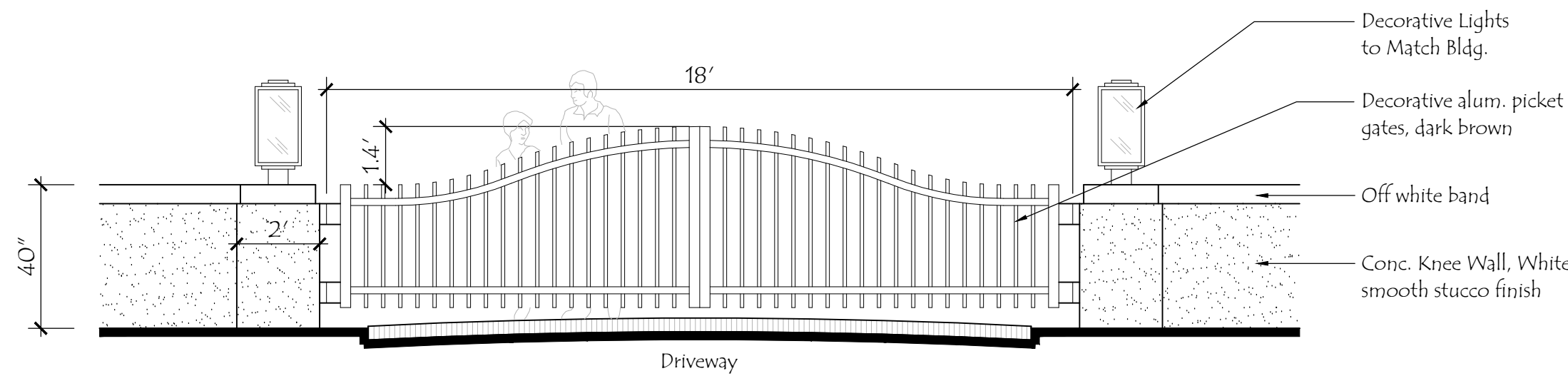
Celestial R.R. Educational Signage
N.T.S.



6' Screen Wall Detail
N.T.S.

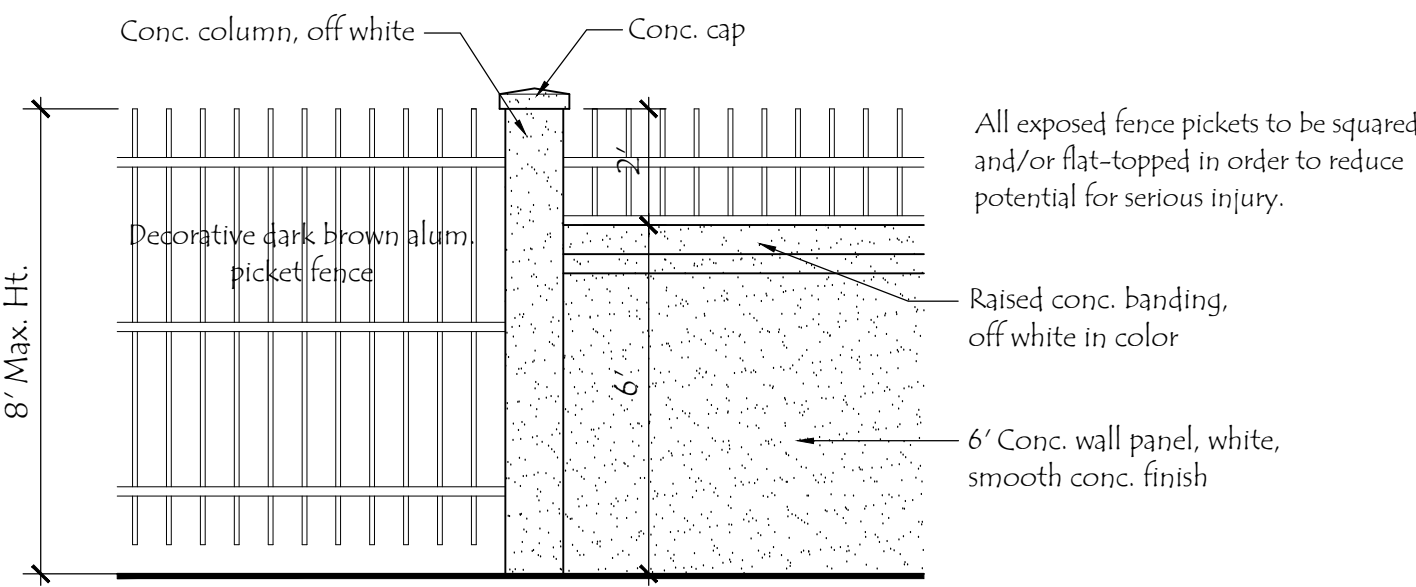


6' Screen Wall Transition to 40" Column/Wall
N.T.S.

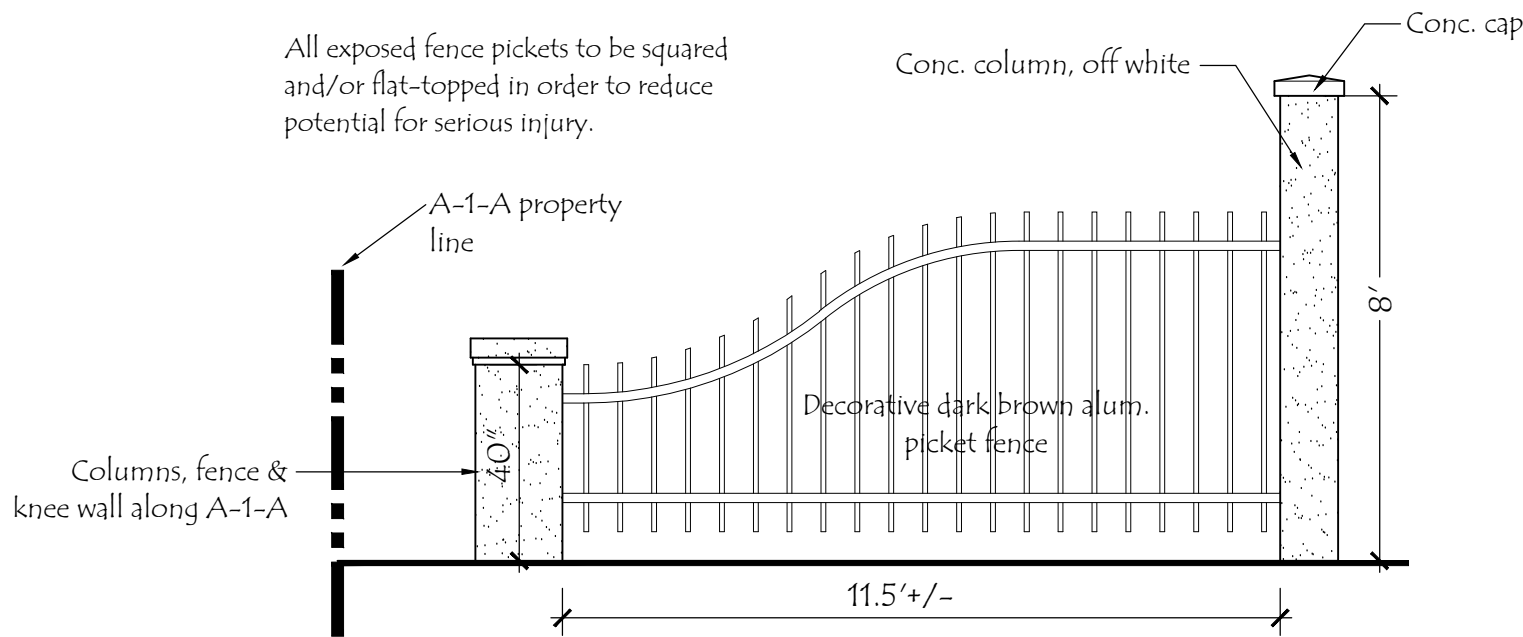


Automatic Entry Gates
N.T.S.

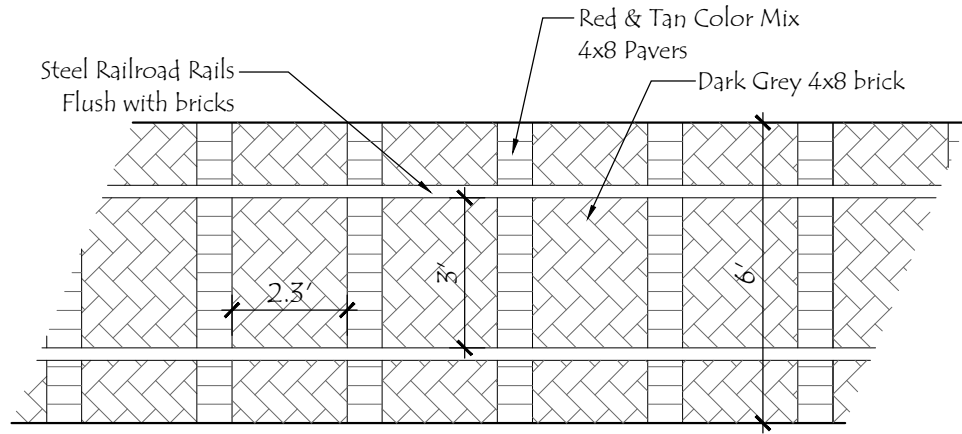
All exposed fence pickets to be squared and/or flat-topped in order to reduce potential for serious injury.



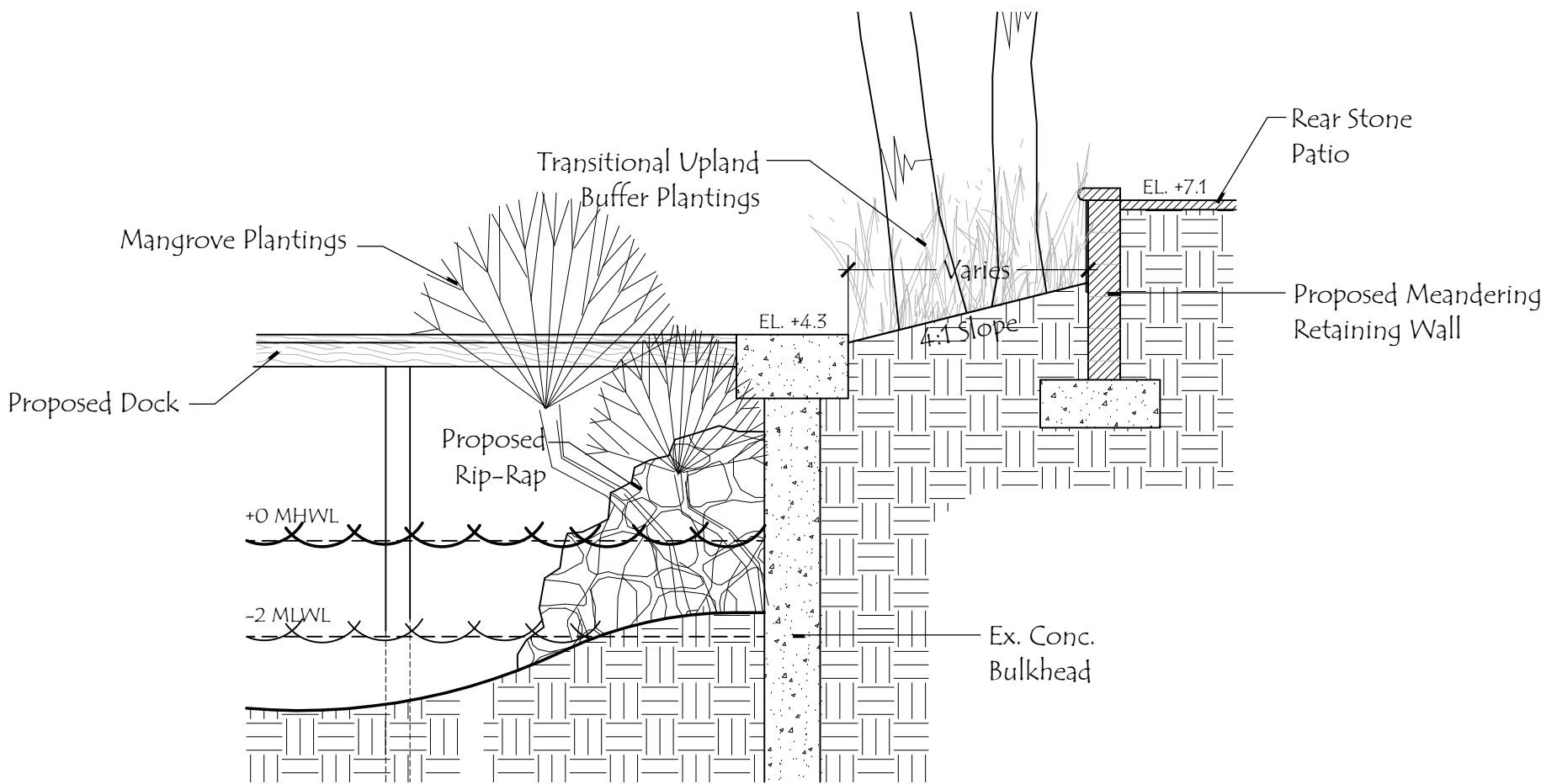
8' Screen Wall/Fence Detail
N.T.S.



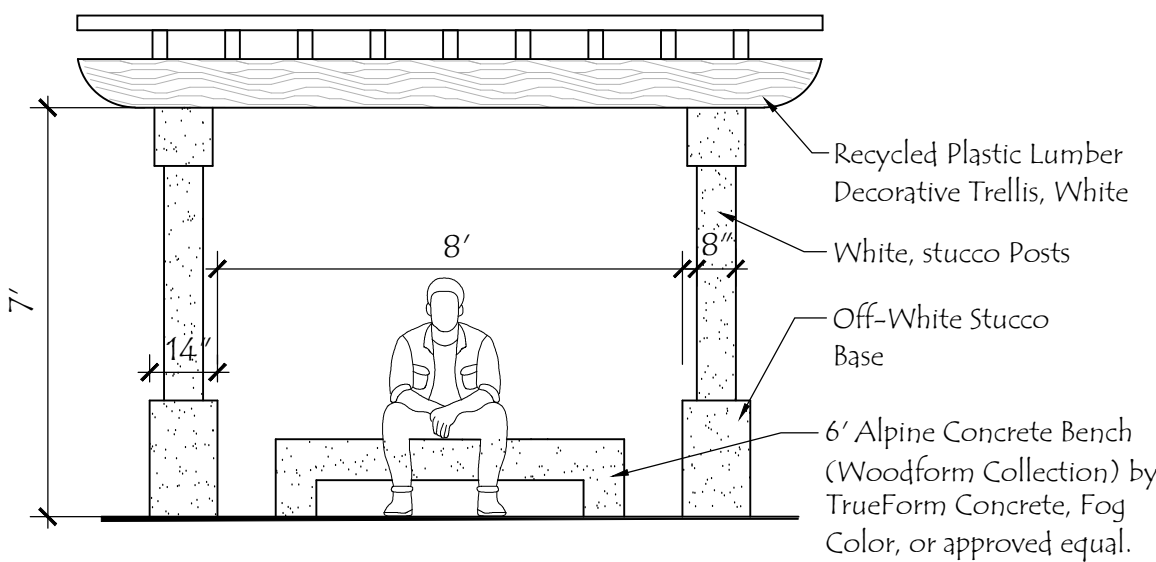
8' Screen Wall/Fence Transition to 40" Column/Fence
N.T.S.



Celestial Railroad Paving Detail
N.T.S.



Rear Patio Retaining Wall Detail
N.T.S.



A-1-A Seating Trellis Detail
N.T.S.



Graphic representation of the proposed outdoor grill.

Outdoor Kitchen Concept
N.T.S.

Beyel PUD

Jupiter, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/9/25
Job no.
Revisions: 9/29/25
 3/3/26
 3/26/26

Seal

LC C000530

Sheet Title:
**Site
Development
Details**

N.T.S.

Sheet No.

SP-2

00-0000



Beyel PUD

Jupiter, Florida

Designed: MTH
Drawn: MTH/MBH
Approved: MTH
Date: 9/29/25
Job no.
Revisions: 3/3/26

Seal

LC C000530

Sheet Title:
Contextual
Site
Plan

N.T.S.

Sheet No.

SP-3

00-0000

Beyel Residence

Jupiter, Florida

Designed: BBB
Drawn: BBB
Approved: GGG.MTH.EOM
Date: 09/06/25
Job no. 24-0000
Revisions: 03/03/26
03/27/26

Cad no. CAD0

Seal

LC C000530

Sheet Title:
**Landscape
Development
Plan**

Scale: 1" = 20'

Sheet No.

LP-1

00-0000

Landscape Data

VEHICULAR COVERAGE	3,121 S.F.
TOTAL PERVIOUS AREA	9,995 S.F. (43.8%)
TOTAL IMPERVIOUS AREA	13,294 S.F. (58.3%)
GREENSPACE REQUIRED:	20% (4,561 S.F.)
GREENSPACE PROVIDED:	43.8% (9,995 S.F.)
INT. LANDSCAPE AREA REQUIRED:	624.2 S.F. (20% OF VEHICULAR USE AREA)
INT. LANDSCAPE AREA PROVIDED	8,110 S.F. (100%)

Tree Requirements

FOUNDATION TREES REQ.	7 TREES
FOUNDATION TREES PROVIDED:	10 TREES (PALMS 3:1)
PARKING LOT TREES REQ. (1/ISLAND)	0 TREES
PARKING LOT TREES PROVIDED:	0 TREES
EXTRA INTERIOR TREES PROVIDED:	30 TREES (INCLUDES EXISTING VEGETATION) PALMS 3:1
TOTAL TREES REQ.	7 TREES
TOTAL TREES PROVIDED	40 TREES (INCLUDES EXISTING VEGETATION) PALMS 3:1

Native Requirements

	REQUIRED:	PROVIDED:
NATIVE TREE/ PALM REQUIREMENT	50%	58.9% (43 OUT OF 73)
NATIVE SHRUB REQUIREMENT	50%	54.7% (240 OUT OF 438)
NATIVE GROUNDCOVER REQUIREMENT	50%	55.4% (593 OUT OF 1,011)
TOTAL PERCENTAGE OF NATIVE VEG. PROVIDED	50%	57.5% (876 OUT OF 1,522)
DROUGHT TOLERANT TREE/ PALM REQUIREMENT	50%	65.7% (48 OUT OF 73)
DROUGHT TOLERANT SHRUB REQUIREMENT	50%	83.1% (364 OUT OF 438)
DROUGHT TOLERANT GROUNDCOVER REQUIREMENT	50%	54.0% (593 OUT OF 1,011)
TOTAL DROUGHT TOLERANT VEG. PROVIDED	50%	66.0% (1,005 OUT OF 1,522)

Building Foundation Planting Requirements

BUILDINGS (X4)	BUILDING PERIMETER	MIN. PERIMETER PLANTING REQ. (40%)	PERIMETER PLANTING PROVIDED	FOUNDATION PLANTING AREA REQUIRED (PERIMETER X 3.75)	FOUNDATION PLANTING PROVIDED	FOUNDATION TREES REQUIRED (1 PER 250 S.F. OF REQ.)	FOUNDATION TREES PROVIDED
MULTI-FAMILY	469 L.F.	187.6 L.F. (40%)	190.26 L.F. (40.5%)	1,756 S.F.	1,885 S.F.	7	8

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

CD	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
CE	CONOCARPUS ERECTUS / SILVER BUTTWOOD
CG	CONOCARPUS ERECTUS / BUTTWOOD
GU	GUAIACUM SANCTUM / LIGNUM VITAE
IN	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
KF	KRUGIODENDRON FERREUM / BLACK IRONWOOD
PP	POLYALTHIA LONGIFOLIA PENDULA / INDIAN MAST TREE
QV2	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

PALM TREES

CN	COCOS NUCIFERA 'GREEN MALAYAN' / GREEN MALAYAN COCONUT PALM
PD	PHOENIX DACTYLIFERA 'MEDJOO' / MEDJOO DATE PALM
PR	PHOENIX ROEBELENII / PYGMY DATE PALM
PT-3	PTYCHOSPERMA ELEGANS / ALEXANDER PALM
PT-2	PTYCHOSPERMA ELEGANS / ALEXANDER PALM
RX	RHAPIS EXCELSA / LADY PALM
SP	SABAL PALMETTO / CABBAGE PALMETTO

TR	THRINAX RADIATA / FLORIDA THATCH PALM
VA	VEITCHIA MERRILLII / CHRISTMAS PALM

FLOWERING TREES

PF	PLUMERIA PUDICA 'BRIDAL BOUQUET' / BRIDAL BOUQUET FRANGIPANI
----	--

ACCENTS

AGA	AGAVE ATTENUATA / SPINELESS AGAVE
CH	CHAMAEROPS HUMILIS / EUROPEAN FAN PALM
TI-A	CORDYLINE FRUTICOSA 'AUNTIE LOU' / AUNTIE LOU TI PLANT
TI-S	CORDYLINE FRUTICOSA 'SINGAPORE TWIST' / SINGAPORE TWIST TI PLANT
CRI	CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY

VINES

FIP	FICUS PUMILA / CREEPING FIG
-----	-----------------------------

SHRUBS

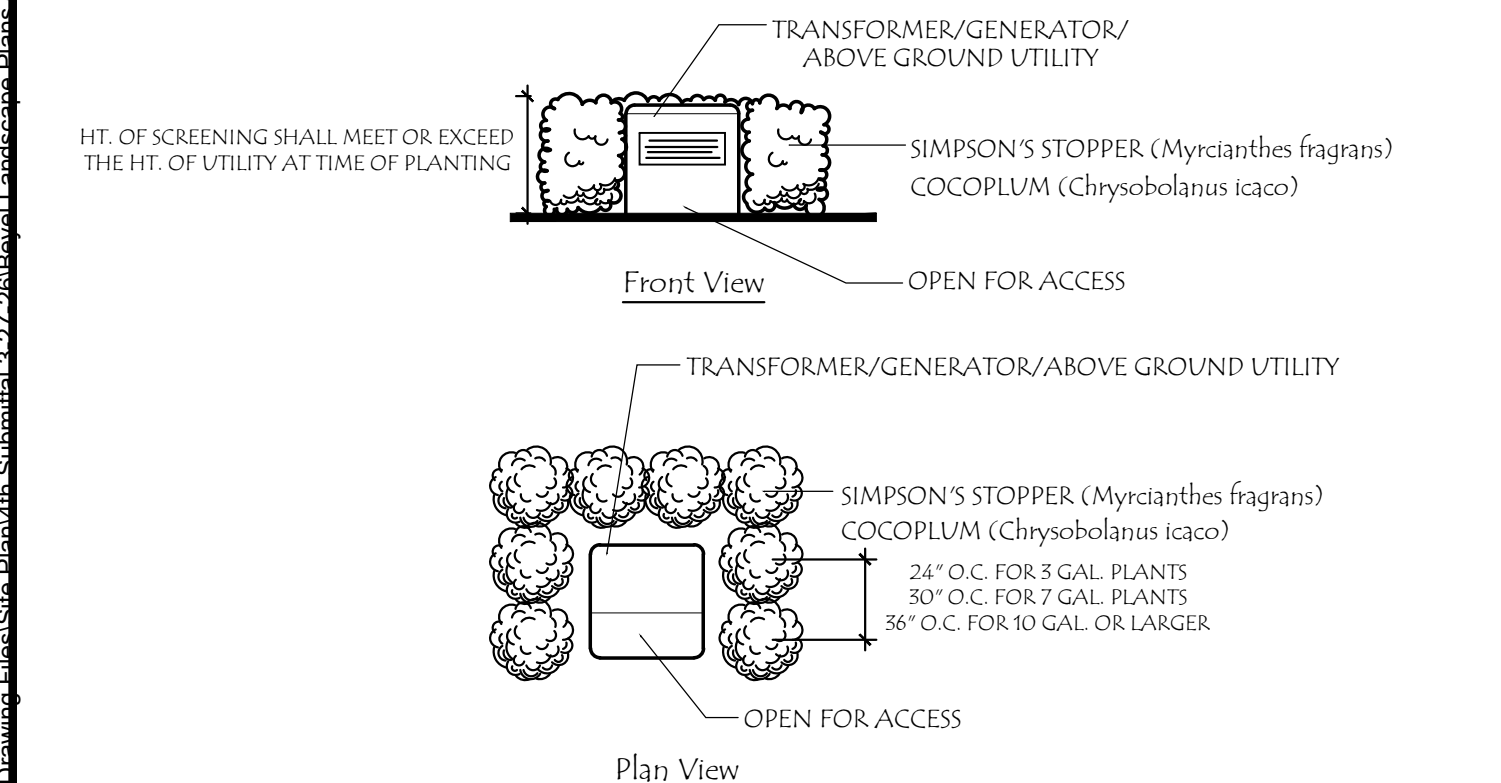
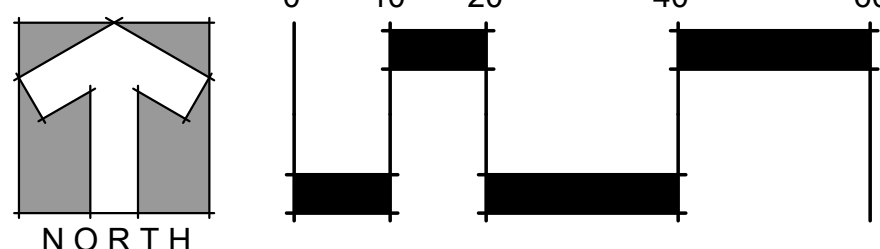
CLF	CLUSIA FLAVA / SMALL LEAF CLUSIA
COE	CONOCARPUS ERECTUS / BUTTWOOD
MYR	MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER
POM	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS
SCH	SCHEFFLERA ARBORICOLA / SCHEFFLERA 'EMERALD GREEN'

SHRUB AREAS

CAR	CARISSA MACROCARPA 'EMERALD BLANKET' / EMERALD BLANKET NATAL PLUM
CHU	CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE 'EMERALD BLANKET'
PHI	PHILODENDRON CONGO / CONGO PHILODENDRON 'ROJO'
TRF	TRIPSACUM FLORIDANUM / FLORIDA GAMAGRASS

GROUND COVERS

ARI	ARISTIDA STRICTA / WIRE GRASS
BEG	BEGONIA ODORATA 'ALBA' / WHITE FRAGRANT BEGONIA
ILE	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPOIN HOLLY
LIR	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILYTURF
NEO	NEOMARICA NORTHIANA / APOSTLE PLANT
OPH	OPHIOPOGON JAPONICUS / MONDO GRASS



- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON 3 SIDES FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF WAY.
- CONTRACTOR SHALL ADHERE TO UTILITY OWNERS PLANT SETBACK REQUIREMENTS

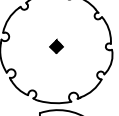
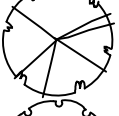
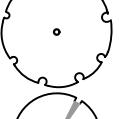
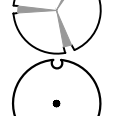
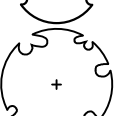
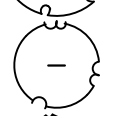
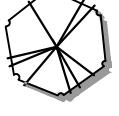
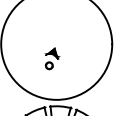
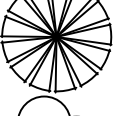
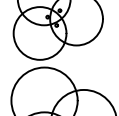
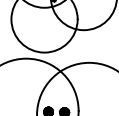
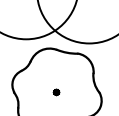
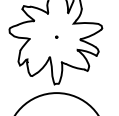
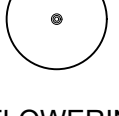
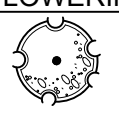
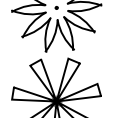
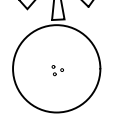
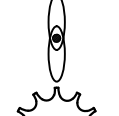
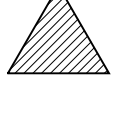
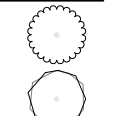
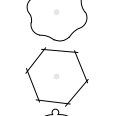
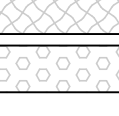
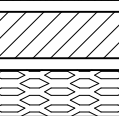
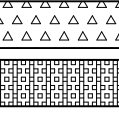
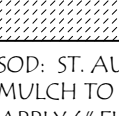
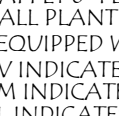
Above-Ground Utility Landscape Screening Detail

Landscape Notes:

- LARGE AMOUNTS OF SOD WITHIN THE "FUTURE DEVELOPMENT" AREA, GROUND AND SOD COVER ADJACENT TO THE SUBJECT PROPERTY, AND ALL LANDSCAPING WITHIN THE ADJUTING RIGHTS-OF-WAY SHALL BE IRRIGATED, SODDED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED W/A RAIN SENSOR.
- IRRIGATION SHALL BE PROVIDED FROM ON SITE WELL
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW. ON THREE (3) SIDES WITH AN APPROVED HEDGE MATERIAL. HEIGHT OF HEDGE SHALL BE EQUAL TO OR GREATER THAN THE HEIGHT OF THE UTILITY BEING SCREENED.
- CONTRACTOR SHALL PROVIDE A 3-4\"/>

Files: N:\Beyel Property Jupiter 19-0708\Drawing Files\Site Plan\4th Submittal 3-27-26\Beyel Landscape Plans.dwg
Plotted: 3/27/26 at 7:47 am By: Ben
XREFs: Beyel Site Plan 3-27-26.dwg

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HT.	SPR.	GAL.	SPACING	REMARKS	D.B.H.	D.T.	NATIVE
TREES											
	CD	2	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	12' O.A.	5-6'	-	A.S.	FULL DENSE CANOPY	2.5"	VERY	YES
	CE	10	CONOCARPUS ERECTUS / SILVER BUTTONWOOD	12' O.A.	5-6'	-	A.S.	FULL DENSE CANOPY	2.5"	VERY	YES
	CG	1	CONOCARPUS ERECTUS / BUTTONWOOD	12' O.A.	6'-7'	-	A.S.	FULL DENSE CANOPY, 3' MIN CLEAR TRUNK	2.5"	VERY	YES
	GU	7	GUAIACUM SANCTUM / LIGNUM VITAE	4-5' O.A.	2-3'	N/A	A.S.	FULL DENSE CANOPY		VERY	YES
	IN	3	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	12' O.A.	5-6'	-	A.S.	FULL TO BASE	2"	MEDIUM	YES
	KF	2	KRUGIODENDRON FERREUM / BLACK IRONWOOD	12' O.A.	5-6'	-	A.S.	FULL DENSE CANOPY	2.5"	VERY	YES
	PP	6	POLYALTHIA LONGIFOLIA PENDULA / INDIAN MAST TREE	14' O.A.	4'-5'	-	A.S.	FULL TO BASE , MATCHED SPECIMENS		MEDIUM	NO
	QV2	1	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	20-22'	18'	F.G.	A.S.	FULL DENSE CANOPY	2.5"	VERY	YES
PALM TREES											
	CN	4	COCOS NUCIFERA 'GREEN MALAYAN' / GREEN MALAYAN COCONUT PALM	12'-16' G.W.	10'-12"	-	A.S.	FULL DENSE CANOPY, CURVED TRUNKS, HEIGHTS INDICATED ON PLANS		VERY	NO
	PD	4	PHOENIX DACTYLIFERA 'MEDJOL' / MEDJOL DATE PALM	18' G.W.	FIELD GROWN			FULL DENSE CANOPY, DIAMOND CUT, MATCHE SPECIMENS		MEDIUM	NO
	PR	1	PHOENIX ROEBELENI / PYGMY DATE PALM	5-6' O.A.	B&B			MATCHED HEADS, MATCHED SPECIMENS		MEDIUM	NO
	PT-3	2	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	8' G.W.	9'-10'	-	A.S.	FLA #1, FULL DENSE CANOPY, MATCHED SPECIMENS, SCAR FREE HEAVY TRUNKS, TRIPLE		MEDIUM	NO
	PT-2	1	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	8' G.W.	FIELD GROWN			FLA #1, FULL DENSE CANOPY, MATCHED SPECIMENS, SCAR FREE HEAVY TRUNKS, DOUBLE		MEDIUM	NO
	RX	6	RHAPIS EXCELSA / LADY PALM	3-4'	2-3'	-	A.S.	FULL TO BASE		LOW	NO
	SP	14	SABAL PALMETTO / CABBAGE PALMETTO	14-30' C.T.	5-6'	-	A.S.	HURRICANE CUT, STAGGER HEIGHTS IN GROUPS, MIX C.S.J & BANANA CURVES FOR ALL PALMS IN GROUPS (7) RELOCTED FROM SITE		VERY	YES
	TR	3	THRINAX RADIATA / FLORIDA THATCH PALM	5-6' O.A.	4'	-	A.S.	TRIPLE TRUNK, MATCHED HEADS		VERY	YES
	VA	6	VEITCHIA MERRILLII / CHRISTMAS PALM	8' & 12' G.W.	8'-9'	-	A.S.	FLA #1, FULL DENSE CANOPY, MATCHED SPECIMENS, SCAR FREE HEAVY TRUNKS		LOW	NO
FLOWERING TREES											
	PF	1	PLUMERIA PUDICA 'BRIDAL BOUQUET' / BRIDAL BOUQUET FRANGIPANI	5-6' O.A.	POT			FULL DENSE CANOPY , MATCHD SPECIMENS		LOW	NO
ACCENTS											
	AGA	5	AGAVE ATTENUATA / SPINELESS AGAVE	24"	24"	#25	A.S.	FULL & DENSE, 1 P.P.P.		VERY	NO
	CH	2	CHAMAEROPS HUMILIS / EUROPEAN FAN PALM	4-5' O.A.	2-3'	-	A.S.	FULL DENSE CANOPIES, 4-6 HEADS MIN.		VERY	NO
	TI-A	12	CORDYLINE FRUTICOSA 'AUNTIE LOU' / AUNTIE LOU TI PLANT	24"	18"	#3	A.S.	FULL DENSE TO BASE, 3 P.P.P.		LOW	NO
	TI-S	5	CORDYLINE FRUTICOSA 'SINGAPORE TWIST' / SINGAPORE TWIST TI PLANT	24"	18"	#3	A.S.	FULL TO BASE, MULTI TRUNK			
	CRI	6	CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY	2-3'	2'	#25	A.S.	FULL DENSE LEAVES . 1 P.P.P.		MEDIUM	NO
VINES											
	FIP	11	FICUS PUMILA / CREEPING FIG	36"	18"	#7	A.S.	3-4' TRELLIS, FULL TO BASE			
SHRUBS											
	CLF	54	CLUSIA FLAVA / SMALL LEAF CLUSIA	36"	24"	#7	30" O.C.	FULL TO BASE		VERY	NO
	COE	81	CONOCARPUS ERECTUS / BUTTONWOOD	#3	POT			FULL TO BASE	2.5"	VERY	YES
	MYR	95	MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER	3 GAL.	POT			FULL TO BASE		VERY	YES
	POM	61	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	24"	20"	#3	24" O.C.	FULL TO BASE		MEDIUM	NO
	SCH	14	SCHEFFLERA ARBORICOLA / SCHEFFLERA 'EMERALD GREEN'	24"	18"	#3	24" O.C.	FULL TO BASE		VERY	NO
SHRUB AREAS											
	CAR	56	CARISSA MACROCARPA 'EMERALD BLANKET' / EMERALD BLANKET NATAL PLUM	20"	20"	#3	24" O.C.	FULL TO BASE		MEDIUM	NO
	CLU	23	CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE 'EMERALD BLANKET'	24"	20"	#3	24" O.C.	FULL TO BASE		VERY	YES
	PHI	13	PHILODENDRON CONGO / CONGO PHILODENDRON 'ROJO'	24"	18"	-	24" O.C.	FULL DENSE CLUMP		LOW	NO
	TRF	52	TRIPSACUM FLORIDANUM / FLORIDA GAMAGRASS	24"	18"	#3	30" O.C.	FULL DENSE CLUMP		VERY	YES
GROUND COVERS											
	ARI	179	ARISTIDA STRICTA / WIRE GRASS	18"	18"	-	18" O.C.	FULL DENSE CLUMP		VERY	YES
	BEG	17	BEGONIA ODORATA 'ALBA' / WHITE FRAGRANT BEGONIA	20"	18"	#3	24" O.C.	FULL TO BASE		LOW	NO
	ILE	414	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY	20"	18"	#3	24" O.C.	FULL TO BASE		VERY	YES
	LIR	162	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILYTURF	14"	8"	#3	12" O.C.	FULL DESNE CLUMP		MEDIUM	NO
	NEO	137	NEOMARICA NORTHIANA / APOSTLE PLANT	24"	18"	-	24" O.C.	FULL DESNE CLUMP		VERY	NO
	OPH	71	OPHIOPOGON JAPONICUS / MONDO GRASS	6"-8"	8"	#1	12" O.C.	FULL DENSE CLUMP		MEDIUM, LOW	NO
	PHO	20	PHILODENDRON ERUBESCENS / PHILODENDRON 'PRINCE OF ORANGE'	12"	12"	#1	18" O.C.	FULL DENSE CLUMP		LOW	NO

* SOD: ST. AUGUSTINE OR ZOYSIA 'EMPIRE' /ALT. ST. AUGUSTINE 'FLORITAM' OR ARTIFICIAL TURF
* MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN., SHREDDED MELALUECA MULCH.
* APPLY 6" FLUFFED, 3-4" THICK AFTER COMPACTION.
* ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR.
V INDICATES VERY DROUGHT TOLERANT
M INDICATES MODERATE DROUGHT TOLERANCE
L INDICATES LOW DROUGHT TOLERANCE

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LANDSCAPE ARCHITECTURE
& PLANNING

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Jupiter, Florida

Designed: BRD
Drawn: BRD
Approved: GGG.MYH.EOM
Date: 09/06/25
Job no. 24-000
Revisions: 03/03/26
03/27/26

Cad no. CAD0

Seal

LC C000530

Sheet Title:
Landscape
Specification
Plan

Scale: N.T.S.

Sheet No.

LP-2

00-0000

Root Barrier Detail

UB 48-2 Specifications
48" DeepRoot Tree Root Barrier

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes, and landscape elements. DeepRoot UB 48-2 (28" cm) long modules to create varying lengths for tree applications directly beside a hardscape adjacent to one side of the base or for large perimeter surround applications with a minimum 6" (2.5 cm) diameter using 12 panels.

A. MATERIAL:

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be either product A UB 48-2 as manufactured by DeepRoot Partners, L.P., 911 Laguna Street, Suite 4, San Francisco, CA 94103 (800.458.1666), or approved equal. The barrier shall be black, Extruded Polyethylene, 0.080" (2.03mm) wall thickness in modules 24" (610mm) or 36" (912 cm) deep, or 48" (121 cm) deep, manufactured with homopolymer polyethylene with added ultraviolet inhibitors, recyclable. Each 2' (61 cm) section shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of a minimum 1.000" (2.53mm) thickness protruding 1/2" (12.7 mm) at 90° from interior of the barrier panels, spaced 6" (152.4 mm) apart. See panel drawings.

An integrated Joining System providing for instant assembly by sliding one panel into another.

The basic properties of the material shall be:

Homopolymer Polyethylene (HDPE) Not Extruded			
Properties	ASTM Test Method	Typical Value	
Tensile stress @ yield	D638	3850 PSI	
Elongation @ break %	D638	10%	
Tensile Modulus	D638	155,000 PSI	
Notched Izod Impact	D256A	0.4 - 4.0	
Flexural Modulus 73 °F	D790	145,000	
Hardness Shore	D2240	F66	

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the drawings. The vertical root deflecting rib shall be facing towards to the root ball and the top edge shall be 1/2" (12.7 mm) above grade. Each of the required number of panels shall be joined in a linear fashion and placed along the adjacent hardscape or where specified connected by form a circle around the root ball.

2. Excavation and preparation shall conform to the drawings.

14" (35.56cm)

48" (121.92cm)

Panel: 0.080" (2.03mm) Thick Homopolymer Polyethylene

90° Root Deflecting Rib Integral Part of Panel

A Typical Linear Planting Installation Using DeepRoot UB 48-2

DeepRoot Barrier (UB 48-2) Top of barrier must be at least 1/2" (12.7 mm) above Grade

Retaining Wall

Soil Backfill

Install DeepRoot UB 48-2 48" (121.92mm) panels over retaining wall.

Material and Thickness

Homopolymer Polyethylene (HDPE) Not Extruded

Properties

ASTM Test Method

Typical Value

Tensile stress @ yield

D638

3850 PSI

Elongation @ break %

D638

10%

Tensile Modulus

D638

155,000 PSI

Notched Izod Impact

D256A

0.4 - 4.0

Flexural Modulus 73 °F

D790

145,000

Hardness Shore

D2240

F66

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the drawings. The vertical root deflecting rib shall be facing towards to the root ball and the top edge shall be 1/2" (12.7 mm) above grade. Each of the required number of panels shall be joined in a linear fashion and placed along the adjacent hardscape or where specified connected by form a circle around the root ball.

2. Excavation and preparation shall conform to the drawings.

Root Barrier Typ.

Details

POINT AT WHICH O.A. HEIGHT IS MEASURED

CABBAGE PALMS TO BE SLICK & HURRICANE CUT

TIE FRONDS W/BURLAP OR SIMILAR BIODEGRADABLE MATERIAL TO PROTECT BUD

POINT AT WHICH C.T. OR B.T. HEIGHTS ARE MEASURED

POINT AT WHICH C.W. OR G.W. HEIGHTS ARE MEASURED

NO SCRAPED OR SCARRED TRUNKS

MINIMUM 4 (2 X 4) WOOD BRACES NAIL INTO BATTENS W/20D NAILS SPACED AT A MINIMUM OF 90"

SAFETY FLAGS (TYP.)

FOLD BACK TOP 1/2 OF BURLAP

REMOVE ALL SYNTHETIC BURLAP CUT WIRE BASKETS BELOW TOP HALF OF ROOT BALL

FINISH GRADE

EXISTING SUBGRADE

2 X 4 ANCHOR STAKE BRACE INTO VIRGIN SOIL. TOE NAIL INTO ANCHOR

FERTILIZE AS PER WRITTEN SPECS.

BACKFILL MIXTURE

SECURE BATTENS W/ 2-3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING. STEEL BANDS SHALL NOT TOUCH TRUNK OF TREE.

STEEL BAND 6 (2"x4"x16") WOODBATTENS

5 LAYERS OF BURLAP OR SIMILAR BIODEGRADABLE MATERIAL

ALL BRACING TO BE REMOVED AT END OF WARRANTY PERIOD BY LANDSCAPE CONTRACTOR. BRACING MAY BE MODIFIED FOR URBAN CONDITIONS. ALTERNATIVE BRACING SYSTEM TO BE APPROVED BY LANDSCAPE ARCHITECT

ROOT BALL SLIGHTLY ABOVE FINISH GRADE. 10% MAXIMUM. DO NOT PILE SOIL ON TOP OF ROOTBALL.

3" EARTH RING FOR WATER COLLECTION WITH GENTLY SLOPING SIDES

MULCH TYPE AND THICKNESS IN SPECIFICATION. DO NOT PLACE MULCH AGAINST TRUNK OF TREE

INSTALL TREE FROG TREE STAKING PRODUCT AS SPECIFIED BY THE MFG. OR APPROVED EQUAL. 3/4" POLYPROPYLENE WEBBING. LOOP WEBBING THRU CROTCH OF LOWER BRANCHES AND EXTEND 12" BEYOND TRUNK. FASTEN BUCKLE AND SLIDE TOWARDS ANCHOR TO TENSION

TREE CALIPER SIZE SHALL BE MEASURED AT ABOVE GRADE. UP TO & INCL. 4" CAL. AND 12" ABOVE GRADE FOR LARGER CALIPER TREES

FOLD BACK TOP 1/2 OF BURLAP

REMOVE ALL SYNTHETIC BURLAP CUT WIRE BASKETS BELOW TOP HALF OF ROOT BALL

FERTILIZE AS PER WRITTEN SPECS

FINISH GRADE

EXISTING SUBGRADE

ANCHOR (TYP.)

BACKFILL MIXTURE

MULCH TYPE AND THICKNESS IN SPECIFICATION. DO NOT PLACE MULCH AGAINST TRUNK OF TREE

THIN BRANCHES BY 1/3 TOTAL MASS. RETAIN NATURAL FORM. NO PRUNING SHALL BE DONE PRIOR TO INSTALLATION AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT

POINT AT WHICH SPECIFIED TREE SPREAD IS MEASURED

POINT AT WHICH SPECIFIED OVERALL TREE HEIGHT IS MEASURED

WEBBING TO BE REMOVED AT END OF WARRANTY PERIOD BY LANDSCAPE CONTRACTOR. BRACING MAY BE MODIFIED FOR URBAN CONDITIONS ALTERNATIVE BRACING SYSTEM TO BE APPROVED BY LANDSCAPE ARCHITECT. TREES OVER 3.5" CALIPER TO USE PALM STAKINGDETAIL. BRACING MUST BE VISIBLE & SAFE FOR PEDESTRIANS

PROVIDE 4 WEBBING STRAPS SPACED AT 90" APART. SAFETY FLAGS (TYP.)

ROOT BALL SLIGHTLY ABOVE FINISH GRADE. 10% MAXIMUM. DO NOT PILE SOIL ON TOP OF ROOTBALL.

3" EARTH RING FOR WATER COLLECTION WITH GENTLY SLOPING SIDES

WHEN STRAPS ARE LOCATED IN SOD, PLACE AN 8"x1" PVC PIPE AT FINISHED GRADE

MULCH TYPE AND THICKNESS IN SPECIFICATION. DO NOT PLACE MULCH AGAINST TRUNK OF TREE

Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

ROADWAY/ SIDEWALK

BIOBARRIER OR APPROVED EQUAL SOIL BACKFILL

TREE PIT (TYP.)

MINIMUM ROOTBALL

4" MIN.

UTILITY PIPE (TYP.)

30" MAX.

NOTE: CONTRACTOR SHALL FOLLOW MFG'S. DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

4" OR LESS

10" OR LESS

3" EARTH RING FOR WATER COLLECTION

FINISH GRADE

EXISTING SUBGRADE

FERTILIZE AS PER WRITTEN SPECS.

BACKFILL MIXTURE: 1/2 PARENT MATERIAL COMBINE WITH BACKFILL MIXTURE OF 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

Tree Root Barrier Section N.T.S.

Tree Planting Detail N.T.S.

Tree Planting 1" To 3.5" Cal.

ROADWAY/ SIDEWALK

BIOBARRIER OR APPROVED EQUAL SOIL BACKFILL

TREE PIT (TYP.)

MINIMUM ROOTBALL

4" MIN.

UTILITY PIPE (TYP.)

30" MAX.

NOTE: CONTRACTOR SHALL FOLLOW MFG'S. DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

4" OR LESS

10" OR LESS

3" EARTH RING FOR WATER COLLECTION

FINISH GRADE

EXISTING SUBGRADE

FERTILIZE AS PER WRITTEN SPECS.

BACKFILL MIXTURE: 1/2 PARENT MATERIAL COMBINE WITH BACKFILL MIXTURE OF 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

Tree Root Barrier Plan N.T.S.

POINT AT WHICH SPECIFIED OVERALL SHRUB HEIGHT HEIGHT IS MEASURED

REMOVE PAPER, PLASTIC, OR METAL CONTAINER THAT MAY BE AROUND ROOT. IF BALLED & BURLAPPED, REMOVE ONLY TOP 1/2 OF BURLAP

POINT AT WHICH SPECIFIED SHRUB SPREAD IS MEASURED

MULCH TYPE AND THICKNESS IN SPECIFICATION. DO NOT PLACE MULCH AGAINST TRUNK OF SHRUB

3" EARTH RING FOR WATER COLLECTION

FINISH GRADE

EXISTING SUBGRADE

FERTILIZE AS PER WRITTEN SPECS.

BACKFILL MIXTURE: 1/2 PARENT MATERIAL COMBINE WITH BACKFILL MIXTURE OF 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

EQUIDISTANT SPACING OF HEADS. MIN. 8'-10" SEPARATION ON ALL PLANES

CONTINUOUS MULCH BED

TRUNKS TO CURVE OR LEAN OUT AWAY FROM CLUSTER TO ALLOW SUN ACCESS TO HEAD

DIRECTION OF CURVED TRUNK

STRAIGHT TRUNKS TYP. TALLEST AND IN CENTER OF CLUSTER

STRAIGHT TRUNK PALMS CAN BE SLIGHTLY TILTED WHEN PLANTED

ROOT BALLS TO BE 3-7" O.C.

CURVED TRUNK PALM HEADS PERPENDICULAR TO THE GROUND. USE A VARIETY OF CURVED TRUNKS (I.E. AREA OF CURVE AND DEGREE)

Shrub & Ground Cover Planting Detail N.T.S.

Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEEOUS MATTER. MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPARENT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI

ECTOMYCORRHIZAL FUNGI

BENEFICIAL BACTERIA

HUMIC ACID

SOLUBLE SEA KELP

AMINO ACIDS

HORTA-SORB WATER MANAGEMENT GEL

TRICHODERMA

YUCCA PLANT EXTRACTS

VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS. OR 14.5 CUPS / PALMS

3.00 LBS. OR 8.70 CUPS / 12'-16" MATERIAL

2.00 LBS. OR 5.80 CUPS / 8'-12" MATERIAL

0.89 LBS OR 2.00 CUPS / 6'-8" MATERIAL

0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL

0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 3" THICK AFTER COMPACTION.

2.10: PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL, PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.



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Jupiter, Florida

Designed: BRD

Drawn: BRD

Approved: GGG.MYH.EOM

Date: 09/06/25

Job no. 24-000

Revisions: 03/03/26

03/27/26

Cad no. CAD0

Seal

LC C000530

Sheet Title:

Landscape Specification Plan

Scale: N.T.S.

Sheet No.

LP-3

00-0000

Tree Mitigation Chart

TREE / PALM LEGEND

SP=	CABBAGE PALM
QV=	LIVE OAK
RP=	ROYAL PALM
CN=	COCONUT PALM
D.B.H.=	DIAMETER BREAST HEIGHT
C.T.=	CLEAR TRUNK

Tree No.	Tree	Height (Ft.)	Tree Count	Action	Mitigation Credits Required	Tree Credits (Remain Or Relocated On Site)
SABAL PALMS						
SP-1	CABBAGE PALM	20'	1	Remain	N/A	1
SP-2	CABBAGE PALM	17'	1	Remain	N/A	1
SP-3	CABBAGE PALM	20'	1	Remain	N/A	1
SP-4	CABBAGE PALM	20'	1	Remain	N/A	1
SP-5	CABBAGE PALM	20'	1	Remain	N/A	1
SP-6	CABBAGE PALM	24'	1	Remain	N/A	1
SP-7	CABBAGE PALM	18'	1	Remain	N/A	1
SP-8	CABBAGE PALM	20'	1	Relocate	N/A	1
SP-9	CABBAGE PALM	19'	1	Relocate	N/A	1
SP-10	CABBAGE PALM	20'	1	Relocate	N/A	1
SP-11	CABBAGE PALM	15'	1	Relocate	N/A	1
SP-12	CABBAGE PALM	20'	1	Relocate	N/A	1
SP-13	CABBAGE PALM	24'	1	Relocate	N/A	1
SP-14	CABBAGE PALM	24'	1	Relocate	N/A	1
TOTALS: CABBAGE PALM			14			
Total Credits Based on Sec. 26-121(3)Table I & II:					0	14
OAKS						
		D.B.H.				
QV-1	LIVE OAK	20.0	1	Remain	N/A	11
QV-2	LIVE OAK	28.0	1	Remain	N/A	12
QV-3	LIVE OAK	18.0	1	Remain	N/A	10
QV-4	LIVE OAK	20.0	1	Remain	N/A	11
TOTALS: OAK			4			
Total Credits Based on Sec. 26-121(3)Table I & II:					0	44
ROYAL PALM						
		D.B.H.				
RP-1	ROYAL PALM	N/A	1	Remove	1	N/A
RP-2	ROYAL PALM	N/A	1	Remove	1	N/A
RP-3	ROYAL PALM	N/A	1	Remove	1	N/A
RP-4	ROYAL PALM	N/A	1	Remove	1	N/A
TOTALS: PINE			4			
Total Credits Based on Sec. 26-121(3)Table I & II:					4	0

NON NATIVE TREES		C.T.				
CN-1	COCONUT PALM	N/A	1	Remain	NON NATIVE	NON NATIVE
CN-2	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
CN-2	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
CN-4	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
CN-5	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
CN-6	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
CN-7	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
CN-8	COCONUT PALM	N/A	1	Remove	NON NATIVE	NON NATIVE
TOTALS:	NON NATIVE TREE		8		N/A	N/A
TOTAL NUMBER OF PALMS AND TREES ON SITE:				46		
TOTAL NUMBER OF PALMS AND TREES TO BE RELOCATED:				7		
TOTAL NUMBER OF TREES/ PALMS TO BE REMOVED:				11		
TOTAL MITIGATION CREDITS REQUIRED:				4		
TOTAL MITIGATION CREDITS PROVIDED:				4		
TOTAL MITIGATION CREDITS REMAINING TOWARDS LANSCAPE REQUIREMENTS:				53		
TOTAL MITIGATION TO REPLACE ON SITE				0		
NOTES:						
- ALL TREE MITIGATION CREDITS FOLLOW THE TOWN OF JUPITER'S LDR'S CHAPTER 26- VEGETATION & ENVIRONEMNTAL PRESRVATION & SECTION 26-121(2)						
- ALL EXISTING NATIVE TREES ON SITE ARE GIVEN CREDITS FOLLOWING TREE CREDIT TABLE II FOR NATURALLY OCCURING TREES						
- REFER TO TREE SURVEY PLANS FOR EXISTING LOCATIONS						
- N/A = NOT APPLICABLE TOWARDS COUNTS						
- ALL TREES ARE MEASURED WITH D.B.H.						
- ALL PALMS ARE MEASURED WITH CLEAR TRUNK						
- NON-NATIVE TREES & PALMS ARE NOT COUNTED OR CREDITED TOWARDS MITIGATION REQUIREMENTS OR COUNTS						

Beyel Residence
Jupiter, Florida

Designed: BRD
Drawn: BRD
Approved: GGG.MTH.EOM
Date: 09/06/25
Job no:
Revisions: 03/03/26
03/27/26
Cad no. CAD0

Seal

LC C000530
Sheet Title:
Tree Disposition Plan
Scale: 1" = 20'
Sheet No.
TD-2
00-0000

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BEYEL RESIDENCE
18011 N. A1A
JUPITER, FL 33458

21 FEBRUARY 2026

REVISIONS

18011 N. A1A

aerial



location plan



legal description

A PART OF LOTS 2, 3, 4, & 5 OF BLOCK 4, PLAT OF JUPITER, AS RECORDED IN PLAT BOOK 1, PAGE 56, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, TOGETHER WITH A PART OF JUNO STREET AS SHOWN ON SAID PLAT, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED ...

(SEE ATTACHED SURVEY)

building info

BUILDING HAS BEEN DESIGNED PER FBC 2023 8TH EDITION
OCCUPANCY: INLET VILLAGE FLEX SOUTH (IVFS)
CONSTRUCTION TYPE: TYPE V8
BUILDING USE: DUPLEX RESIDENTIAL
UNIT 1: 1 BEDROOM / 2-1/2 BATH
UNIT 2: 2 BEDROOM/ 2 BATH

WIND SPEED: XXX MPH - V ULTIMATE WIND SPEED
XXX MPH - V BASIC WIND SPEED
C
EXPOSURE ENCLOSED
BUILDING DESIGNED IMPORTANCE FACTOR 1.0
BUILDING HEIGHT <XXFT
WIND BORN DEBRIS REGION ALL OPENINGS SHALL HAVE IMPACT RESISTANT INSTALLATIONS

BUILDING SETBACKS
FRONT SETBACK: 10'-0"
SIDE YARD SETBACK: 0'-0"
SIDE YARD SETBACK (ADJ TO SFR) 8'-0"
REAR YARD SETBACK: 10'-0"

BUILDING HEIGHT 37'-1"

building area

TOTAL SITE AREA	22.819	(.52 acres)
CONDITIONED SPACE:		
1ST FLOOR		2,495 sf
2ND FLOOR		3,791 sf
3RD FLOOR (±2/3 2nd flr or 2,502 sf max)		1,576 sf
TOTAL CONDITIONED AREA		7,862 sf
NON-CONDITIONED SPACE:		
TOTAL GARAGE (NON-COND) AREA		1,356 sf
AREA BY UNIT:		
UNIT 1: 1ST FLOOR (AC)		2,376 sf
UNIT 1: GARAGE (NON AC)		740 sf
UNIT 1: 2ND FLOOR AC		1,695 sf
UNIT 1: 3RD FLOOR AC		1,529 sf
UNIT 1: GREEN HOUSE		200 sf
UNIT 1: COVERED ENTRY		78 sf
UNIT 1: EXTERIOR COVERED AREA		1,234 sf
UNIT 1: COURT YARD		383 sf
UNIT 1: POOL AREA		1,142 sf
UNIT 1: OPEN DECK AND STAIR		256 sf
UNIT 1: 2ND FLR EXTERIOR SPACE		729 sf
UNIT 1: 3RD FLR EXTERIOR SPACE		626 sf
UNIT 2: 1ST FLOOR OFFICE AND STAIR		612 sf
UNIT 2: 2ND FLOOR AC		1,941 sf
UNIT 2: EXTERIOR BALCONIES	84+86+94	264 sf
DRIVEWAY AND WALKWAYS		4,000 sf
MECHANICAL SPACE		140 sf
SHARED 2ND FLR EXTERIOR BALCONY		320 sf
LOWER DECK		1,200 sf
5,599 SF TOTAL ENCLOSED SPACE UNIT 1		
2,553 SF TOTAL ENCLOSED SPACE UNIT 2		
TOTAL IMPERVIOUS AREA		13,133/7 sf (58 %) update
BUILDING LOT COVERAGE (MAX 65%)		6,929 sf (30 %)
TOTAL PERVIOUS AREA (MIN 20%)		9,511 sf (42 %) update

site information

ZONED: INLET VILLAGE FLEX SOUTH (IVFS)
FLOOD ZONE: AE
BASE FLOOD ELEVATION: EL 5'
LOWEST PROPOSED FINISH FLOOR: 11.8' NAVD

applicable codes

PROJECT SHALL COMPLY TO THE FOLLOWING:
FLORIDA BUILDING 2023 8TH EDITION
FLORIDA PLUMBING CODE 2023 8TH EDITION
FLORIDA MECHANICAL CODE 2023 8TH EDITION
FLORIDA ENERGY CODE 2023 8TH EDITION
FLORIDA FIRE PREVENTION CODE 2023 8TH EDITION
EFFECTIVE DEC. 31, 2023 INCLUDES NFPA 101, 2021 EDITION & NFPA 1, 2021 EDITION, & STATE STATUTES
NFPA 70 - 2023 NATIONAL ELECTRIC CODE (NEC)

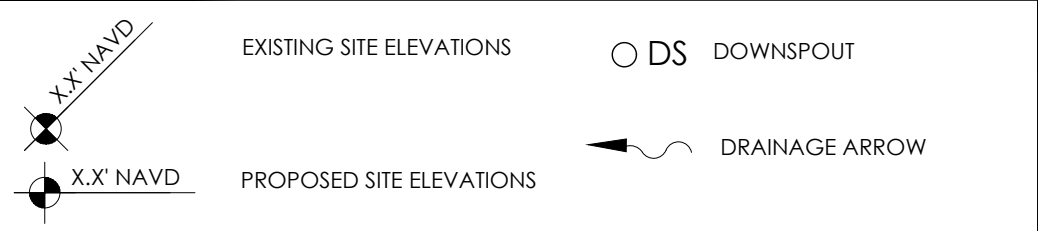
schedule of drawings

ARCHITECTURAL DESIGN			
A0.00	TITLE SHEET	A3.00	FRONT & REAR EXT ELEVATIONS
A1.00	SITE PLAN	A3.10	SIDE EXTERIOR ELEVATIONS
A1.05	GENERAL NOTES	A3.20	SIDE EXTERIOR ELEVATIONS
A2.00	FIRST FLOOR PLAN	A4.00	DOOR SCHEDULE
A2.10	FIRST FLOOR DIMENSION PLAN	A4.10	WINDOW SCHEDULE
A2.20	SECOND FLOOR PLAN	A4.20	DETAILS
A2.30	SECOND FLOOR DIMENSION PLAN	A5.00	ROOF PLAN
A2.40	THIRD FLOOR PLAN	A6.00	SECTION
A2.50	THIRD FLOOR DIMENSION PLAN	A6.10	SECTION
A2.60	FIRST FLOOR REFLECTED CEILING PLAN	A6.20	SECTION
A2.70	SECOND FLOOR REFLECTED CEILING PLAN		
A2.70	THIRD FLOOR REFLECTED CEILING PLAN		

general site notes

- SEPARATE PERMIT REQUIRED FOR FENCE / WALL, AWNING, GENERATOR, MECHANICAL EQUIPMENT, IRRIGATION, LANDSCAPE, AND DRIVEWAYS
- PROTECT FL NATIVE TREES LARGER THAN 6" DIA UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- POOL PROTECTED ON ALL SIDES WITH 48" HIGH CHILDD BARRIER, PLACED 20" FROM WATER'S EDGE. COORD. ACCESS OPENINGS IN FIELD OR ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM HOME TO THE POOL SHALL BE EQUIPPED WITH EXIT ALARMS COMPLYING WITH UL 2017 THAT HAS A MIN. SOUND PRESSURE RATING OF 85 DB A AT 10 FT WITH ANY DEACTIVATION SWITCH LOCATED 54" ABOVE THE THRESHOLD OF ACCESS. (COORDINATE OPTIONS WITH OWNER)
- ALL NEW ROOF GUTTER DOWNSPOUTS TO HAVE SPLASH GUARD TO PREVENT EROSION.
- FOR EXTERIOR CONSTRUCTION, CONSTRUCT TEMPORARY SILT FENCE ALONG THE PERIMETER OF THE SITE TO CONTROL STORM WATER RUNOFF.

legend



site drainage notes

- SITE RETENTION
- ALL RAINWATER RUN-OFF MUST BE RETAINED ON SITE.
 - ALL RAINWATER MUST FLOW AWAY FROM BUILDING.SLOPE GRADE AWAY FROM BUILDING PERIMETER.
 - ALL RETENTION AREAS TO BE COORDINATED WITH LANDSCAPING.
 - SIDE PROPERTY LINES HAVE ADJACENT PARALLEL SWALES TO RETAIN WATER.
 - DRAINAGE DESIGN TO BE IN ACCORDANCE WITH SOUTH FLORIDA WATER MANAGMENT DISTRICT
 - CONTRACTOR TO COORDINATE WATER RUN OFF FROM ROOF TO DRAINAGE AREAS

scope of work

- NEW DUPLEX RESIDENCE
- NEW POOL AND DECK
- NEW DRIVEWAY

TITLE SHEET

SHEET
A0.00



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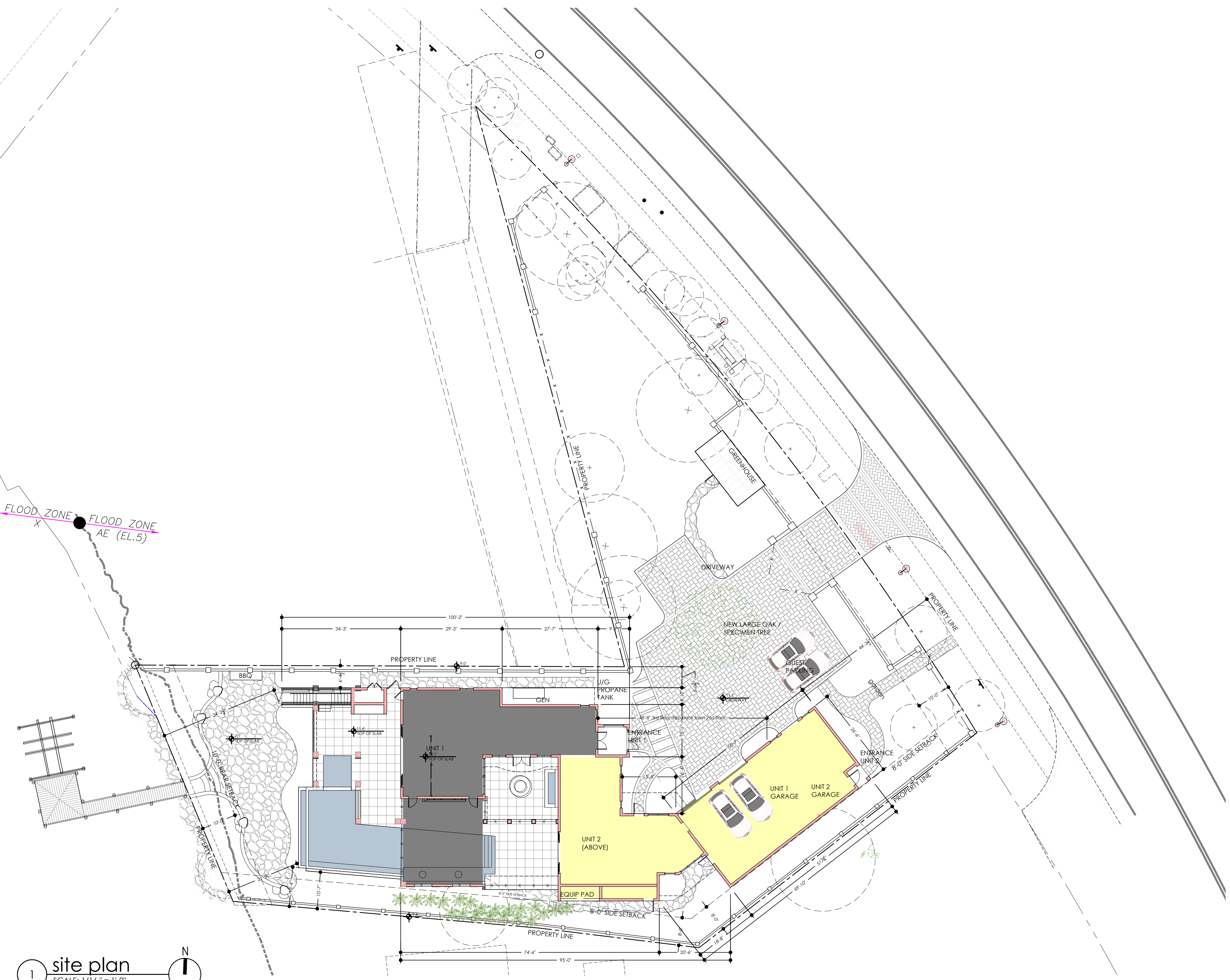
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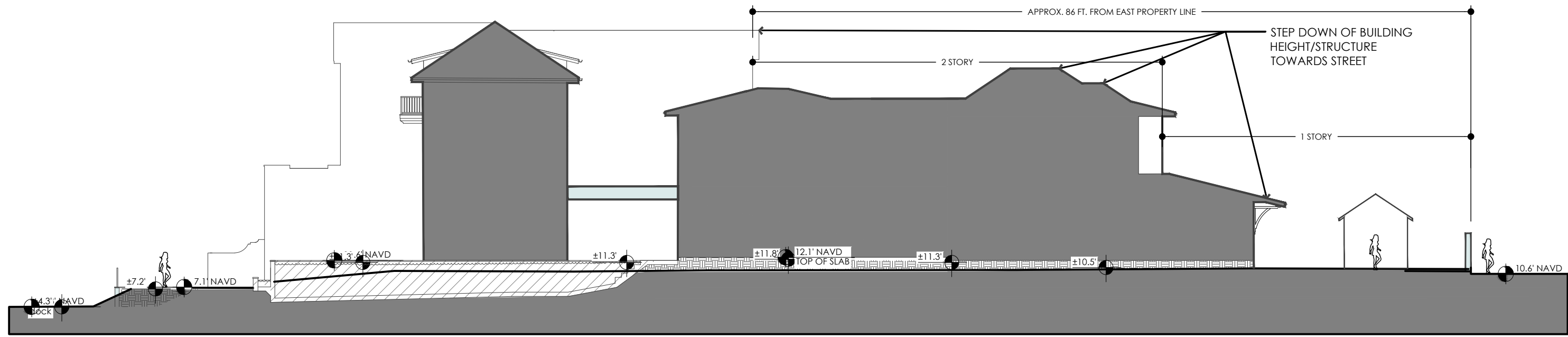
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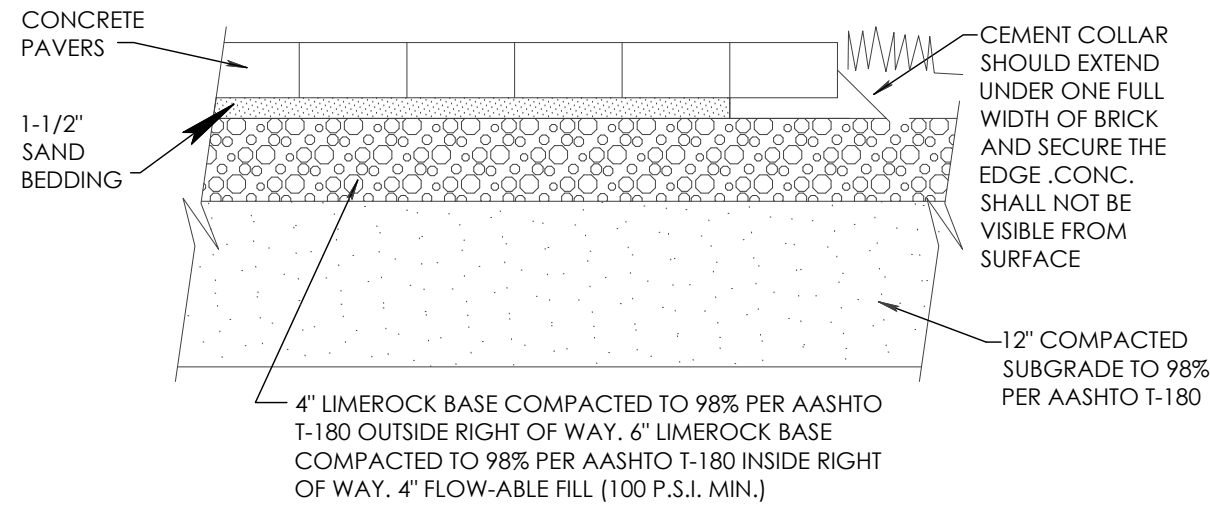
REVISIONS



1 site plan
SCALE: 1/16" = 1'-0"



2 site section
SCALE: 1/16" = 1'-0"



3 paver detail
SCALE: 1" = 20'-0"

SITE PLAN
SHEET

A1.00



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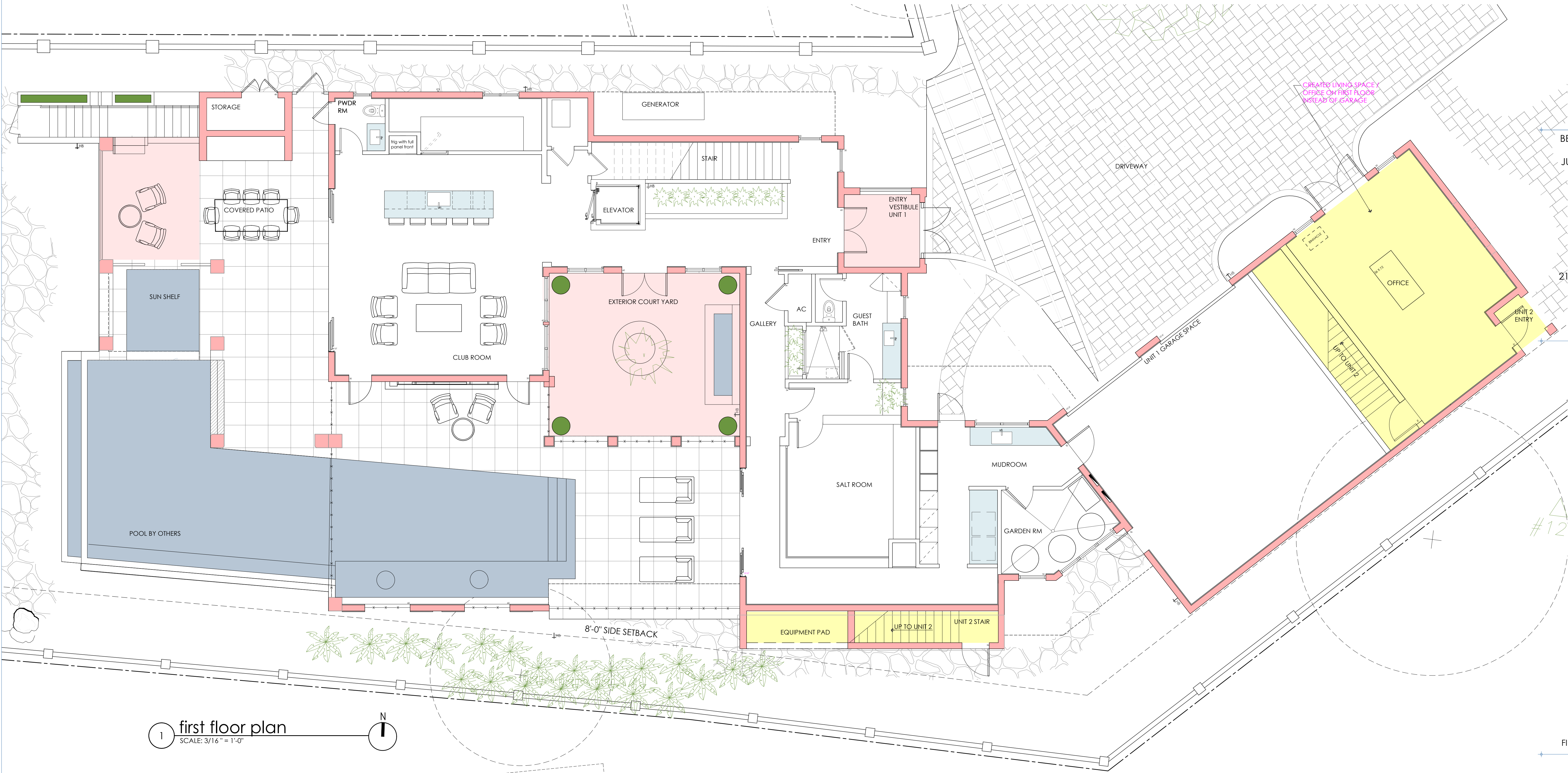
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key notes

- | | | | |
|---|---|---|--|
| A | CUSTOM BUILT-IN CABINERY OR SHELVING | J | CASED OPENING |
| B | WALL MIRROR REFER TO INT. ELEVATIONS | K | WALK IN FLUSH SHOWER ENTRY, SLOPE TO DRAIN |
| C | 36" HT, 24" WIDE BASE CABINETS | L | CONC. SHOWER CURB TILED 3" HT |
| D | 12" WIDE UPPER CAB, SEE ID FOR CAB HT | M | TOILET PAPER HOLDER |
| E | NEW FULL HT TILE OR STONE IN SHOWER/TUB AREA | N | TOWEL BAR OR HOOK PROVIDE BACKING |
| F | NICHE /SHELF /CLUBBY | O | LOW WALL, TILE ON ALL SIDES, 52" HT |
| G | FLOATING BENCH AT 18" A.F.F. | P | NEW DECORATIVE TEMPERED GLASS PANELS |
| H | SEAMLESS, TEMPERED SHOWER ENCLOSURE | Q | HIDDEN SCREEN/SHUTTER ENCLOSURE |
| I | PROVIDE BLOCKING FOR ART OR TV, FOR WALL MOUNTED TV, & OUTLET & CABLE CONNECTION @5'-0" A.F.F. COORDINATE LOCATION IN FIELD WITH HOMEOWNER. PROVIDE SMOOTH NON-CORRUGATED TUBING FOR WIRING RUN OF HDMI CABLE, ETC. | R | TOP OF GUARDRAIL/LOW WALL @ 36" A.F.F., U.O.N. |
| | | S | 1-1/2" DIA. HANDRAIL WITH 1-1/2" CLEAR, HANDRAIL AT 36" A.F.F. |

partition legend

- SEE A4.10 FOR PARTITION DETAILS AND FIREBLOCKING DETAILS
- NEW TYPICAL WALL PARTITION:** 5/8" TYPE X GYP. BD., PAINTED, EACH SIDE ON 3-5/8" (20 GA. MIN) GALV. MTL STUDS @ 16" O.C., SECURE CONTINUOUS BOTTOM CHANNEL W/ POWER-DRIVEN FASTENERS (TYP.), @ 24" O.C. USE MOISTURE RESISTANT GREEN BOARD IN ALL WET WALL LOCATIONS INCLUDING BATHROOM AND AC CLOSETS.
- TYP. EXTERIOR WALL -** 5/8" SMOOTH STUCCO PAINTED ON 8" CONC. BLOCK EXTERIOR SIDE. FINISH INTERIOR WITH 5/8" GYP. BD., PAINTED, ON 1" FURRING STRIPS @ 16" O.C., ON R-4 RIGID INSULATION. USE MOISTURE RESISTANT GREEN BOARD IN ALL BATHROOM AND AC CLOSETS.
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- NEW FIRE RATED PARTITION:** SEE A4.30



BEYEL RESIDENCE
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REVISIONS

FIRST FLOOR PLAN

SHEET

A2.00

BULTMAN ARCHITECTURE, inc.

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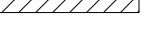
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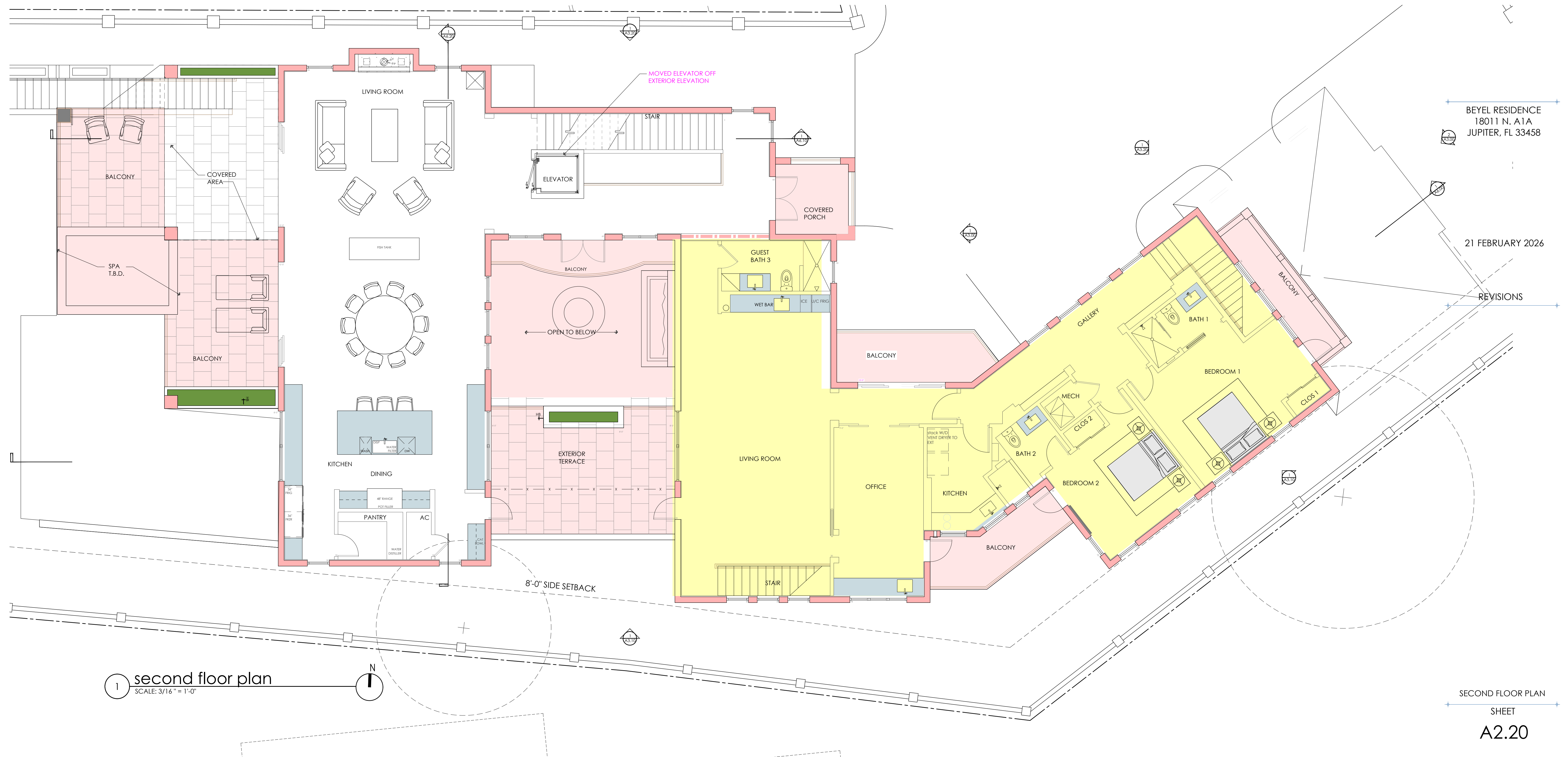
key notes

- | | | | |
|----------|---|----------|--|
| A | CUSTOM BUILT-IN CABINERY OR SHELVING | J | CASED OPENING |
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| F | NICHE /SHELF /CUBBY | O | LOW WALL, TILE ON ALL SIDES, 52" HT |
| G | FLOATING BENCH AT 18" A.F.F. | P | NEW DECORATIVE TEMPERED GLASS PANELS |
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| I | PROVIDE BUCKLING FOR ART OR TV. FOR WALL MOUNTED TV, & OUTLET & CABLE CONNECTION 85-97" A.F.F. COORDINATE LOCATION IN FIELD WITH HOMEOWNER. PROVIDE SMOOTH NON-CORRUGATED TUBING FOR WIRING RUN OF HDMI CABLE, ETC. | R | TOP OF GUARDRAIL/LOW WALL @ 36" A.F.F., U.O.N. |
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partition legend

SEE A4.10 FOR PARTITION DETAILS AND FIREBLOCKING DETAILS

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-  **TYPE X EXTERIOR WALL:** 5/8" SMOOTH STUCCO PAINTED ON 8" CONC. BLOCK EXTERIOR SIDE, FINISH INTERIOR WITH 5/8" GYP. BD. PAINTED, ON 1" FURRING STRIPS @ 16" O.C., ON R-4 RIGID INSULATION, USE MOISTURE RESISTANT GIBB BOARD IN ALL BATHROOM AND AC CLOSERS.
-  **NEW TYPICAL SOUND WALL PARTITION:** 5/8" TYPE X GYP. BD., PAINTED, EACH SIDE ON 3/8" (20 GA MIN) GALV. MTL STUDS @ 16" O.C., WITH 3/16" 1" FIBER GLASS ATTENTION TO BATHS. USE CONTINUOUS BOTTOM CHANNEL W/ POWER-DRIVEN FASTENERS (TYP.). @ 24" O.C. USE MOISTURE RESISTANT GIBB BOARD IN ALL WET WALL LOCATIONS INCLUDING BATHROOM AND AC CLOSERS.
-  **NEW EXTERIOR WOOD STUD WALL:** 2x6 2" W/ STUDS @ 16" O.C. WITH DOUBLE TOP AND BOTTOM PLATE, FINISH EXTERIOR WITH (1) LAYER 19/32" APA RATED PLYWOOD 402024 EXPOSURE WITH TYK BULK BUILD UP PAPER BACKED MTL LAM. SHU STUCCO, PAINTED, SPRAY CAVITY WITH SPRAY INSULATION USED FOR ROOF INSULATION AND FINISH WITH 5/8" GYP BD., PAINTED.
-  **NEW FIRE RATED PARTITION:** SEE A4.30





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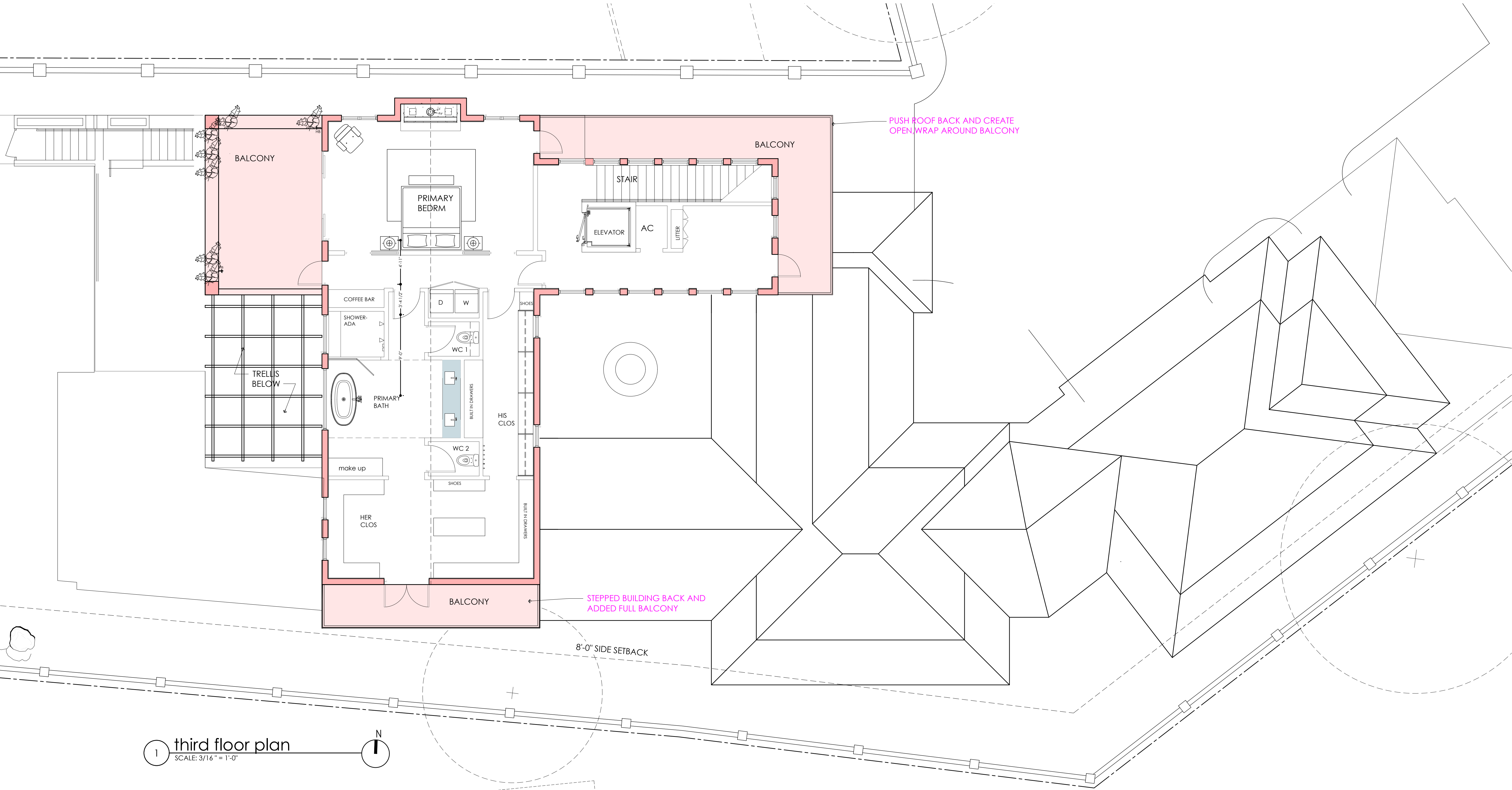
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key notes	
(A) CUSTOM BUILT-IN CABINETS OR SHELVING	(J) CASED OPENING
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THIRD FLOOR PLAN

SHEET

A2.40



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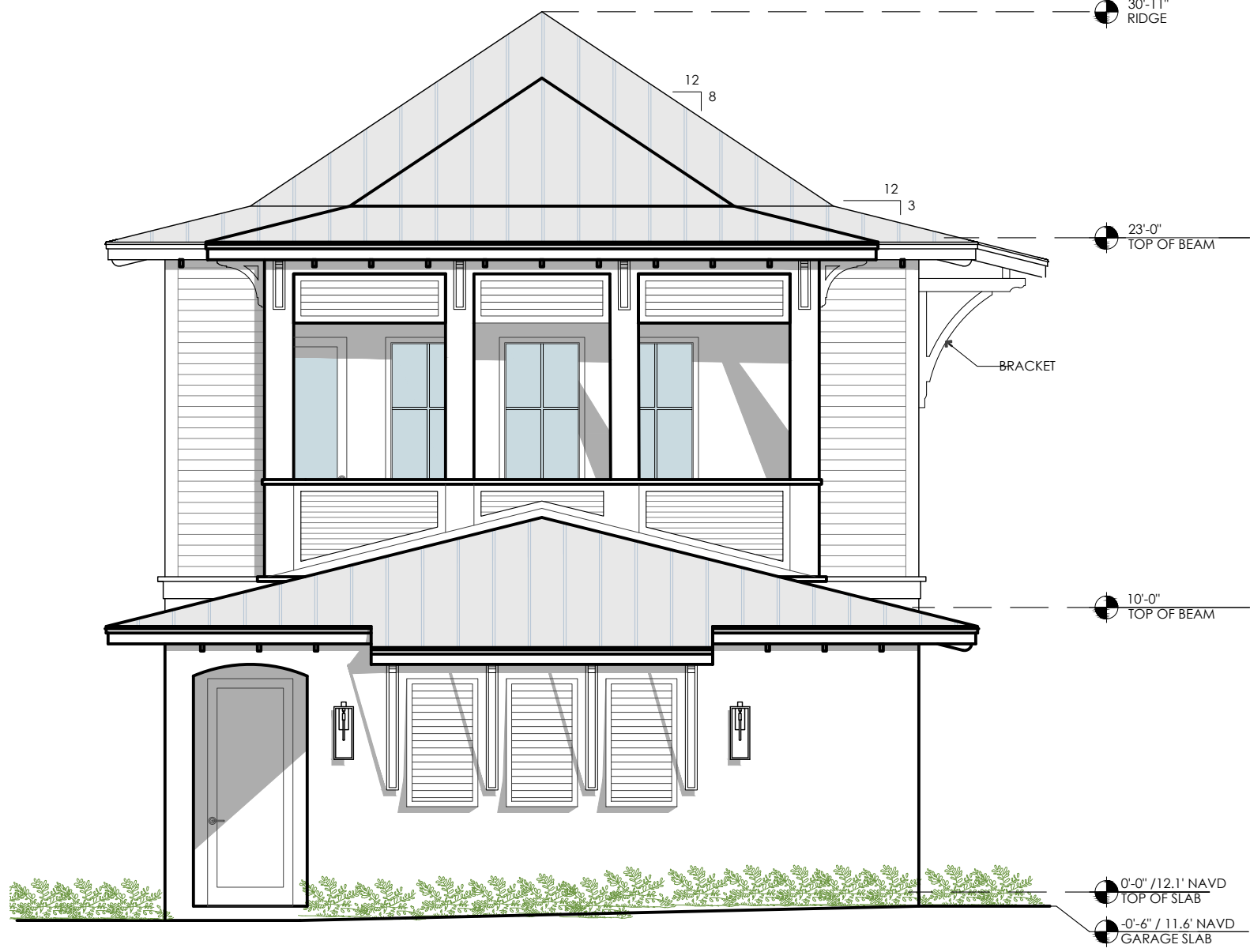
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21 FEBRUARY 2026

REVISIONS



1 east elevation | unit 1
SCALE: 3/16" = 1'-0"



2 east elevation | unit 2
SCALE: 3/16" = 1'-0"



3 west elevation
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

SHEET

A3.00

1 south elevation

SCALE: 3/16" = 1'-0"



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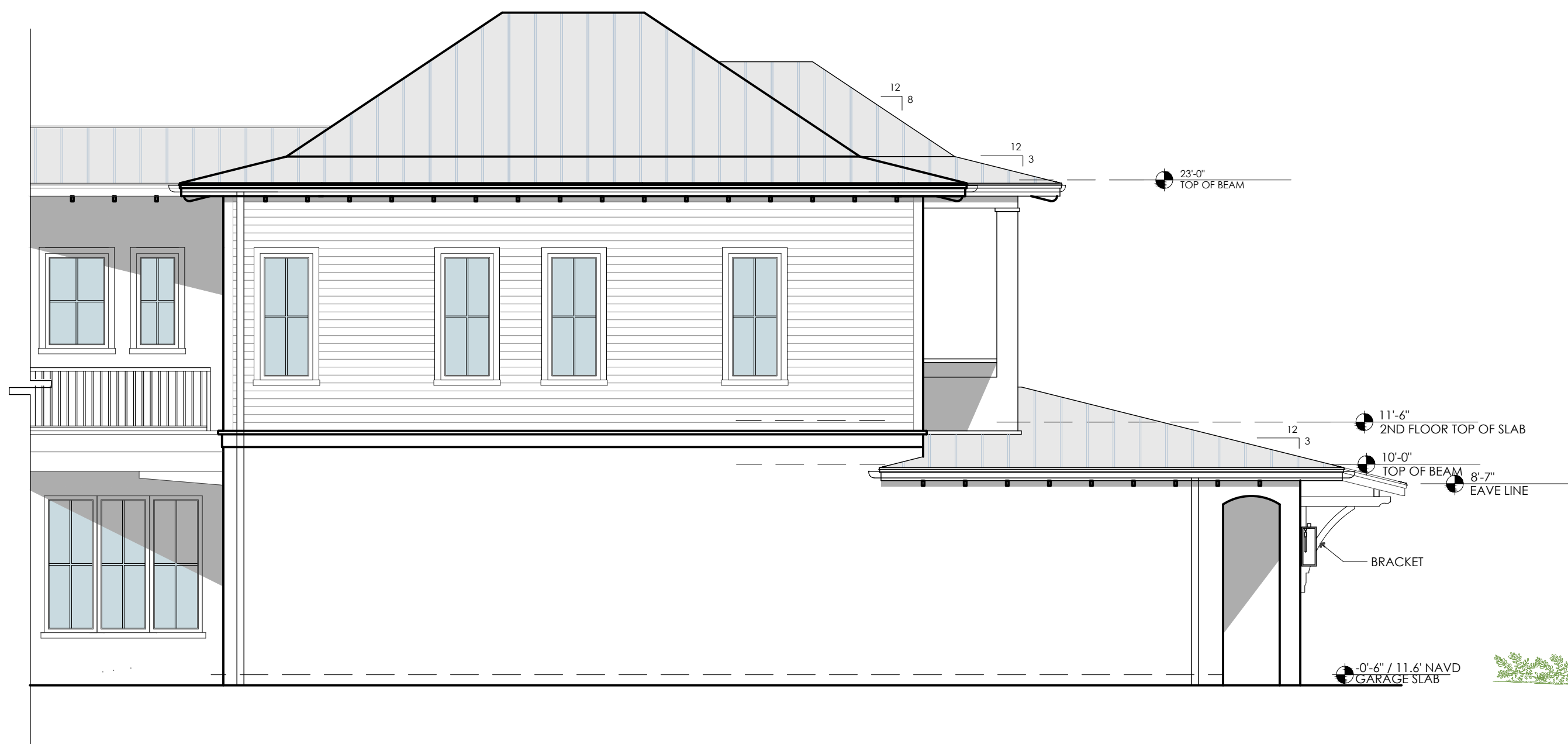
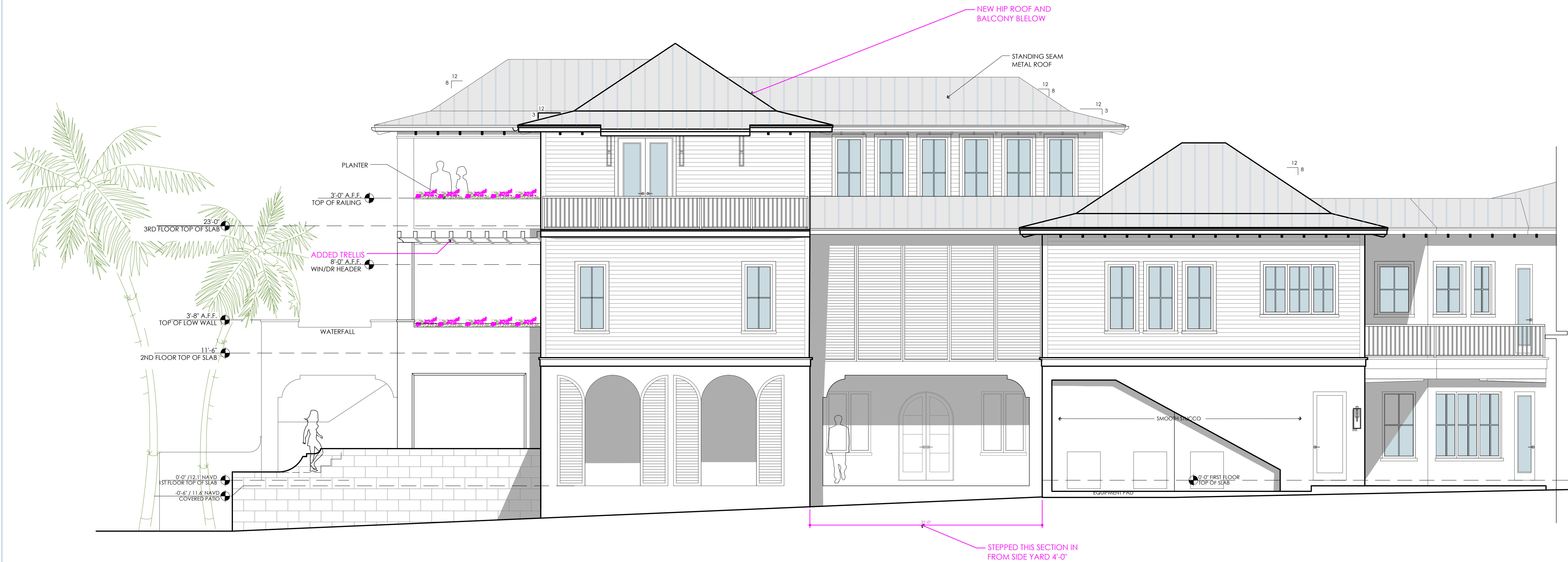
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BEYEL RESIDENCE
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21 FEBRUARY 2026

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EXTERIOR ELEVATIONS

SHEET

A3.10

1 north elevation
SCALE: 3/16" = 1'-0"



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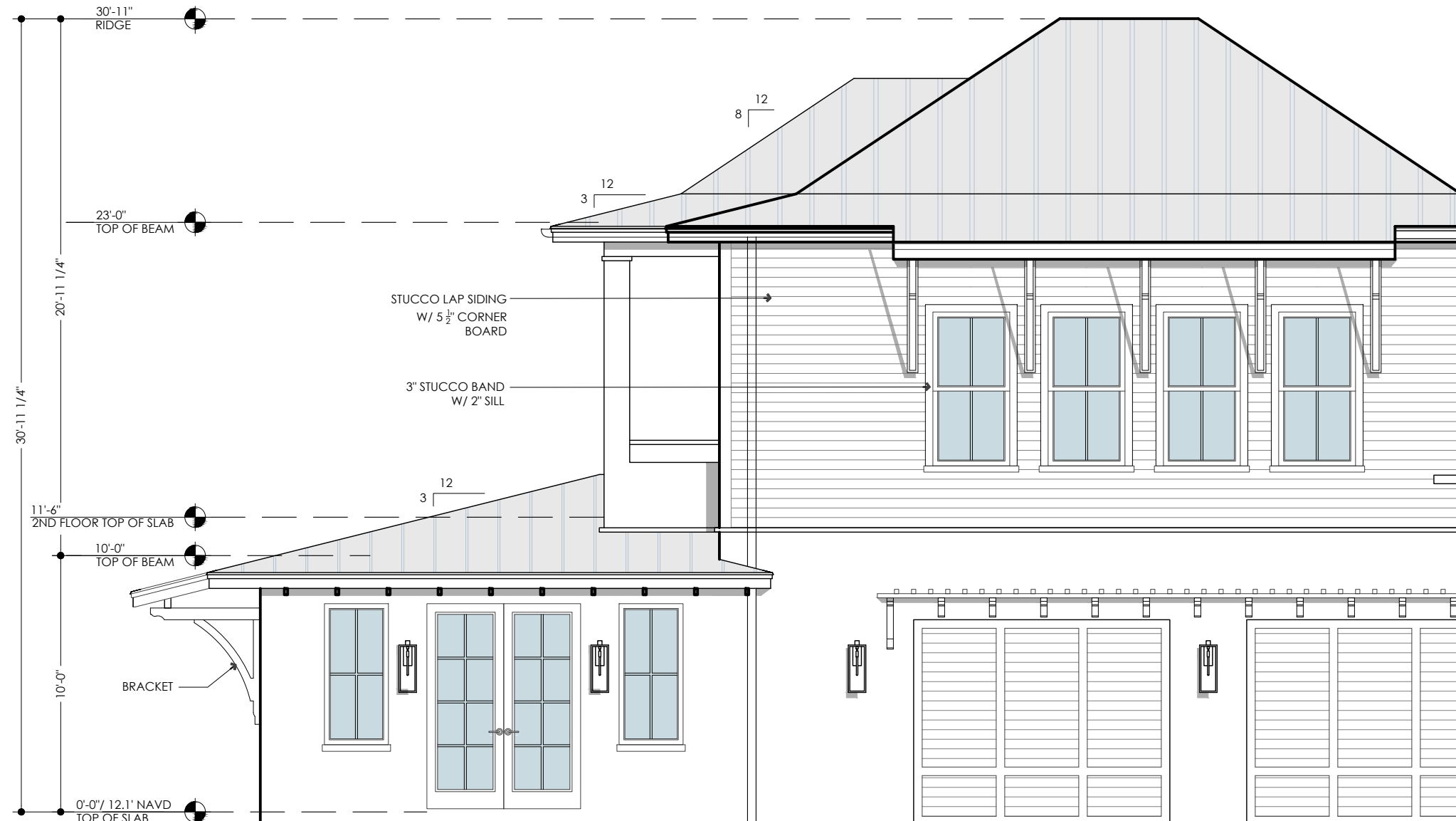
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21 FEBRUARY 2026

REVISIONS

SHEET

A3.20





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STANDING SEAM ROOF:
DYNAMIC METALS STANDING SEAM
ROOF
FL 21388-R2

UNDERLAYMENT:
POLYGLASS POLYSTICK
UNDERLAYMENT
NOA 17-0614.22

NEW 6" COPPER GUTTER & 4" COPPER
DOWN SPOUT, TYP. COORDINATE
LOCATIONS THAT NEED UNDERGROUND
CONNECTION TO RETENTION AREA,
TYPICAL.

BEYEL RESIDENCE
18011 N. A1A
JUPITER, FL 33458

21 FEBRUARY 2026

REVISIONS

ROOF PLAN

SHEET

A5.00

1 roof plan
SCALE: 3/16" = 1'-0"

N

8'-0" SIDE SETBACK

OPEN

















